



## Chatham County - Savannah Metropolitan Planning Commission

---

### February 7, 2023 MPC Meeting

#### **Title**

ZONING TEXT AMENDMENT | Accessory Dwelling Units| 22-005883

#### **Description**

Text Amendment to the City of Savannah Zoning Ordinance  
Re: Amendments to Section 8.7, 13.2 and 13.5 Accessory Dwelling Units  
Applicant: City of Savannah

MPC FILE NO: 22-005883

Proposed amendments to the Savannah Zoning Ordinance related to changes to the requirements associated with Accessory Dwelling Units, defined terms and development standards.

#### **Recommendation**

#### **RECOMMENDATION:**

MPC Staff recommends **approval** of the proposed amendments to Sec. 8.7, 13.2 and 13.5 of the Savannah Zoning Ordinance with these recommended revisions:

1. Revise Sec. 8.7.4 to remove ADU's from multifamily zoning districts and allow one additional dwelling unit over the maximum density.
2. Revise Sec. 8.7.4b to cap the percentage of variance that can be requested for minimum lot area required for an ADU.
3. Revise Sec. 8.7.4d to remove the cap on bedrooms in the A-1, RSF-E, RSF-20 and RSF-30 zoning districts.
4. Revise Sec. 8.7.4f to require one off street parking space for an ADU when the principal building has no off street parking.

Note: This recommendation could change subject to new information provided at the meeting. Final decisions will be made by the Commission at the public hearing based on information provided at the meeting.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [ADU Council Workshop.pdf](#)
- 📎 [ADU Survey .pdf](#)
- 📎 [Application.pdf](#)

- ④ [Staff Report - rev22-005883-ZA.pdf](#)
- ④ [letter adu text amendment \(2\).pdf](#)
- ④ [Correspondence from Georgia Planning Association.pdf](#)
- ④ [Dear Chairman Stephens.pdf](#)
- ④ [ADU's in RSF-6.pdf](#)
- ④ [Letter of Support-Cindy Kelley.pdf](#)
- ④ [Letter to Marcus Lotson re ADUs.pdf](#)