

# Savannah Harbor Parcels 3A, 4A, 4B, and 6A

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## Final Master Plan Submittal

### Savannah Harbor Planned Development

Prepared for 1776 Savannah Associates  
July 2026

This draft revises the prior PD text into a Final Master Plan submittal for Parcels 3A, 4A, 4B, and 6A as part of the existing Savannah Harbor PD. It is intended for review and coordination with the City of Savannah and the Metropolitan Planning Commission to establish the allowed land uses and development standards for the property.

# FINAL MASTER PLAN SUBMITTAL

## 1.0 Purpose and Applicability

This Final Master Plan submittal applies to Parcels 3A, 4A, 4B, and 6A within the original Savannah Harbor Planned Development. The subject parcels are currently zoned PD (Savannah Harbor), and the proposed zoning remains PD (Savannah Harbor). This submittal is intended to document the proposed final master plan, permitted land use areas, development standards, and administrative procedures for these parcels within the existing Savannah Harbor PD.

This document does not establish a separate planned development district. References to the "PD" in this document mean the original Savannah Harbor Planned Development as it applies to this Final Master Plan Area, unless the context clearly requires otherwise. References to Sections or Sec. are to the City of Savannah Zoning Ordinance.

## 2.0 Project Information

| Item                           | Information                                                  |
|--------------------------------|--------------------------------------------------------------|
| Project                        | Parcel 3A, 4A, 4B & 6A of the Savannah Harbor PD             |
| Location                       | Hutchinson Island, Savannah, Georgia                         |
| Applicant                      | 1776 Savannah Associates                                     |
| Applicant Address              | 2001 Market Street, Suite 3600, Philadelphia, PA 19103       |
| Engineer / Planning Consultant | Thomas & Hutton, 50 Park of Commerce Way, Savannah, GA 31405 |
| Parcel Identification Numbers  | 2-0436-01-015; 2-0436-01-039; 2-0436-01-040; 2-0436-01-041   |
| Current Zoning                 | PD (Savannah Harbor)                                         |
| Proposed Zoning                | PD (Savannah Harbor)                                         |
| Water / Sewer                  | To be provided by the City of Savannah                       |

## 3.0 Final Master Plan Summary

The Final Master Plan Area contains approximately 100.4 acres and is organized into two primary land use areas: MU-RO and MU-RES. The plan also identifies salt marsh, wetland, easement, access, and utility constraints to be coordinated through future site development plans and applicable local, state, and federal permitting processes.

| Area                                      | Acreage     | Density         | Maximum Units |
|-------------------------------------------|-------------|-----------------|---------------|
| Mixed Use – Resort Oriented (MU-RO)       | +/- 55.3 AC | 20 units/acre   | 1100          |
| Mixed Use – Residential Oriented (MU-RES) | +/- 45.1 AC | 4 units/acre    | 180           |
| Total                                     | 100.4 AC    | 12.8 units/acre | 1280          |

The number of dwelling units shall not exceed the maximum number of units shown in the land use summary unless the Final Master Plan is amended in accordance with the procedures applicable to the Savannah Harbor PD and the City of Savannah Zoning Ordinance. Density and unit counts are intended to establish the maximums for the overall planning areas. There is not a cap on individual parcels or phases as they are developed, provided the applicable development standards are met and the overall planning area maximums are not exceeded.

## 4.0 Administration and Control

### 4.1 Master Developer

The applicant, or its successor or assignee, shall serve as master developer for the Final Master Plan Area within this portion of the Savannah Harbor PD. The master developer role may be transferred or assigned to another entity. If the master developer transfers or assigns its role, the successor master developer shall provide notice to the City of Savannah and the Metropolitan Planning Commission, and evidence of the transfer may be recorded in the land records for Chatham County, Georgia, as applicable.

## 4.2 Conflicts

If a specific regulation in this Final Master Plan submittal conflicts with any regulation elsewhere in the City of Savannah Code, the specific regulation in this submittal shall apply to the Final Master Plan Area unless expressly prohibited.

## 4.3 References

References to Code Sections or Articles in this submittal refer to the City of Savannah Zoning Ordinance in existence as of the effective date of approval of this Final Master Plan, unless otherwise required by the City of Savannah.

## 4.4 Site Development Plans

For each proposed phase, parcel, or development within the Final Master Plan Area, a site development plan consistent with the approved Final Master Plan shall be required. The submittal criteria shall follow the applicable Development Plan Review procedures in Sec. 3.8 of the City of Savannah Zoning Ordinance. Any site development plan submitted to the Metropolitan Planning Commission shall be accompanied by written approval from the master developer or its authorized representative.

