

Section 8-3050 (The Cove at Dundee Planned Unit Development)

(a) Established.

The Cove at Dundee Planned Unit Development (The Cove at Dundee PUD) is hereby established to support the efforts of the Chatham-Savannah Authority for the Homeless (CSAH) to provide a not-for-profit residential community for Savannah's homeless citizens.

(b) Control.

The Chatham-Savannah Authority for the Homeless (CSAH) is the property owner and serves as the master developer. CSAH may assign the role of master developer to another entity. When another entity serves as master developer, any site development plan submission to the City of Savannah must be accompanied with written approval of CSAH. Should CSAH transfer any property within the PUD to another entity, CSAH shall provide the City of Savannah and the Metropolitan Planning Commission legal evidence of transfer.

(c) General Provisions.

(1) Conflicts.

In the case of any conflict between a specific regulation set forth in this Section and any regulation set forth elsewhere in this Chapter or this Code, the regulation in this Section shall apply unless expressly prohibited.

(2) Measurements.

All measurements shall follow the standard required by this Chapter unless otherwise specified below:

- i. Residential Density.** Density shall be measured as the required area of land per dwelling for a given housing type, if any, divided by the total lot area. Density shall not exceed the maximum density permitted and shown in Table 1.
- ii. Building Setbacks.** The setback for any principal use building, unless specified elsewhere in this Section, shall be from the property line. Accessory buildings shall comply with Sec. 8-3011.

(d) Modifications and Variances to the Adopted PUD.

Standards that are specific to the Cove at Dundee PUD may be modified, as provided in Sec.8-3050 (d)(1) below, but cannot be varied by the Planning Commission or Zoning Board of Appeals. Standards that can be varied are described below in Sec. 8-3050(d)(2).

(1) Modifications.

Any desired modifications other than those provided below would require an amendment to this Section and approval by the Mayor and Aldermen. Modifications are classified as major or minor. The classification of the modification will determine the type of review.

i. Major Modifications Permitted.

A major modification requires written approval from the property owner (CSAH), if different from the master developer, and review and approval from the Planning Commission. If approval is not obtained from the property owner, such modification will not be scheduled for review by the Planning Commission.

Major modifications are limited to the following:

a. Development Standards. Any development standard that is specific to this PUD and that is 10 percent less or greater than the minimum or maximum requirement.

ii. Minor Modifications Permitted.

A minor modification requires written approval from the property owner, if different from the master developer, and review and approval by Metropolitan Planning Commission staff.

Minor modifications are limited to the following:

a. Development Standards. Any development standard that is specific to this PUD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.

b. Buffers. Any buffer standard that is specific to this PUD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.

c. Design standards. Any proposed modification to a design standard that is specified in this PUD may be forwarded by staff to the Planning Commission when staff deems that a public meeting is appropriate due to the nature of the modification.

(2) Variances.

Only dimensional standards can be varied in The Cove at Dundee PUD. The variance process shall follow the procedure established in Article H (Board of Appeals).

(e) Administration and Enforcement.

Administration and enforcement of this Section shall follow the process described in Article G (Administration and Enforcement) of the Zoning Ordinance.

(f) Districts / Villages.

Each village within the PUD has a designation that corresponds to the uses permitted in that village, similar to a zoning district. The designations include Residential (“R”) and Tent (“T”). Uses permitted in each designation are located in Table 1.

(g) Vehicular and Pedestrian Access

The intent of the PUD is to create a development that emphasizes nature and utilizes a walk in the woods orientation. This includes maintaining a heavily treed lot, curving / serpentine walking paths between villages, a single vehicular point of ingress / egress for emergency and sanitation vehicle use only. The final design standards for such elements will be as mutually agreed to between the master developer and the City of Savannah.

(h) Permitted and Prohibited Uses.

(1) Permitted Uses.

The uses that are permitted within each village of The Cove at Dundee PUD are determined by village designation: either Residential (“R”) or Tent (“T”). Table 1 identifies the permitted use by village designation. Any use not specifically listed is expressly prohibited unless the Zoning Administrator determines that the use is similar to a permitted use. Some uses may include conditions.

