



CODE OF ORDINANCES SAVANNAH, GEORGIA

DIVISION II

PART 8- PLANNING AND REGULATION OF DEVELOPMENT^[1]

GEORGIA, CHATHAM COUNTY

I certify that the foregoing is a true and exact copy of the original which appears on record in this office.

In witness whereof, I have this day 30th of May, 2025 affixed the city seal and my signature Mark Massey

Mark Massey, Clerk of Council, City of Savannah

Total Number of Pages: 22 pages

Section 7.8.10
Savannah Downtown
Historic District
Design Standards



CHAPTER 3. - ZONING (EFFECTIVE SEPTEMBER 1, 2019)

ARTICLE 7.0 OVERLAY DISTRICTS

Sec. 7.8 Savannah Downtown Historic Overlay District

7.8.10 Savannah Downtown Historic District Design Standards

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

a. Streets and Lanes

- i. Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area. The Oglethorpe Plan Area is that portion of the Savannah National Historic Landmark District comprised of the city plan, established by James Oglethorpe in 1733 and continued until 1851, that is unique to Savannah for its system of wards containing a series of urban blocks divided by streets and lanes with a central public square. For the purpose of this section, a square is a common public open space in the center of a ward, typically one (1) acre in size.
- ii. The Oglethorpe Plan Area is bounded by the centerline of the following streets: Gaston Street on the south, Bay Street on the north, Martin Luther King, Jr., Boulevard on the west, and East Broad Street on the east as shown in Figure 7.8-3.
- iii. Within the Oglethorpe Plan Area, streets are classified as one of the following (Figure 7.8-2):

1. Service Street

A north-south street bounding the eastern and western perimeter of a ward, usually a one-way street.

2. Connecting Street

East-west streets and north-south streets that are internal to the ward, portions of which surrounds and forms the square.

3. Through Street

An east-west street bounding the northern and southern perimeter of a ward.

4. Trust Street

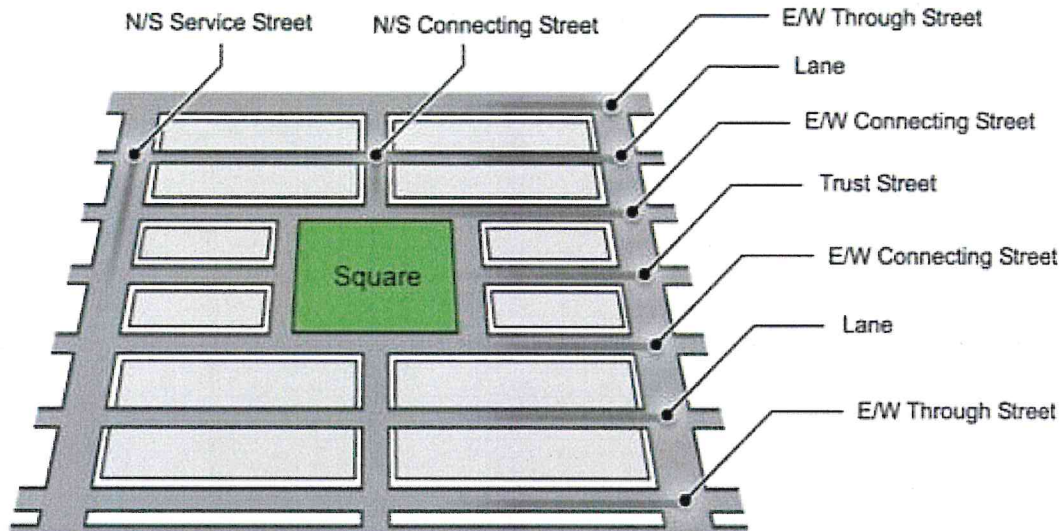


The east-west street between trust blocks.

5. Lane

The service corridor that divides a titling block.