## 5.0 Measurements

All measurements shall follow the standards required by Article 4.0 of the City of Savannah Zoning Ordinance unless otherwise specified below.

**Residential Density.** Density shall be measured as the number of residential units divided by the total acreage within the applicable land use area. Total unit count shall not exceed the maximum unit count within the land use areas as shown on the Final Master Plan. The acreage within each land use area is subject to change based on final jurisdictional determinations, permitting, boundary surveys, easements, and site development plan review; therefore, the total yield may vary, provided the approved maximum unit count is not exceeded without an approved amendment. The maximum units set the maximum permitted development within each planning area. Individual parcels or phases are not subject to separate caps, provided all applicable development standards are met, and the maximum density and unit count for the overall planning area are not exceeded.

**Building Setbacks.** Unless specified elsewhere by this submittal, the setback for any principal-use building shall be measured from the property line. Accessory buildings shall comply with Sec. 8.7.3.c.

**Height.** Building height shall be measured per Sec. 4.1.8. Permitted height shall follow the referenced development standards applicable to the land use area, unless otherwise shown on the approved Final Master Plan or approved through the applicable Savannah Harbor PD procedures. The exceptions allowed within Sec. 4.3 shall apply.

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## 6.0 Land Use Areas

Each land use area in the Final Master Plan has a designation corresponding to the permitted uses in that area. The designations include Mixed-Use Resort Oriented (MU-RO) and Mixed-Use Residential MU-RES. The mixed-use designation allows and encourages a mix of compatible uses but does not require that every parcel or phase contain a mix of uses.

Areas identified as amenities, open space, salt marsh, wetland, buffers, or similar areas are intended to support recreation, leisure, environmental preservation, stormwater management, access, and project amenities. Improvements such as clubhouses, leasing offices, pools, cabanas, boardwalks, docks, passive recreation, active recreation, trails, access drives, utility crossings, and similar improvements shall be allowed, subject to applicable permitting and development review.

## 7.0 Permitted and Prohibited Uses

### 7.1 Permitted Uses

The land use designation determines the uses permitted within each land use area of the Final Master Plan.

- (1) Permitted, limited, and special uses shall follow the standards of the associated referenced zoning district. Where multiple districts are referenced, a use shall be considered permitted if permitted in any of the districts. If a use is permitted only as a limited or special use in any referenced district, the use shall be considered a limited or special use and shall follow the applicable use conditions.

The following table identifies the principal uses listed in the City of Savannah Principal Use Table and indicates whether each use is permitted within the MU-RO and MU-RES land use areas. Where a use standard section is listed, the applicable standards in the City of Savannah Zoning Ordinance apply to uses marked "P."

**TABLE 1 | Allowed Principal Uses by Final Master Plan Land Use Area**

Key to Types of Use: P = use permitted by right and - = use not permitted.

| Principal Use                                                            | MU-RO | MU-RES | Use Standards |
|--------------------------------------------------------------------------|-------|--------|---------------|
| <b>RESIDENTIAL</b>                                                       |       |        |               |
| <b>Single-family:</b>                                                    |       |        |               |
| Single-family detached                                                   | P     | P      |               |
| Single-family attached                                                   | P     | P      | Sec. 8.1.8    |
| <b>Two-family:</b>                                                       |       |        |               |
| Two-family                                                               | P     | P      | Sec. 8.1.8    |
| <b>Multi-family:</b>                                                     |       |        |               |
| Three-family / Four-family                                               | P     | P      | Sec. 8.1.8    |
| Townhouse                                                                | P     | P      |               |
| Stacked townhouse                                                        | P     | P      |               |
| Apartment                                                                | P     | -      |               |
| Build to Rent Community                                                  | P     | -      |               |
| Continuing care retirement community                                     | P     | -      | Sec. 8.1.2    |
| Cluster Development                                                      | P     | -      | Sec. 8.10     |
| <b>Manufactured Residential:</b>                                         |       |        |               |
| Manufactured home                                                        | -     | -      | Sec. 8.1.3    |
| Manufactured home park                                                   | -     | -      |               |
| <b>Mixed-use Residential:</b>                                            |       |        |               |
| Upper-story residential                                                  | P     | P      |               |
| <b>Group Living:</b>                                                     |       |        |               |
| Child care institution                                                   | -     | -      | Sec. 8.1.5    |
| Dormitory/student housing                                                | -     | -      |               |
| Fraternity/sorority house                                                | -     | -      |               |
| Monastery/convent                                                        | -     | -      |               |
| Rooming house                                                            | -     | -      | Sec. 8.1.6    |
| Single room occupancy                                                    | -     | -      | Sec. 8.1.7    |
| <b>AGRICULTURAL &amp; RESOURCE EXTRACTION</b>                            |       |        |               |
| <b>Agricultural:</b>                                                     |       |        |               |
| Agriculture, general                                                     | -     | -      |               |
| Agriculture, personal                                                    | -     | -      |               |
| Agriculture, restricted                                                  | -     | -      |               |
| Agricultural produce stand/Seafood stand (not including farmer's market) | -     | -      |               |
| Livestock sales/auction                                                  | -     | -      | Sec. 8.2.1    |
| Tree farming/forestry                                                    | -     | -      |               |
| <b>Resource Extraction:</b>                                              |       |        |               |
| Surface mine/borrow pit                                                  | -     | -      | Sec. 8.2.2    |
| <b>CIVIC</b>                                                             |       |        |               |
| <b>Park / Open Area:</b>                                                 |       |        |               |
| Botanical garden/arboretum                                               | -     | -      |               |
| Cemetery (Mausoleum, Columbarium, Memorial Park)                         | -     | -      | Sec. 8.3.1    |
| Cemetery, private family                                                 | -     | -      | Sec. 8.3.2    |
| Cemetery, pet                                                            | -     | -      | Sec. 8.3.3    |
| Community Garden                                                         | P     | P      |               |
| Park, general                                                            | P     | P      |               |