Table 1: Permitted Uses by Village Designation and Use Standards			
USE (X) = Permitted (--) = Not Permitted or No Condition	Village Designation		
	Residential (R)	Tent (T)	Use Conditions
Residential			
CSAH Managed Housing Unit (Max. 80 units)	X	--	Unit must be owned by CSAH
Tent Camp (Max. 16 persons)	--	X	In approved marked campsite only
Institutional			
Clubhouse	X	X	Use by residents, CSAH staff and CSAH permitted services only.
Civic			
General Park / Open Space uses	X	X	--
Outdoor Amphitheater	X	X	Non-residents by CSAH invitation
Chapel	X	X	Non-residents by CSAH invitation
Other			
Services / Classroom spaces		X	
Office for Resident Services	X	X	Only services approved by CSAH for residents of community (Examples: AA Meetings, Case Management, Job Training, etc.)
Laundry	X	X	Use by residents only

(2) Prohibited Uses and Activities.

The following uses and activities are not permitted:

- i. Operation of any business from a residential unit or tent.
- ii. The sale of firearms.

(3) Accessory Uses.

The following accessory use is also permitted:

- i. CSAH-managed storage units for use of CSAH and community residents only.

(i) General Development Standards. The following general development standards are specific to The Cove at Dundee PUD and are in addition to the standards provided in this Chapter and elsewhere in this Code. Where there are two standards for the same general development standard, the standard in this Section shall apply.

(1) Greenspace.

A minimum of 20% green space, as defined by the Landscape and Tree Ordinance shall be provided for the entirety of The Cove at Dundee PUD. This standard shall apply to the entire property. Subject to approval from the City of Savannah Park and Tree Departments, nothing herein should be interpreted to eliminate the future ability to request an in-lieu of payment to the Tree Fund should it become necessary due to any tree or greenspace shortfall for the project.

(2) Density.

The number of dwelling units shall not exceed the number of units provided in Table 1.

(3) Residential and Non-residential Development Standards.

Table 2: Development Standards		
Use	Allowed number of units	Yard Setbacks
CSAH Managed Housing Unit	See Table 1	20 ft perimeter setback and buffer on all property lines. All internal setbacks / building separation shall be per Fire Department requirements.
Tent	See Table 1	
Nonresidential: Clubhouse, Office, Tiny Chapel, etc.	N/A	

(4) Screening and Buffers.

A minimum 20 foot natural/undisturbed buffer shall be preserved on all perimeter property lines. Only diseased, dying, dead or invasive plant material may be removed. Additional supplemental plantings may be required if determined by the City of Savannah that existing / preserved vegetation is insufficient to appropriately screen the property.

(5) Off-street Parking and Service Requirements.

Residents will not be allowed to have vehicles. Therefore, no off-street parking is required. Areas for bicycles and scooters will be established within the community.

(6) Signage.

Exterior signage visible from a right-of-way shall be limited to one freestanding monument sign with a height not greater than six (6) feet and a sign area not greater than 20 square feet. All signage proposed to be lighted shall be restricted to exterior source lighting.

(7) Design Standards.

i. Building Footprint.

An individual building footprint shall not exceed:
CSAH Managed Housing Unit: 250 square feet.
Non Housing Unit buildings: 1,500 square feet

ii. Height.

All buildings shall be limited to 25 feet. Steeples or other similar type structures shall not exceed 35 feet.

iii. Walls, Fences and Trellises

- a. No fence shall exceed eight (8) feet in height.
- b. If chain-link is used, it shall be black vinyl coated.
- c. Security gates may be used along the perimeter of the property for pedestrian and vehicular ingress and egress access control.

(j) Definitions.

The following definitions are specific to The Cove at Dundee PUD and are in addition to definitions provided in Sect. 8-3002 (Definitions). Where there are two definitions for the same term, the definition in this Section shall apply.

Chapel. A structure for use by any non-profit religious organization wishing to offer services.

Community Building. Facility for use of residents of the community for gathering. Buildings are anticipated to include meeting space with table and chairs, restrooms, coin-operated laundry units and storage areas for community/CSAH supplies.

Office, general. An establishment providing services to support residents of the community only. Tangible products are not produced or sold.

Services / Classroom. Services and classroom may include CSAH approved activities specifically for the residents of the community. Examples of such are: nutrition/cooking, budgeting, health education, on-site job training activities and other such activities / services.

Tent Camp. A planned area designated for transitional camping for homeless residents. Camp sites are specific to one area, are limited by standard size of tent structure, color and material, are limited by number of individuals per camp site (a maximum of two persons per site) and the entire area is limited to no more than sixteen (16) persons total. Camp residents are screened by CSAH to ensure they meet minimum criteria for a place in the camp.