

Sec. 8-3026. Planned office center district.

(a) *General requirements.* The purpose of this district shall be to promote the development of large-scale planned office centers on suitable tracts of land, four acres or more in size, within the community. In addition to other considerations, a tract of land shall meet the following specific requirements before it shall be included within a planned office center district:

- (1) The tract of land shall be not less than four acres in size and shall be in a single ownership.
- (2) The tract of land shall abut on a freeway, parkway, major arterial or secondary arterial as designated on the road classification map of the city.
- (3) The average depth of the tract of land measure from the abutting right-of-way line of a freeway, parkway, major arterial or secondary arterial shall be not less than 250 feet.

(b) *Development standards.* Within a planned office center district, the following development standards shall apply:

- (1) *Development plan required.* Before a building permit is issued for the development of a site within a planned office center district, a development plan for such site shall be submitted to and approved by the metropolitan planning commission. In addition to the other development standards hereinafter set forth, the MPC shall review P-O-C projects according to the requirements and development standards for P district development plans under section 8-3031, "Planned development district." The planning commission may establish such reasonable design requirements as it finds appropriate to accomplish the purposes of the zoning program. When a development plan for a site within a planned office center district has been approved by the planning commission, it shall be certified to the zoning administrator. Building permits shall be issued only for improvements and developments on the site which conform to the approved development plan.
- (2) *Minimum floor area.* The minimum floor area that shall be permitted on a site within a planned office center district shall be 20,000 square feet. When 20,000 square feet of floor area has been established on a site within a planned office center district, then the floor area on the site may be increased in units of less than 20,000 square feet provided such additions conform to the approved development plan for the site.
- (3) *Minimum site size.* A building site or lot within a planned office center district shall be not less than three acres in size and shall have a depth of not less than 250 feet measured from the right-of-way line of an abutting street. A substandard lot of less than these requirements shall not be created. All lots created within planned office center district shall comply with the requirements for planned

development subdivisions, as set forth in section 8-2046 of the subdivision regulations ordinance of the City of Savannah.

- (4) *Reserved.*
- (5) *Number of buildings permitted.* One or more buildings may be permitted on the site. However, all such buildings and uses shall be designed, arranged and coordinated as a unit to help assure the uniform development, control and maintenance of the activities and aesthetic amenities established for the project.
- (6) *Ratio of floor area to ground area.* There shall be a minimum of two square feet of ground area for each one square foot of floor area established on a site in a planned office center district.
- (7) *Setback and screening from residential property.* When a building site within a planned office center district abuts property within a residential district, then either a brick fence not less than eight feet in height shall be established along such property line to screen the development on the site in the planned office center district from the adjoining residential property, or all buildings on the site in the planned office center district shall be set back not less than 25 feet from the adjoining residential property line. The land within this 25-foot setback area shall be planted and landscaped and shall not be used for parking or loading or for driveways. Suitable plantings shall be established within this 25-foot setback area to screen the residential property from the improvements on the site within the planned office center district. When a brick fence is used to screen the site from adjoining residential property, all buildings and structures on such site shall be set back not less than 15 feet from such fence. The land within this 15-foot setback shall be planted and landscaped and shall not be used for parking or loading facilities or for driveways.
- (8) *Minimum yard setbacks.* Except where the requirements of subsection (7) of this section shall apply, the following yard setback requirements for a site within a planned office center district shall apply. The area within the required yard setbacks shall be planted and landscaped and shall not be used for off-street parking and loading facilities or for driveways, except where such driveways are needed for access to a street.
 - a. *Front yard.* The following front yard setbacks shall be required. Whenever the following front yard setback requirements would place buildings, structures and off-street

parking and loading facilities on a street right-of-way line, then these setback requirements shall be increased by 20 feet:

Classification of Street	Front Yard Setback From Centerline of Street in Feet
Major artery	70
Secondary artery	60
Collector street and minor street	50
Marginal-access street	40

- b. *Side yard.* Fifteen feet.
 - c. *Rear yard.* Fifteen feet.
- (9) *Off-street parking.* Within a planned office center district, off-street parking facilities shall be established on the site with the principal building or principal use. Off-street parking facilities shall conform to the design standards established for off-street parking areas by this chapter and to the approved development plan for the site. Off-street parking requirements within the planned office center district shall be as follows:
- a. *Offices and retail establishments when permitted.* One space for each 200 square feet of total floor area.
 - b. *Places of public assembly.* One space for each four seats of seating capacity.
 - c. *Other uses.* As required by the metropolitan planning commission, but not less than that required for such other uses by this chapter.
- (10) *Off-street loading.* Off-street loading requirements for uses established within a planned office center district shall be the same as set forth in this chapter for other uses. The design of these facilities shall conform to the approved development plan for the site in question.
- (11) *Uses permitted.* The following uses shall be permitted within a planned office center district:
- a. Business and professional offices.
 - b. Signs, incidental.
 - c. Signs, principal use. (The design and location of such signs shall conform to the approved development plan for the site.)