| Principal Use                                                     | MU-RO | MU-RES | Use Standards                  |
|-------------------------------------------------------------------|-------|--------|--------------------------------|
| Wildlife Refuge                                                   | -     | -      | Sec. 8.3.4                     |
| <b>Community Services:</b>                                        |       |        |                                |
| Library/community center                                          | -     | -      |                                |
| Museum                                                            | -     | -      | Sec. 8.7.24                    |
| Post office                                                       | -     | -      |                                |
| Police/fire station or substation                                 | P     | -      |                                |
| Emergency Medical Services (EMS) substation / Ambulance Service   | P     | -      | Sec. 8.3.5                     |
| Shelter, emergency                                                | -     | -      | Sec. 8.3.6                     |
| Shelter, transitional                                             | -     | -      | Sec. 8.3.7                     |
| Soup kitchen                                                      | -     | -      | Sec. 8.3.8                     |
| <b>Day Care Services:</b>                                         |       |        |                                |
| Child/adult day care home                                         | -     | -      | Sec. 8.3.9 or Sec. 8.7.11      |
| Child/adult day care center                                       | P     | -      | Sec. 8.3.10 or Sec. 8.7.11     |
| Child/adult care home, 24 hour                                    | -     | -      | Sec. 8.3.11 or Sec. 8.7.11     |
| Child/adult care center, 24 hour                                  | P     | -      | Sec. 8.3.12 or Sec. 8.7.11     |
| <b>Educational:</b>                                               |       |        |                                |
| College, university, seminary                                     | -     | -      | Sec. 8.3.13 and Sec. 8.7.15    |
| Educational building used by a college, university or seminary    | P     | -      | Sec. 8.7.15                    |
| School, public or private (K-12)                                  | P     | -      | Sec. 8.7.14                    |
| School, trade, vocational or business                             | P     | -      |                                |
| <b>Places of Worship:</b>                                         |       |        |                                |
| All places of worship                                             | P     | -      | Sec. 8.7.13, and Sec. 8.8.3(e) |
| <b>Club or Lodge:</b>                                             |       |        |                                |
| Private club/Lodge                                                | P     | P      |                                |
| <b>Detention and Correctional Facilities:</b>                     |       |        |                                |
| All detention and correctional facilities except as listed below: | -     | -      | Sec. 8.3.17                    |
| Correctional transition facility                                  | -     | -      | Sec. 8.3.18                    |
| <b>Health Care Facilities:</b>                                    |       |        |                                |
| Hospice                                                           | -     | -      |                                |
| Hospital                                                          | -     | -      |                                |
| Intermediate care facility                                        | P     | -      |                                |
| Nursing home                                                      | -     | -      |                                |
| Assisted living facility                                          | P     | -      |                                |
| Personal care home, registered                                    | P     | -      | Sec. 8.3.19                    |
| Personal care home, family                                        | P     | -      | Sec. 8.3.19                    |
| Personal care home, group                                         | P     | -      | Sec. 8.3.19                    |
| Personal care home, congregate                                    | P     | -      | Sec. 8.3.19                    |
| Community living arrangement                                      | P     | -      |                                |
| Substance recovery facility                                       | -     | -      | Sec. 8.3.20                    |
| <b>COMMERCIAL</b>                                                 |       |        |                                |
| <b>Office:</b>                                                    |       |        |                                |
| Office, general                                                   | P     | -      |                                |
| Call center                                                       | -     | -      |                                |
| Day labor employment center                                       | -     | -      | Sec. 8.4.2                     |
| Office, medical                                                   | P     | -      |                                |
| Office, utility/contractor                                        | -     | -      | Sec. 8.4.4                     |
| Studio/multimedia production facility                             | -     | -      | Sec. 8.4.5                     |
| <b>Indoor Recreation:</b>                                         |       |        |                                |

