



# Planning Commission: Draft 2 Review

## Questions, Comments and Responses

As of October 9, 2012

This document includes all questions asked and comments made during the Planning Commission's review of Draft 2 of the Unified Zoning Ordinance process. Included with each question/comment is staff's response. This document will be updated after each Planning Commission meeting. Where a question number is highlighted in yellow, staff is working on a response.

### Table of Contents (Staff Presentation July 10, 2012)

Question/Comment	Response
1. Farmer and Marshall requested an 8.5 x 11 copy of the Table of Contents comparison (UZO, existing city and county zoning ordinances) that was provided as a handout (legal size). <b>7/10</b>	Provided copy after meeting to Farmer. Emailed PDF to Marshall.
2.	

### Article 1.0 General Provisions (Staff Presentation July 10 & 31, 2012)

Question/Comment	Response
1. What is the effective date if the Governing Bodies adopt the ordinance on different dates? <b>7/10</b>	Will be addressed with city and county attorneys. Possible for each governing body to adopt ordinance on different dates with a "takes effect" date to be at a later date but on the same day.
2. Note: Staff presented Sec. 1.1 and meeting ended afterwards. Will begin with Sec. 1.2 on July 31. <b>7/10</b>	n/a
3. <b>Sec. 1.2.2 (Computation of Time)</b> Why are the calculations of time different in the first and second sentences? Should be consistent. Unless there is reason to do it differently. <b>7/31</b>	The first two sentences presently reads: "The time within which an action is to be done shall be computed by excluding the first and including the last day. In the computation of time for a public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded." It is proposed to be rewritten as follows:  "The time within which an action is to be done shall be computed by excluding the first and including the last day. <del>In the computation of time for a public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded.</del> "



Article 1.0 General Provisions (Staff Presentation July 10 & 31, 2012)	
Question/Comment	Response
4. <b>Sec. 1.1.6 (Relationship to the Comprehensive Plan and Other Adopted Plans)</b> Explain why “where applicable” was added. 7/31	Known plans adopted City Council and County Commission with a land use component were used for guidance in developing the UZO. Zoning can help to implement adopted policies and achieve goals. Not all adopted plans will have a relationship to zoning.
5. <b>Sec. 1.2.10.d (Word Usage, Lot)</b> Why is “land” not included? The word appears in “1.2.10.e.” 7/31	Land has been added.
6. <b>Sec. 1.3.1 (Official Zoning Map)</b> The official zoning map location will be changed to the city and county clerk’s office. 7/31	We have confirmed that both the City and County Clerks keep an updated paper copy of the zoning map at their offices (supplied by the MPC). Therefore, the text has been revised as follows:  “The Zoning Map for Chatham County and the city of Savannah shall be properly attested for each jurisdiction, kept on file at the office of the County Clerk or City Clerk, as applicable, and maintained in a published version and format as determined by the Governing Bodies.
7. <b>Sec. 1.3.4 (Zoning of Vacated Rights-of-Way)</b> Why was this deleted? 7/31	The provision was unnecessary. All land is zoned, including rights-of-way. This will not be an issue.
8. Where is the Governing Body Building Official defined? 7/31	This administrator is not defined; however, duties with regard to the UZO are provided in Sec. 2.8, Governing Body Building Official. [Note: Staff will define who each administrator is in the definition section.]
9. <b>Sec. 1.4 (Transitional Provisions)</b> Are there sunset provisions now? What is the difference between expiration dates for an approved plan versus a plan going through process when the UZO is adopted? 7/31	A sunset provision sets a certain date by which the applicant must act upon an approval.  Sunset provisions currently exist for certain types of approvals. Approvals granted by the Zoning Board of Appeals and Certificates of Appropriateness granted by staff or the Historic Review Board typically expire after one year if the project referenced in such approvals has not commenced. Outside of zoning, building permits and site plan approvals both have expiration (sunset) dates. Should such approvals/permits expire, a new application must be submitted and such application must adhere to any new rules/standards adopted since the previous approval.
10. Is there anything the UZO can do about people who start a project and never finish it? 7/31	No. Various permits, such as a building permit, have expiration dates. However, there may be nothing to compel a person to finish a project unless it becomes, for example, a property maintenance issue or a building code violation. There are certain expiration dates for UZO-related reviews, such as a Certificate of Appropriateness; but an approved COA would not compel the applicant to move forward with project completion.