| Principal Use                                                              | MU-RO | MU-RES | Use Standards                 |
|----------------------------------------------------------------------------|-------|--------|-------------------------------|
| Arena; convention center                                                   | -     | -      |                               |
| Indoor amusement                                                           | P     | -      |                               |
| Indoor firearm range                                                       | -     | -      | Sec. 8.4.6                    |
| Indoor sports facility                                                     | P     | -      |                               |
| Indoor archery range/paintball facility                                    | -     | -      |                               |
| Teen Club                                                                  | -     | -      | Sec. 8.4.7                    |
| Theater/cinema/performing arts                                             | -     | -      | Sec. 8.4.54                   |
| <b>Outdoor Recreation:</b>                                                 |       |        |                               |
| Campground; recreational vehicle park                                      | -     | P      | Sec. 8.4.8                    |
| Drive-in theater                                                           | -     | -      | Sec. 8.4.9                    |
| Fairgrounds                                                                | -     | -      |                               |
| Golf course                                                                | P     | P      |                               |
| Outdoor amusement                                                          | -     | -      |                               |
| Outdoor firearm range                                                      | -     | -      | Sec. 8.4.11                   |
| Racetrack/Drag Strip/Motocross facility                                    | -     | -      | Sec. 8.4.12                   |
| Riding academy; Equestrian center; Horse stable, commercial                | -     | -      |                               |
| Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex | -     | -      | Sec. 8.4.13                   |
| <b>Retail Sales:</b>                                                       |       |        |                               |
| Retail, general                                                            | P     | -      |                               |
| Art/photo studio; gallery                                                  | P     | -      |                               |
| Consumer Fireworks Retail Sales Facility                                   | -     | -      | Sec. 8.4.49 and Sec. 8.8.3(a) |
| Convenience store                                                          | -     | -      | Sec. 8.4.14                   |
| Fuel/gas station                                                           | -     | -      | Sec. 8.4.14                   |
| Flea market; Farmer's market; Open air market                              | -     | -      | Sec. 8.4.15                   |
| Food-oriented retail                                                       | P     | -      |                               |
| Garden center                                                              | -     | -      | Sec. 8.4.22                   |
| Manufactured/modular home sales                                            | -     | -      | Sec. 8.4.17                   |
| Outdoor sales                                                              | -     | -      | Sec. 8.4.18                   |
| Pawnshop                                                                   | -     | -      | Sec. 8.4.20                   |
| Pharmacy                                                                   | P     | -      |                               |
| Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary   | -     | -      | Sec. 8.4.51                   |
| Plant nursery                                                              | -     | -      |                               |
| Truck Stop                                                                 | -     | -      |                               |
| Warehouse or Office Showroom / Flex Space                                  | -     | -      | Sec. 8.4.23                   |
| <b>Services:</b>                                                           |       |        |                               |
| Services, general                                                          | P     | -      |                               |
| Animal services, indoor                                                    | -     | -      | Sec. 8.4.24                   |
| Animal services, outdoor                                                   | -     | -      | Sec. 8.4.25                   |
| Bank                                                                       | -     | -      |                               |
| Body art services                                                          | -     | -      |                               |
| Business support services                                                  | -     | -      |                               |
| Catering establishment                                                     | P     | -      |                               |
| Check Cashing; Title Pawn;                                                 | -     | -      | Sec. 8.4.26                   |
| Crematorium                                                                | -     | -      | Sec. 8.4.27                   |
| Funeral home; mortuary (not including crematorium)                         | -     | -      |                               |
| Hall, banquet or reception                                                 | P     | -      |                               |
| Event Venue                                                                | P     | -      |                               |
| Instructional studio or classroom                                          | P     | -      |                               |