**Article 4.0: Measurements and Exceptions (Reviewed July 10, 2012)**

Question/Comment	Response
<p><b>1. Density Measurement (Sec. 4.1.4):</b> Does the land area in a marsh count towards density? Discussion was that this only applied to properties that had a King's Grant. Will need to research. Clarify in the density section whether or not wetlands can be counted towards density. <b>7/10</b></p>	<p>Marsh land is claimed by the State of Georgia and is therefore not included in the land area of property. As such, it cannot be used in calculating density. The following clarification has been added to the measurement of density: "Any portion of a property that is marsh as defined by the Georgia Department of Natural Resources shall not be included in the calculation of density."</p>
<p><b>2. Front Yard Setback (Sec. 4.1.6.b):</b> How is the front yard determined for a corner lot? Who determines to which lot line the front of the building must be oriented? <b>7/10</b></p>	<p>With the exception of most historic districts, neither the current zoning ordinances nor the proposed UZO contain standards regarding how the front yard is determined for a corner lot. As long as the required front, rear and side yard setbacks are met, it does not matter which street the structure faces.  Most historic districts do have standards that require setbacks of buildings to be visually compatible with the setbacks of the contributing buildings to which they are visually related. There are also standards in most historic districts that require entrances on corner lots to be oriented in the same direction as entrances of adjacent buildings or based on historic precedent.</p>
<p><b>3. Parking Area Setback (Sec. 4.1.6.h.):</b> A graphic should be included to explain the text. <b>7/10</b></p>	<p>A graphic will be developed for this standard.</p>
<p><b>4. Building Footprint (Sec. 4.1.7.a):</b> The text should be clearer about the area under the roof. The phrase "within the exterior walls" in the last line doesn't apply in this sentence. <b>7/10</b></p>	<p>The last sentence for 4.1.7.a. was revised to read: "In the absence of surrounding exterior walls, the building footprint shall be the area of a building that is under a roof."</p>
<p><b>5. Front Setback Averaging (Sec. 4.1.6.g.):</b> Use of an entire block may be too great as there are some very long blocks. Suggest keeping a distance in either direction of the property in question.  Also, for those houses to be included in the average, what happens if a house is set back more than the minimum? <b>7/10</b></p>	<p>The standard has been revised as follows: "The required front yard setback may be established as the average of the existing front yard setbacks of the lots <u>within 200 feet</u> that are on the same block face."  The following sentence has been added to this section: "Where a building is set back more than the minimum front yard setback for the zoning district, the minimum front yard setback may be used for such lot in calculating the average front yard setback."</p>
<p><b>6. How Height is Measured (Sec. 4.1.8.a.i. and 4.1.8.b.i.):</b> Highest point of finished grade seems to be preferred. Keeping the measurement as proposed may prevent someone from achieving the max. building height permitted on the highest point of a sloped lot. <b>7/10</b></p>	<p>It has been the long-standing approach to measure building height from the average finished grade. The standard has been revised to include the word "average":  "Building height shall be measured as the vertical distance from the <u>average</u> finished grade to the highest point of the roof..."</p>



**Article 4.0: Measurements and Exceptions (Reviewed July 10, 2012)**

Question/Comment	Response
<p><b>7. Building Height (Sec. 4.1.8.a.):</b> In the City of Savannah’s new stormwater rules, one (1) foot of freeboard is required above the minimum flood elevation. Does this count towards the height of the building? <b>7/10</b></p>	<p>The following revision has been reviewed by both the City and County Flood Plain Administrators:</p> <p>Building height shall be measured as the vertical distance from the <u>average</u> finished grade to the highest point of the roof. <u>In areas that are regulated by the Flood Damage Prevention Ordinance the building height shall be measured from the minimum designed floor elevation as determined by the jurisdictional Floodplain Administrator.</u> <del>In flood-prone areas where minimum floor elevations have been established by law, the building height shall be measured from such required minimum floor elevations.</del></p>
<p><b>8. Building Frontage (Sec. 4.1.10.c):</b> Delete “public or private” since it applies to all streets. <b>7/10</b></p>	<p>This phrase has been deleted.</p>
<p><b>9. Measuring Distance from Transit Stop (4.1.11.c):</b> Because this is transit related, the CAT Director should be included. Draft 2 Provision: “When measuring the distance to a transit stop, the distance shall be measured from the shortest route of pedestrian access from the nearest point of the transit stop, such as bus stop sign, to the nearest entry point of the building or development it is required to serve. For the purposes of this Article, “pedestrian access” shall mean access available along a public sidewalk or path or private sidewalk or path unless otherwise approved by the Planning Director and Governing Body Engineer.” <b>7/10</b></p>	<p>The intent was for the MPC and City/County engineering to work together to determine an alternate way if a sidewalk/path is not available. Because the proposed standard is a zoning standard, the CAT Director was not included.</p> <p>The responsibility has been modified to be the Governing Body Building official for both 4.1.11.b. and 4.1.11.c.</p>
<p><b>10. Visibility Triangle (Sec. 4.2):</b> If this Section simply included references to other ordinances, should it be included in the UZO?</p>	<p>The visibility triangle provision presently exists in both the city and county zoning ordinances (8-3013, Visibility Clearance at intersections in the city; and Section 3-7, Vision Clearance at Intersections in the county).</p> <p>Since this section is covered in both City and County Engineering Policy Manuals, we have removed it from the zoning ordinance. Any reference to this Section elsewhere in the document will be revised to reference those policies.</p>