| Principal Use                                                      | MU-RO | MU-RES | Use Standards               |
|--------------------------------------------------------------------|-------|--------|-----------------------------|
| Laundromat; Dry cleaning/Laundry/drop-off facility                 | -     | -      |                             |
| Dry Cleaner/Laundry, Neighborhood                                  | -     | -      |                             |
| Personal service shop                                              | P     | -      |                             |
| Psychic; palmist; medium; fortune teller                           | -     | -      |                             |
| Repair-oriented services                                           | -     | -      |                             |
| Self-service storage facility                                      | -     | -      | Sec. 8.4.29                 |
| Tour company terminal                                              | -     | -      |                             |
| <b>Eating and Drinking Establishments:</b>                         |       |        |                             |
| Distillery, craft                                                  | P     | P      |                             |
| Bar; tavern                                                        | P     | -      |                             |
| Nightclub                                                          | -     | -      | Sec. 8.4.31 and Sec. 7.14   |
| Restaurant                                                         | P     | P      |                             |
| Food Truck Park                                                    | P     | -      | Sec. 8.4.50                 |
| Retail consumption dealer (on premise consumption of alcohol)      | P     | P      |                             |
| Ancillary retail dealer (off-premise consumption of alcohol)       | P     | -      |                             |
| Package store (not including wine specialty shops)                 | P     | P      |                             |
| Wine Specialty Shop (not including package stores)                 | P     | P      |                             |
| Winery; Meadery; Cidery                                            | P     | P      |                             |
| Brewery, Micro                                                     | P     | P      |                             |
| <b>Lodging:</b>                                                    |       |        |                             |
| Bed and Breakfast Homestay                                         | -     | -      | Sec. 8.4.33                 |
| Bed and breakfast                                                  | -     | -      | Sec. 8.4.34                 |
| Inn                                                                | -     | -      | Sec. 8.4.35 and Sec. 8.7.24 |
| Hotel/motel, 16-74 rooms                                           | P     | -      |                             |
| Hotel/motel, 75 or more rooms                                      | P     | -      |                             |
| Short-term vacation rental                                         | P     | P      | Sec. 8.4.37                 |
| <b>Vehicle, Watercraft and Heavy Equipment Sales and Services:</b> |       |        |                             |
| Heavy equipment/Heavy vehicle sales, rentals and leasing           | -     | -      | Sec. 8.4.38                 |
| Vehicle sales, rentals and leasing                                 | -     | -      | Sec. 8.4.39 and Sec. 8.7.21 |
| Moped/motor scooter sales, rentals and leasing                     | -     | -      | Sec. 8.4.40                 |
| Vehicle Service, Heavy equipment/Heavy vehicle                     | -     | -      | Sec. 8.4.41                 |
| Vehicle service, minor                                             | -     | -      | Sec. 8.4.42                 |
| Vehicle service, major                                             | -     | -      | Sec. 8.4.43                 |
| Vehicle towing and impound facility                                | -     | -      | Sec. 8.4.44                 |
| Vehicle wash, full or self-service                                 | -     | -      | Sec. 8.4.45                 |
| Watercraft sales, repair and service                               | -     | -      | Sec. 8.4.46                 |
| <b>Adult-Oriented Businesses:</b>                                  |       |        |                             |
| All adult-oriented businesses                                      | -     | -      | Sec. 8.4.47                 |
| <b>Water-Oriented:</b>                                             |       |        |                             |
| Dock, Commercial                                                   | -     | P      |                             |
| Dock, private                                                      | -     | P      |                             |
| Dock, Residential Community                                        | -     | P      |                             |
| Marina, Commercial                                                 | -     | P      |                             |
| Marina, Private Membership                                         | -     | P      |                             |
| Marina, Residential                                                | -     | P      |                             |
| Boat Yard                                                          | -     | P      | Sec. 8.4.48                 |
| Watercraft Launch/Ramp                                             | -     | P      |                             |
| <b>INDUSTRIAL</b>                                                  |       |        |                             |