**Article 4.0: Measurements and Exceptions (Reviewed July 10, 2012)**

	Question/Comment	Response
11.	<p><b>Exceptions, Height (Sec. 4.3.2.b) The following sentence is awkward:</b> “The maximum height limits of a zoning district or officially adopted height map shall not apply to following unless the structure is located within the Airport Overlay District prohibited elsewhere in this Ordinance.” <b>7/10</b></p>	<p>The sentence has been rewritten as follows:  “The structures and features listed below are exempt from the height limits of any zoning district or height map except where otherwise provided by this Ordinance. However, no structure or feature shall exceed the height limits imposed by Sec. 7.2, Airport, Airfield Overlay District.”</p>
12	<p>Would be helpful to know if standards are more restrictive or less. <b>7/10</b></p>	<p>Staff will provide this information as the draft is reviewed.</p>
13.	<p>Mackey: The term Zoning Administrator should be used throughout the document. <b>7/10</b></p>	<p>This will be addressed in Article 2, Review Bodies and Administrators. Also, as indicated in Sec. 1.1.9, “The head of an agency or department or other officer referenced in this Ordinance may authorize subordinates to perform the required actions or duties of this Ordinance unless the terms of the provision or section specify otherwise.”</p>

Article 5.0: Base Zoning Districts

**Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)**

	Question/Comment	Response
1.	<p>Include the full name of the districts in Sec. 5.1., Zoning District Categories. <b>7/31</b></p>	<p>This change has been made.</p>
2.	<p><b>Sec. 5.1 (Zoning District Categories)</b> Explain the zoning categories. <b>7/31</b></p>	<p>Each base zoning district is listed under one of the following broad zoning district categories: Conservation, Residential, Non-residential and Mixed-use. The purpose for the categorizing districts is because some uses have use conditions that might, for example, require separation from Residential districts by a certain distance. Instead of naming each district, the category is named for improved efficiency.</p>
3.	<p>Regarding the reduction of zoning districts from approximately 125 to 41: There are a multitude of uses and a broad range of uses in the Chatham Parkway area. If we reduce the number of districts, are we really capturing the character of an area? <b>7/31</b></p>	<p>Most of the zoning districts were created on a case-by-case basis for a specific development because there has never been a land use plan for the Chatham Parkway/Hwy.17 area to provide guidance. Based upon field work and the use of GIS, base zoning districts that capture the varying uses (from residential to industrial) and development character of the area have been applied to the zoning map to more appropriately “capture” the area’s character.</p>



**Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)**

	Question/Comment	Response
4.	Referring to need to reduce zoning districts as progress...how many zoning districts were in place when city and county adopted zoning? Are we building a reduction that will only last a few years? In practical applications, will it really work? <b>7/31</b>	<p>The City had 19 zoning districts when the zoning ordinance was adopted in 1960. The County had 18 districts when zoning was adopted in 1962. Today there are approximately 120 base zoning districts between the two jurisdictions.</p> <p>The 41 base districts identified as needed in the UZO address an array of land use characteristics within Savannah and the unincorporated county, from conservation to residential, from mixed use to business and industrial. Within those categories, there are varying residential densities and use intensities which cause the need for several categories of mixed-use and business districts, for example. While there may be additional base districts needed over time, the 41 proposed effectively address most land use and zoning issues.</p> <p>The prevailing reason for so many existing base districts is likely because of: 1) the zoning map was not based on a comprehensive plan (i.e., there was no blueprint to guide zoning); and, 2) numerous districts were created to address a parcel-specific issue (which base districts are not intended to do). Planned Districts (master planned developments that need more flexibility than a base district allows) and overlay districts will likely help reduce the number of base districts needed.</p>
5.	If someone wants to put a restaurant in historic district, how would it happen now? The special use provision worries me. Would it make it difficult to apply the standards consistently? <b>7/31</b>	<p>Restaurants are permitted only where allowed by the base zoning district (shown as an "X" in the existing use table) or as a use that is approved by the Zoning Board of Appeals for the city (shown with a "B" in the existing use table). Some zoning districts include use conditions while others may not. The ZBA has the authority to add conditions to any use approval to address any concerns.</p> <p>Any use identified as a special use in the proposed UZO will be shown with an "S". The "S" (for special use) identifies the use as being one that <i>may</i> be appropriate for a particular district given some land use controls. Those controls may vary by location depending on the individual circumstances of the property (e.g., proximity to residential, parking, etc.). Because of the variables, there may be a need for standards that are not consistent. This is inherent in the special use permit process and is similar to the existing process.</p>
6.	Will people have to jump through hoops to keep their business if it becomes a special use under UZO? <b>7/31</b>	<p>No. If an existing, conforming use is considered a Special Use under the UZO, that use will be viewed as having received a Special Use Permit. In other words, that existing use will not have to seek Special Use approval.</p> <p>After adoption of the UZO, once a Special Use Permit is approved by the governing body (either City Council or County Commission) the business can operate provided that it is in compliance with any conditions places upon the permit. Not all uses are</p>



Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)	
Question/Comment	Response
	special uses, which are identified in Sec. 5.4, Principal Use Table with the letter “S”.
7. What board is approving special uses currently? <b>7/31</b>	The existing ordinances treat special uses differently. Some districts require Zoning Board of Appeals approval for special uses; others require governing body approval after a recommendation by the Planning Commission (e.g., PUD-IS-B). Current state law requires the latter method. UZO has been drafted to comply with state law.
8. 1) When ZBA rules on special uses, is it final?; 2) In the UZO, special uses go to elected officials, correct?; 3) If the County Commission and City Council wish to rule on special uses, why bring it back to Planning Commission?; 4) What is the role for the zoning administrator in making calls on special uses?; 5) Attempt is to outline areas that the ZA is currently playing a role and where UZO is taking away any authority. <b>7/31</b>	1) Yes, for the existing ordinances; an appeal would be a civil matter; 2) Yes; 3) As proposed by the UZO, and in accordance with state law, the governing body with jurisdiction would have the final say. A special use request would not return to the MPC; 4) Presently, and as proposed in the UZO, the Zoning Administrator cannot approve a special use. 5) MPC staff has identified every reference—44—to the Zoning Administrator in the city ordinance to see what the differences are. Though not completed, there are duties mentioned that the ZA does not perform (but may have at one time), duties that aren't identified but are performed and duties that are not zoning related and should not be in the zoning ordinance. This will be addressed further when Article 2.0, Development Review Bodies and Administrators is reviewed.
9. Suggestion: Consider the pros and cons of more zoning districts w/ less special uses and less zoning districts w/ more special uses. And particularly how that applies in our community. Ex: Process for existing special uses and with the UZO. <b>7/31</b>	This comment will be addressed when we begin to discuss uses in Sec. 5.4 and Secs. 8.1-8.6. Background information should help to clarify the purpose of having special uses.
<b>Questions 10-11 are in reference to the C (Conservation) Districts, Sec. 5.5</b>	
10. Will all public parks be rezoned to C-P (Conservation Parks)? What about Forsyth Park? What about the downtown squares? <b>9/11</b>	Generally, larger parks will have the C-P designation, including Forsyth. Downtown squares, because of their small size, will have the same zoning district that is predominate for the surrounding properties. Parks are permitted in all zoning districts except for Conservation Marsh.
11. Are the downtown squares considered real property, or are they considered right-of-way? <b>9/11</b>	Squares are real property.
<b>Questions 12-19 are in reference to the RSF (Residential Single-Family) Districts, Sec. 5.7</b>	
12. <b>RSF-District (Sec. 5.7):</b> Why is a lot size smaller than 6,000 square feet proposed for [suburban single-family detached]? <b>9/11</b>	In the past decades there have been increased requests by developers for a smaller single-family residential detached lot size. This has also been a national trend. In some instances, developers have created smaller lot subdivisions by using the variance process to decrease lot size. This is not an appropriate method.



Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)	
Question/Comment	Response
13. What happened to the small lot option for the New Hampstead Planned Unit Development? <b>9/11</b>	New Hampstead is a Planned Unit Development and its approved master plan controls development standards. Those standards are applicable only to New Hampstead and will not go away with the UZO unless the master developer wishes to make a change to the plan.
14. If a developer wanted to do something different other than what a base district permitted, would it be necessary to go through an “elaborate process” of rezoning as was done for New Hampstead? <b>9/11</b>	A developer does have the option to seek alternative zoning to a Planned District if one or more base districts isn’t satisfactory. However, with the UZO correcting for some of the ongoing problems, PDs should be relatively few.
15. What if a developer wanted to do a lot that was smaller than 5,000 square feet [in reference to the RSF-5 district]? <b>9/11</b>	In the RSF-5, there is an option to reduce the lot size to 4,500 square feet provided that access is from a lane.
16. Who made the decision to reduce the front yard setback from 25 feet to 20 feet? How does this affect sidewalks? <b>9/11</b>	Reducing the minimum front yard setback to 20 feet was suggested by staff. It gives a homebuilder more flexibility in the placement of a home on a property. Sidewalks should not be affected as they are located within the right-of-way. The 20 foot setback between the property line and façade of the house is sufficient area to park a vehicle without it overhanging the sidewalk.
17. Are there any accommodations for build-to lines? <b>9/11</b>	Because of the RSF districts are suburban, build-to lines are atypical of the existing character. There are build-to lines in some of the more urban zoning districts, such as the Traditional Commercial and Traditional Neighborhood districts.
18. If a developer wanted to do something that was similar to the type of development downtown, would they have to rezone to a Planned Development district? <b>9/11</b>	Mostly likely, yes. Very small or no building setbacks, for example, is a typical urban characteristic. If the intent was to apply downtown-type standards over a large area, a base district might be more appropriate. However, if such standards are intended only for one property, a Planned District is often used since standards to be developed would apply only to that property.  If small lot residential is desired, the Cluster Development provision found in Sec. 8.10 could be used to significantly reduce lot sizes in exchange for the provision of conservation area.
19. Will carriage houses be permitted in Ardsley Park? What about Thomas Square? <b>9/11</b>	Yes, to both. However, use conditions may limit their location. Accessory residential uses will be reviewed in detail in Article 8.0, Use Standards.





Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)	
Question/Comment	Response
<b>Questions 20-21 are in reference to the RTF (Residential Two-Family) District, Sec. 5.8</b>	
20. Are townhouses not permitted in any RTF district?	The only housing types permitted are single family attached and detached, and two-family (two attached dwellings located on the same lot).
21. What about the area near Habersham Village between Habersham Street and Abercorn Street (i.e., former site of an apartment complex)? Isn't it zoned R-6?	No. It's presently zoned R-M-25 (Multi-family Residential, with a maximum density of 25 dwelling units per net acre).
<b>Questions 22-25 are in reference to the RMF- (Residential Multifamily) Districts, Sec. 5.9</b>	
22. What is the rationale for not allowing single-family in the RMF-3 district? 9/11	The RMF-3 district was created to allow for a combination of multi-family uses—including group-type living uses. Group living uses as a matter-of-right include assisted living facilities and all types of personal care homes. As a special use, children's homes, dormitories and single room occupancies are also included. Additionally, this district permits hospices and nursing homes as a matter-of-right. Most of these uses are not typically found in single-family districts or business districts but may be in close proximity to both. Given the location of some of these existing uses, staff did not want to apply an office or business zoning district. Likewise, given the multi-family/group orientation of the uses, single-family did not seem appropriate either. In retrospect, we believe that single family attached and two-family should be removed from the district because they are not multi-family uses.
23. What about a dollar-type store...why is it not proposed to be permitted in the RMF-3 district? 9/11	The RMF-3 district is intended for suburban areas where the character is predominantly residential. This is not intended to be a mixed-use district; however, there are a limited number of nonresidential uses that are permitted because they are harmonious with multi-family and would have similar hours of operation or traffic. These uses include intermediate care homes, child/adult day care homes, hospices and residential marinas.
<b>Questions 24-25 are in reference to the RMHP (Residential Manufactured Home Park) District, Sec. 5.10</b>	
24. How does the proposed 10-11 dwelling units per acre match up with the present allowance? It seems that some parks are much denser than what you've proposed. It's not attractive to potential developers. 9/11	An analysis of three manufactured home parks in the unincorporated County and another in Garden City revealed that the density of those parks range from 2-5 dwelling units per gross acre.



Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)	
Question/Comment	Response
25. Is the intent for certain mobile home parks to “go away?” 9/11	Some mobile home parks are not currently zoned and therefore not proposed to be zoned for such use. They are typically very small, older parks that may have existed before zoning was adopted
<b>Questions 26-29 are in reference to the TR (Traditional Residential) Districts, Sec. 5.9</b>	
26. Will commercial uses be permitted on corner lots? 9/11	Commercial uses are not proposed to be permitted in the TR districts, which are predominantly residential neighborhoods developed before 1950 adjacent to, or in close proximity to downtown. Non-residential uses would include such uses as personal care homes, parks, fire/police stations and child/adult day care homes. These areas are located adjacent to and/or near mixed use and business districts.
27. Wasn't this discussed months ago when there was a text amendment to the Mid-City ordinance? 9/11	The Mid-City Ordinance deals with areas currently zoned TN-2, TC-1, TC-2 and CIV, none of which are proposed to be zoned to a TR- district with the UZO.  The proposed TN-3 district is to be located on corner lots generally within TR- areas where there are existing nonconforming commercial uses.
28. Are transitional homes for offenders permitted in the T-R districts? 9/11	No. A correctional transitional facility (i.e., a halfway house) is proposed only as a special use in the following districts: TC-1, TC-2, D-CBD, B-C and I-L. There are also use standards for this use.
29. The small lot sizes and the parking requirements for the area bounded by Wheaton Street—south on the west side of Truman Parkway, from the railroad track to Truman Parkway—doesn't encourage rehabilitation of existing units. There should be some flexibility for parking in this area. Many of the areas have always relied on on-street parking as there is not sufficient room on the lot to meet the parking requirement. 9/11	The current ordinance requires single-family detached and semi-attached dwellings to provide 2 parking spaces per unit. It classifies two-family, three-family and four-family dwellings as multifamily. The parking requirement for multifamily uses is based on the number of bedrooms in the unit as follows: <ul style="list-style-type: none"> <li>• Studio: 1.25 per dwelling unit</li> <li>• 1 bedroom: 1.5 per dwelling unit</li> <li>• 2 bedrooms: 1.75 per dwelling unit</li> <li>• 3 or more bedrooms: 2 per dwelling unit</li> </ul> <p>In the UZO, single-family detached, single-family attached and two-family dwellings will be required to provide 2 parking spaces per unit, unless the property is located within a parking exempt or parking reduction area. The UZO proposes that three and four family dwellings provide 1.5 parking spaces per unit. (The TR districts do not permit apartments). Therefore, the UZO is proposing to reduce the parking requirement for three and four family dwellings.</p> <p>Most of the properties proposed to be zoned to one of the TR- districts are located along open lanes. Based on the minimum lot widths proposed and the ability to utilize</p>



Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)	
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	<p>tandem parking per unit, the minimum amount of parking should be able to be provided on the lot.</p> <p>Where there is no open lane, only single-family detached and two-family (over-under) dwellings are permitted. (Note: TR-3 only permits single-family detached). For new construction, the lot will be wide enough to accommodate the building and a driveway to the rear of the lot. Some existing dwellings in these areas are also situated on the lot in a way to allow a driveway to the rear of the property.</p> <p>Where there is no lane and where the existing building location does not allow for a driveway to the rear yard, the number of units in a dwelling could not be increased because there would be no method of meeting the parking requirement. In these areas, there are typically many other existing homes that utilize the street for parking. Reducing the parking requirement even further would result in an increase in the on-street parking demand, which may be problematic in some areas.</p>
	<b>Questions 30-32 are in reference to the Mid-City area.</b>
<b>30.</b> Vehicles that are being serviced should be stored in a building and not on street. What does UZO do about auto supply stores where people fix cars in the parking lot? <b>9/11</b>	The UZO does not propose to permit rights-of-way to be used for any use unless the City or County approves the encroachment (which wouldn't be governed through the zoning process). Presently, the UZO is silent on auto repairs being performed within the parking area of an auto supply store.
<b>31.</b> Is there anything to address areas where people set up on corners and sell goods from the vehicle trunk? <b>9/11</b>	Yes. Any temporary sales event would be considered a Temporary Use (Sec. 8.8) and require a Temporary Use Permit (Sec. 3.13). We haven't yet reviewed those sections.
<b>32.</b> Concerned that some dealerships are using rights-of-way to display cars for sale. What can the UZO do about it? <b>9/11</b>	This is an enforcement issue. The City Manager noted the concern.
	<b>Questions 33-34 are in reference to the Victorian District</b>
<b>33.</b> Must a business be located on the first floor? <b>9/11</b>	No. The TN-1 district doesn't prohibit commercial on the upper floors. Must be on a corner lot.
<b>34.</b> Why are the three streets in 5.12.8.c.i(3) deleted? <b>9/11</b>	This refers to the ability to establish any uses permitted in the TC-1 district when a building is located within a TN- 2 district when certain conditions are met, including abutting identified arterial streets. Whitaker, Drayton and Price were eliminated because there was an error in Draft 1 that included those streets; a text amendment to the existing zoning ordinance in 2007 had eliminated them already.



Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)	
Question/Comment	Response
<b>Questions 35-40 are in reference to the D-(Downtown) Districts, Sec. 5.14</b>	
<b>35.</b> Is this the time to discuss parking requirements? <b>9/11</b>	No. Parking requirements will be presented with Article 9.0, General Site Standards.
<b>36.</b> Concerned about the Traditional Commercial future land use category for Trustees Garden. Seems limiting. <b>9/11</b>	The future land use designation is the basis for the proposed zoning district. As defined by the Comprehensive Plan, the Traditional Commercial future land use designation means: “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.” The proposed zoning district, D-C, allows for a mix of uses that would support Trustees Garden.
<b>37.</b> What is the proposed zoning for Savannah River Landing? <b>9/11</b>	Planned Development (P-D).
<b>38.</b> What is the proposed zoning for the previously proposed Madison Retail Site? <b>9/11</b>	It is proposed to retain the Light Industrial (I-L) district.
<b>39.</b> Where are the areas that are 75% and 100% lot coverage? <b>9/11</b>	The D-R and D-N districts have a 75% maximum building coverage. The remaining Downtown Districts—D-C, D-X, D-CBD and D-W—have a maximum building coverage of 100%. These percentages are based on the existing character of development.
<b>40.</b> Why are banks proposed to be prohibited in the D-R districts? <b>9/11</b>	Staff has added banks as a matter-of-right use to the D-R zoning district.
<b>Questions 41-43 are in reference to the B (Business) Districts, Sec. 5.16</b>	
<b>41.</b> What height limitations are in place because of Hunter Army Airfield? <b>9/11</b>	Height limitations, if any, are determined by the base zoning district. Additionally, there are height restrictions for properties located with the Airport, Airfield Overlay District. Height limits vary based on distance from the runway. The more restrictive of the two height standards would apply.
<b>42.</b> Does the B-M (Maritime Business) district address the concerns of the marina owners and operators? <b>9/11</b>	Of the concerns that were relayed to staff, it does. The revisions were provided to the group but there has not been a response.
<b>43.</b> Does the B-M district apply to all County boat ramps? <b>9/11</b>	Yes.