| Principal Use                                             | MU-RO | MU-RES | Use Standards                         |
|-----------------------------------------------------------|-------|--------|---------------------------------------|
| <b>Warehousing and Storage:</b>                           |       |        |                                       |
| Container Storage Yard                                    | -     | -      | Sec. 8.5.1                            |
| Outdoor Storage Yard                                      | -     | -      | Sec. 8.5.2                            |
| Warehousing                                               | -     | -      |                                       |
| <b>Industry, Manufacturing and Processing</b>             |       |        |                                       |
| Dry cleaning/Laundry plant                                | -     | -      |                                       |
| Salvage yard/Recycling facility                           | -     | -      | Sec. 8.5.3                            |
| <b>Industry, manufacturing and processing as follows:</b> |       |        |                                       |
| Artisan/Craft                                             | P     | -      | Sec. 8.5.4                            |
| Limited/Light                                             | -     | -      | Sec. 8.5.5                            |
| General                                                   | -     | -      | Sec. 8.5.6                            |
| Intensive                                                 | -     | -      | Sec. 8.5.7                            |
| Research, testing and development laboratory              | -     | -      | Sec. 8.5.8                            |
| <b>Waste Related:</b>                                     |       |        |                                       |
| Solid waste and industrial landfill facility              | -     | -      | Sec. 8.5.9                            |
| <b>Mulch or compost processing facility as follows:</b>   |       |        |                                       |
| Class 2                                                   | -     | -      | Sec. 8.5.10                           |
| Class 3, 4 or 5                                           | -     | -      | Sec. 8.5.10                           |
| Class 6                                                   | -     | -      | Sec. 8.5.10                           |
| Recycling collection facility                             | -     | -      | Sec. 8.5.11                           |
| Waste incinerator                                         | -     | -      | Sec. 8.5.12                           |
| Solid waste transfer station                              | -     | -      | Sec. 8.5.13                           |
| <b>TRANSPORTATION, COMMUNICATIONS, UTILITIES</b>          |       |        |                                       |
| <b>Transportation:</b>                                    |       |        |                                       |
| Airport, airfield; Heliport                               | -     | -      | Sec. 8.6.1, Sec. 8.7.10, and Sec. 7.2 |
| Intermodal freight yard                                   | -     | -      |                                       |
| Parking facility                                          | -     | -      | Sec. 8.6.2                            |
| Passenger terminal                                        | -     | -      |                                       |
| Railyard                                                  | -     | -      |                                       |
| Transportation dispatch and storage                       | -     | -      | Sec. 8.6.3                            |
| Vehicle and freight terminal                              | -     | -      |                                       |
| <b>Communications:</b>                                    |       |        |                                       |
| Broadcast transmission tower                              | -     | -      |                                       |
| Wireless communications facility - See Section 8.9        | P     | P      | Sec. 8.9                              |
| <b>Utilities:</b>                                         |       |        |                                       |
| Utilities, major                                          | -     | P      |                                       |
| Utilities, minor                                          | P     | P      |                                       |

## 7.2 Prohibited Uses and Activities; Use Conditions

Any use or activity not specifically identified as a permitted use in this submittal shall be deemed prohibited unless the City of Savannah Zoning Administrator determines that the proposed use is similar to a permitted use.

## 7.3 Temporary Uses

Temporary uses are subject to the temporary use requirements of Sec. 8.8. Temporary events/uses not listed or those requesting longer periods of time may be allowed upon approval of the master developer and/or POA.

## 7.4 Accessory Structures and Uses

Accessory structures and uses shall be allowed, as applicable, based on the primary use and shall comply with the standards of Sec. 8.7.

## 8.0 General Development Standards

The following general development standards apply to the Final Master Plan Area and are in addition to those provided elsewhere in the City of Savannah Code. Where two standards regulate the same item, the specific standard in this submittal shall apply unless expressly prohibited.

### 8.1 Open Space

A minimum of 20% open space shall be provided and may apply to the Final Master Plan Area in its entirety rather than to each individual development or phase. Open space may include areas identified as open space, salt marsh, wetland, aquatic resources, buffers, amenity areas, parks, plazas, playgrounds, courtyards, boardwalks, trails, and other similar hardscape or green space areas within development areas.

### 8.2 Density

The number of dwelling units shall not exceed the maximum number of units shown on the approved Final Master Plan land use summary.

### 8.3 Residential and Non-Residential Development Standards

The following referenced development standards shall apply.

**TABLE 2 | Development Standards for Permitted Housing Types**

| Standards                                 | MU-RO                | MU-RES               |
|-------------------------------------------|----------------------|----------------------|
| <b>Site (min)</b>                         |                      |                      |
| <b>Lot area per unit (sq ft) [1] [2]</b>  | Street / Lane Access | Street / Lane Access |
| Single-family detached                    | 5000/4000            | 6000/5000            |
| Single-family attached                    | 2500/2000            | 3000/2500            |
| Two-family                                | 5000/4000            | 6000/5000            |
| Townhouse/Stacked Townhouse               | No min.              | No min.              |
| Three-Four Family/Apartment/Build to Rent | No min.              | No min.              |
| <b>Lot Dimensions [1]</b>                 |                      |                      |
| <b>Lot width per unit (min ft)</b>        | Street / Lane Access | Street / Lane Access |
| Single-family detached                    | 50 Street/ 40 Lane   | 50 Street/ 40 Lane   |
| Single-family attached                    | 25 Street/ 20 Lane   | 25 Street/ 20 Lane   |
| Two-family                                | 36                   | 33                   |
| Townhouse                                 | 25 Street/ 20 Lane   | 25 Street/ 20 Lane   |
| <b>Lot width (min ft)</b>                 |                      |                      |
| Three-Four Family                         | 50                   | 50                   |
| Apartment/Build to Rent                   | 55                   | --                   |
| <b>Building Setbacks [2]</b>              |                      |                      |
| <b>Street Access</b>                      |                      |                      |
| <b>Front Yard</b>                         |                      |                      |
| Single-family detached                    | 20                   | 20                   |
| Single-family attached                    | 20                   | 20                   |
| Two-family                                | 20                   | 20                   |
| Townhouse/Stacked Townhouse               | 20                   | 20                   |
| Three-Four Family                         | 20                   | 20                   |
| Apartment/Build to Rent                   | 25                   | --                   |
| <b>Side (Interior) Yard</b>               |                      |                      |
| Single-family detached                    | 5                    | 5                    |
| Single-family attached                    | 5                    | 5                    |
| Two-family                                | 5                    | 5                    |

| Standards                                                                                                                     | MU-RO                     | MU-RES                    |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|
| Townhouse inc. Stacked (end unit)                                                                                             | 5                         | 5                         |
| Three-Four Family                                                                                                             | 7                         | 7                         |
| Apartment/Build to Rent                                                                                                       | 10                        | --                        |
| <b>Side (street) Yard</b>                                                                                                     |                           |                           |
| Apartment/Build to Rent                                                                                                       | 15                        | --                        |
| All other housing types                                                                                                       | 10                        | 10                        |
| <b>Rear Yard</b>                                                                                                              |                           |                           |
| All housing types                                                                                                             | 20                        | 20                        |
| From access easement                                                                                                          | 5                         | 5                         |
| <b>Lane Access</b>                                                                                                            |                           |                           |
| <b>Front Yard</b>                                                                                                             |                           |                           |
| All housing types                                                                                                             | 10                        | 10                        |
| <b>Side (interior) Yard</b>                                                                                                   |                           |                           |
| All housing types                                                                                                             | 5                         | 5                         |
| <b>Side (street) Yard</b>                                                                                                     |                           |                           |
| All housing types                                                                                                             | 5                         | 5                         |
| <b>From lane or access easement (Rear Yard)</b>                                                                               |                           |                           |
| All housing types                                                                                                             | 5                         | 5                         |
| <b>Building separation</b>                                                                                                    |                           |                           |
| All housing types (Street or Lane Access)                                                                                     | 10 (subject to Fire Code) | 10 (subject to Fire Code) |
| <b>Building Coverage (Max)</b>                                                                                                |                           |                           |
| <b>Street Access</b>                                                                                                          |                           |                           |
| Single-family detached                                                                                                        | 50%                       | 45%                       |
| All other housing types                                                                                                       | 60%                       | 60%                       |
| <b>Lane Access</b>                                                                                                            |                           |                           |
| Single-family detached                                                                                                        | 60%                       | 50%                       |
| All other housing types                                                                                                       | 70%                       | 60%                       |
| <b>Height (stories)</b>                                                                                                       |                           |                           |
| Single-family detached                                                                                                        | 3                         | 3                         |
| All other housing types                                                                                                       | 6 and 85' max             | 6 and 85' max             |
| <b>Accessory Structure Setback</b>                                                                                            |                           |                           |
| All types                                                                                                                     | See Sec. 8.7              | See Sec. 8.7              |
| <b>Parking Area Setback (min ft)</b><br>(Applies to surface parking lots only, not individual or shared driveways for units.) |                           |                           |
| From street rights-of-way, lanes or access easements                                                                          | 10                        | 15                        |
| (--)= not applicable                                                                                                          |                           |                           |

[1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the district's maximum density. The common area and the proposed right-of-way area may be used in calculating density.

[2] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.

**TABLE 3 | Development Standards for Permitted Nonresidential Uses**

| Standards                                                                                                                     | MU-RO         | MU-RES        |
|-------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| Lot area (min sq ft)                                                                                                          | No min.       | No min.       |
| Lot width (min ft)                                                                                                            | No min.       | No min.       |
| Front Yard                                                                                                                    | No min.       | No min.       |
| Side (interior) Yard                                                                                                          | No min.       | No min.       |
| Side (street) Yard                                                                                                            | No min.       | No min.       |
| Rear Yard                                                                                                                     | No min.       | No min.       |
| From access easement                                                                                                          | No min.       | No min.       |
| Building Separation                                                                                                           | See Fire Code | See Fire Code |
| Building Coverage (max)                                                                                                       | 70%           | 60%           |
| Height (stories)                                                                                                              | 6 and 85' max | 6 and 85' max |
| Accessory Structure Setbacks                                                                                                  | See Sec. 8.7  | See Sec. 8.7  |
| <b>Parking Area Setback (min ft)</b><br>(Applies to surface parking lots only, not individual or shared driveways for units.) |               |               |
| From street rights-of-way, lanes, or access easements                                                                         | 10            | 15            |

## 8.4 Screening and Buffers

No external or internal buffering shall be required between use types or to existing street/roads. However, the following standards shall apply where applicable:

- Where surface off-street parking is visible from public or private streets or adjacent properties, an off-street parking lot buffer per Sec. 9.5.4 shall be required.
- Screening shall be provided per Sec. 9.5.3 (Screening of Service Areas).