**Sections 5.1 – 5.3 (Reviewed July 31, 2012); Sec. 5.5 – 5.17 (Reviewed September 11, 2012)**

Question/Comment	Response
<p><b>Question 44 is in reference to the I (Industrial) Districts, Sec. 5.17</b></p>	
<p><b>44.</b> Welding uses...industrial uses along Whitfield Avenue and the Shipyard Road area... would they be permitted in an IL-R district? <b>9/11</b></p>	<p>The welding uses referenced on both Whitefield Ave and Shipyard Rd are zoned R-1-B/EO and R-1/EO respectively. Neither property has ever been zoned to allow such use. Given that the uses in the vicinity of both properties are residential, staff has proposed to retain residential zoning on both properties.</p>

**Article 6.0: Special Purpose Districts (Reviewed October 9, 2012)**

Question/Comment	Response
<p><b>1.</b> Concern was expressed regarding the expense of the requirements of a master plan associated with the Planned Development (PD) district. <b>10/9</b></p>	<p>By requesting the PD district, the developer is able to gain flexibility in the design of the site and possibly the permitted uses, that otherwise would not have been available. If the desired development can be accomplished through base zoning districts, the master plan standards of the PD district wouldn't be necessary. Also, the master plan is more conceptual in nature unlike a site development plan.</p>
<p><b>2.</b> Concern regarding the minimum proposed size of two (2) acres for a Planned Development district. <b>10/9</b></p>	<p>Staff will continue to study what the appropriate minimum acreage should be for this district.</p>
<p><b>3.</b> For the properties that are proposed to be zoned to a Planned District, how are they zoned now? <b>10/9</b></p>	<p>The current zoning of these properties vary. In all cases, base zoning districts would not provide the same development rights and/or land use restrictions that currently exist.</p> <ul style="list-style-type: none"> <li>• Most of the existing properties with a PUD-MXU, PUD-LC, PUD or PUD-C zoning district in which a master plan was approved with the zoning will be zoned PD.</li> <li>• Some of the properties to be zoned PD currently have zoning that is directly associated with a site plan and which may also include use restrictions.</li> </ul>
<p><b>4.</b> For the existing Planned Unit Developments (PUDs) that are proposed to convert to a base district, are you removing the flexibility, or the declarant rights? <b>10/9</b></p>	<p>In the case of some PUDs that are proposed to be zoned with a base zoning district, the developments are completed (built-out) and any previous master plan that existed primarily specified where certain land uses would be located and the maximum density for any residential development. The proposed base zoning districts reflect the character of the existing development including land use, lot size, setbacks, etc. These developments would not lose flexibility or declarant rights. If a subdivision has covenants that restrict land use, setbacks, building height, etc., those covenants are not affected by a change in zoning.</p>
<p><b>5.</b> Do any properties other than HAAF need to have the proposed Military Installation (MI) zoning district? <b>10/9</b></p>	<p>The MI district is intended for very large military properties such as HAAF. Other smaller properties, such as the National Guard Armory, are proposed to have a base</p>



**Article 6.0: Special Purpose Districts (Reviewed October 9, 2012)**

Question/Comment	Response
	zoning district that is consistent with the zoning of the surrounding properties. If the military ever decides to sell those properties, proper zoning will already be in place for the next user.

**Article 7.0: Historic & Other Overlay Districts (Reviewed October 9, 2012)**

Question/Comment	Response
<p>1. Did the Joint Land Use Study (JLUS) create the restrictions proposed in the Airport, Airfield Overlay District (AOD)? Is the AOD more restrictive than the JLUS? <b>10/9</b></p>	<p>JLUS was our commitment to implement zoning standards addressing the impact of HAAF. Included in that study were the types of standards that are needed. The proposed AOD follows through on that commitment. The AOD is not more restrictive than the standards recommended in the JLUS.</p>
<p>2. Are the Rockingham Farm property owners aware of these standards? <b>10/9</b></p>	<p>The standards being proposed are those recommended by the Joint Land Use Study (JLUS) that was incorporated into the Comprehensive Plan in 2007. The property owners were aware of the standards recommended by JLUS at that time.</p>
<p>3. Is this overlay more restrictive? <b>10/9</b></p>	<p>The AOD is not more restrictive than the JLUS.</p>
<p>4. Does the AOD take into account the future runway at the Airport? <b>10/9</b></p> <p>[Note: A request was made to place this concern in the record.]</p>	<p>The maximum height subzone does account for the future runway, but the noise subzone does not. The noise data for that runway has not been created. When the airport acquires this information in the future, the AOD can be amended to include the areas affected.</p>
<p>5. Because the airport is under an authority, the airport has authority over what happens on the property. <b>10/9</b></p>	<p>This overlay doesn't regulate what happens on the Airport property. The primary purpose of the overlay is to protect certain types of encroachment which may diminish the airport's viability at that location; likewise with HAAF.</p>
<p>6. There was a mention that the height measurement was changed to be measured from mean sea level. <b>10/9</b></p>	<p>n/a</p>
<p><b>Questions 7-9 are in reference to the Manufactured Home Overlay District, Sec. 7.3</b></p>	
<p>7. What is the definition of a manufactured home? There is a home nearby that is worth a few hundred thousand dollars...wonders if it is considered manufactured. <b>10/9</b></p>	<p>The definition for manufactured home is shown below. See Article 13, Comment 3 for a proposed modification to this definition. The key aspect of a manufactured home is that it is built on a permanent chassis.</p>