## 8.5 Off-Street Parking and Service Requirements

Off-street parking and service requirements shall be provided as required by Sec. 9.3 (Off-street Parking and Loading) with the following exceptions.

- The Maximum Impervious Parking Area standards of Section 9.3.5.c.iii shall not apply.
- In situations where on-street parking is created, those spaces may be counted towards the required off-street parking ratios of Sec. 9.3.4.d (Parking Ratios).
- Applicants may provide parking below the sum of the minimum requirements for all uses based on shared parking when combinations of uses have different levels of parking demand at different times of the day. To reduce the minimum requirements based on shared parking, applicants shall submit an independent shared parking calculation prepared by a licensed professional engineer or an AICP-certified transportation planner.

## 8.6 Signage

The master developer may submit a master signage plan to control signage within the Final Master Plan Area. Until such a master signage plan is approved, the standards of Sec. 9.9 (Signs) shall apply. For purposes of number, size, height, and similar dimensional requirements, residential uses shall follow the standards of the RMF districts, and non-residential or mixed uses shall follow the standards of the BC district, unless otherwise approved through a master signage plan.

## 8.7 Wetlands and Marsh Buffers

The original Savannah Harbor PD zoning applicable to this property was approved prior to the adoption of the wetland and marsh buffer standards contained in the current Zoning Ordinance. Additionally, other properties developed within the Savannah Harbor PD on Hutchinson Island have not been required to provide buffers beyond those imposed by applicable federal and state agencies. Therefore, consistent with the prior approvals and

development standards applied elsewhere within the Savannah Harbor PD, the Applicant requests that no additional wetland or marsh buffer requirements apply beyond those required by the United States Army Corps of Engineers and/or the State of Georgia.

9.0 Modifications and Amendments

Modifications to standards specific to this Final Master Plan submittal are classified as major or minor. The classification determines the type of review required. Items not addressed below shall follow the applicable City of Savannah Zoning Ordinance procedures.

## 9.1 Major Modifications

Major modifications require a master plan amendment with review and approval by the Metropolitan Planning Commission board and are limited to the following:

- a. **Development Standards.** Any development standard specific to this submittal where the minimum requirement, if any, is proposed to be reduced by more than 10 percent or where the maximum requirement, if any, is proposed to be exceeded by more than 10 percent.
- b. **Parking.** A reduction in the number of required parking spaces not otherwise supported by an approved shared parking calculation or applicable City procedure.
- c. **Land Use Area Relocation.** Any substantial relocation of a land use area as shown on the approved Final Master Plan that requires an amendment under Sec. 6.1.10 or other applicable City procedure.

## 9.2 Minor Modifications

Minor modifications require review and approval by City of Savannah staff. If staff denies a minor modification, the Metropolitan Planning Commission may review the matter as a major modification, as applicable. Minor modifications include the following:

- a. **Development Standards.** Any development standard specific to this submittal where the minimum requirement, if any, is proposed to be reduced by 10 percent or less or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or less.
- b. **Buffers.** Any buffer standard specific to this submittal where the minimum requirement, if any, is proposed to be reduced by less than 10 percent or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.
- c. **Street or Access Relocation.** Any relocation of a street, road, lane, driveway, or access point shown on the approved Final Master Plan, or any addition of a street, road, lane, driveway, or access point not shown on the approved Final Master Plan, provided the modification meets applicable access standards of the permitting authority.

## 9.3 Appeals and Variances

A denial of a modification by the Metropolitan Planning Commission concerning matters described above may be appealed following the requirements of Sec. 3.23 (Appeals). For matters that cannot be addressed with a major or minor modification, the variance process shall follow the procedure established in Sec. 3.21 (Variances).

## 10.0 Definitions

The following definition is specific to this Final Master Plan submittal and is in addition to the definitions provided in Sec. 13.2 (Defined Terms). If there are two definitions for the same word or phrase, the definition in this section shall apply to the Final Master Plan Area.

**Build to Rent.** A rental development of multiple buildings with single or multiple dwelling units in each building, all located on a single parcel of land. For purposes of allowed uses, this use shall be considered an allowed use in all areas where multifamily uses are allowed.

## EXHIBIT A | Final Master Plan



## FINAL MASTER PLAN

JUNE 2026

1776 SAVANNAH ASSOCIATES, LLC

# PARCEL 3A, 4A, 4B & 6A OF THE SAVANNAH HARBOR PD

SAVANNAH | GEORGIA



This map illustrates a general plan of the development which is for discussion purposes only, does not bind or limit the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.