**Article 7.0: Historic & Other Overlay Districts (Reviewed October 9, 2012)**

	Question/Comment	Response
		<p>Manufactured Home: A factory-built structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used as a single-family dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. This includes any structure with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.), as amended. This does not include recreational vehicles or travel trailers.</p> <p>A manufactured home is further defined as follows:</p> <ol style="list-style-type: none"> <li>(1) Type A Manufactured Home: A multi-section (double-wide) unit, designed and constructed after June 15, 1976, which is HUD certified. The total width of such unit shall not be less than 20 feet wide.</li> <li>(2) Type B Manufactured Home: A single-sectional (singlewide) unit, or a multi-sectional unit (with a total width of less than 20 feet), designed and constructed after June 15, 1976, which is HUD certified.</li> <li>(3) Any mobile or manufactured home that has been brought into compliance with the Standard Building Code.</li> </ol>
8.	Why is there a one acre requirement for this district? <b>10/9</b>	This overlay does not have minimum lot size standards. The base zoning district will determine the minimum lot size. In the example given, the base zoning district is RSF-E which has a one acre minimum lot size. The overlay district permits the use of manufactured homes on a fee-simple lot and includes use and design standards.
9.	What is the definition of “modular?” <b>10/9</b>	There is no definition for modular home because the term is not used in the UZO. Modular homes are considered stick-built homes.
	<b>Question 10 is in reference to the Islands and Southeast Chatham Community Overlay District, Sec. 7.4</b>	
10.	Will the proposed standards change anything regarding trees in front of shopping centers? <b>10/9</b>	There are no proposed changes to the existing protected roadway standards. In addition, the existing (and proposed) standards provide protection for landscaping on private property, not within the right-of-way.
	<b>Question 11 is in reference to the Broughton Street</b>	



Article 7.0: Historic & Other Overlay Districts (Reviewed October 9, 2012)	
Question/Comment	Response
<b>Area Overlay District, Sec. 7.5</b>	
11. Is this district for both sides of the street? 10/9	Yes. It also applies to the lanes and the
<b>Questions 12-13 are in reference to the Martin Luther King, Jr./Montgomery Street Overlay District, Sec. 7.6</b>	
12. Does the district mainly address land uses? 10/9	Yes, just like with Broughton Street Area Overlay District, there are additional use conditions for certain uses and a list of prohibited uses.
13. Do the land uses differ between the different character areas of the overlay district? 10/9	The prohibited land uses do differ between the four proposed character areas of the overlay district. The existing land use pattern varies along this corridor. Some sections are more residential while others are more commercial or mixed-use. The prohibited uses of the proposed overlay work in conjunction with the permitted uses of the base zoning districts to ensure that land uses are appropriately located along the corridor.
14.	
15.	

Article 13.0: Word Usage, Abbreviations and Definitions	
Question/Comment	Response
1. What is a dry cleaning plant? Shouldn't a dry-cleaning plant have the ability to have drop-off? 7/10	Plants are intended for principal use high volume cleaning (i.e., items brought from elsewhere). The proposed definition of "laundry, dry-cleaning plant" includes drop-off service. The definition is:  "A facility 5,000 square feet or greater engaged in high volume laundering and/or dry cleaning primarily for commercial and institutional customers. This use includes industrial laundries, carpet and upholstery cleaners, linen supply and diaper service. On-site drop off service may be provided. This term does not include Neighborhood Laundry/Dry Cleaner."
2. Attempt to keep all dry cleaning and laundry related uses together in the definitions section. 7/10	The terms "Laundry/dry-cleaning drop-off facility" and "Laundry/Dry-cleaning Plant" have been edited to list "dry cleaning" first in order for all dry-cleaning uses to be listed together.
3. Attempt to amend the definition of Manufactured Home so that the reference to the chassis occurs earlier in the definition. 10/9	The beginning of the definition currently reads as follows: "A factory-built structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used as a single-family dwelling with or





Article 13.0: Word Usage, Abbreviations and Definitions	
Question/Comment	Response
	without permanent foundation...”  The following revision is proposed: “A factory-built structure <u>built on a permanent chassis</u> , transportable in one (1) or more sections, <del>which is built on a permanent chassis</del> and designed to be used as a single-family dwelling with or without permanent foundation...”
4.	

General Questions and Comments (Various Dates)	
Question/Comment	Response
1. Resend today’s agenda to Commissioner Myers <b>7/31</b>	Sent 8/2/12.
2. When will we present the UZO to City Council and County Commission? <b>9/11</b>	The Planning Commission wanted to review Draft 2 page-by-page and staff is continuing to meet with stakeholders, so revisions are likely. What happens after both processes are finalized has not been determined.
3. Have the attorneys been through the entire document? Are they comfortable with it? <b>10/9</b>	Both the city and county attorneys have received Drafts 1 and 2. The extent to which they have reviewed the document is not known.
4. Wants to be notified when staff meets with city/county attorneys as all commissioners should attend. <b>10/9</b>	Staff will inform the Planning Commission of any such dates.
5. City and County attorneys should attend UZO meetings on a regular basis so that “we don’t get too far off course.” <b>10/9</b>	Both the city and county attorneys have stated that they cannot attend all UZO review meetings. Their suggestion was to prepare a list of questions and concerns which they will address at occasional meetings with the Planning Commission.