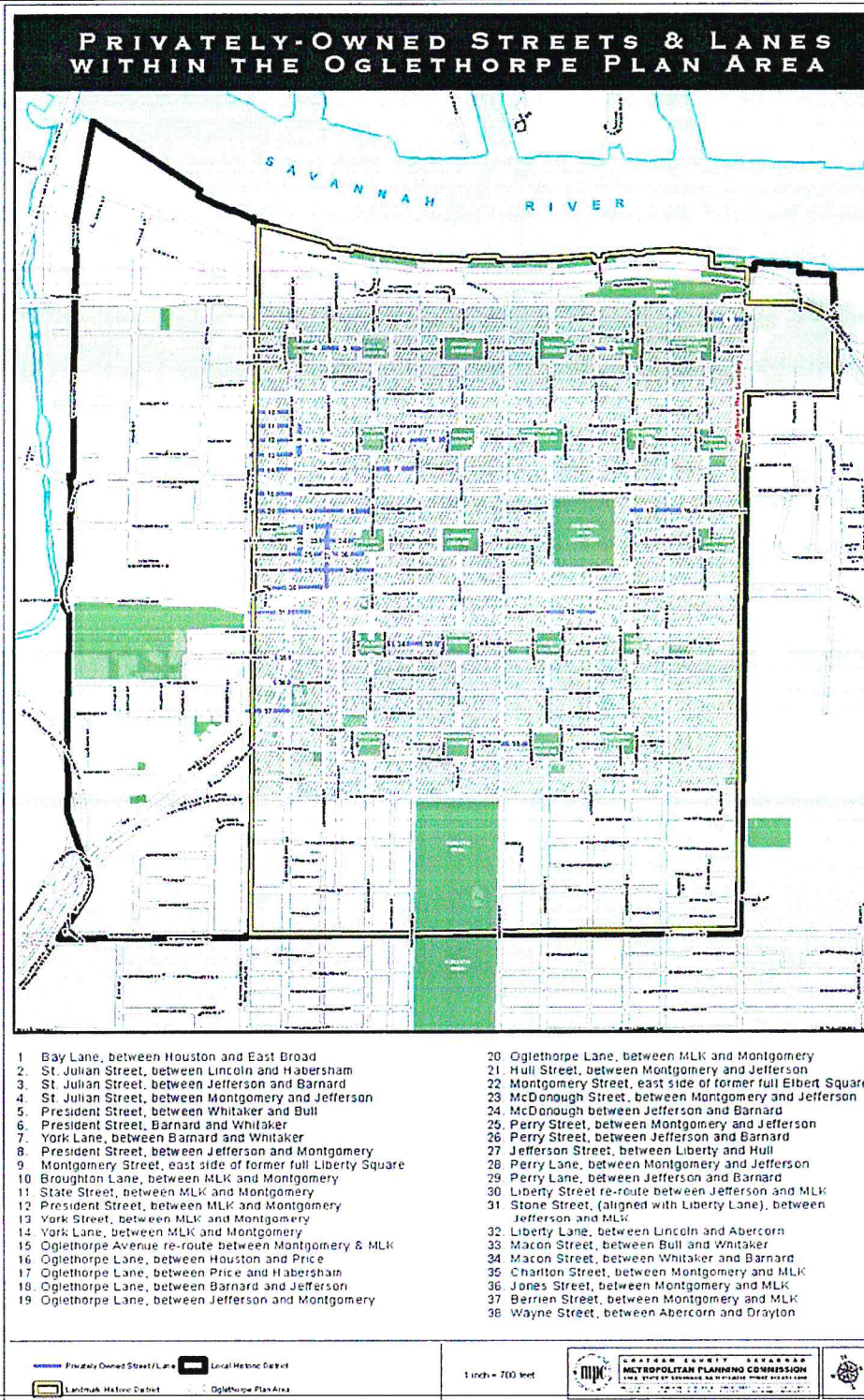
Figure 7.8-2 Oglethorpe Plan Area Street Types



- iv. Streets and lanes shall not be bridged, except for pedestrian bridges on Factors Walk. Such bridges shall be for pedestrian use only. Factors Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.



Figure 7.8-3 Closed or Privately-owned Streets and Lanes in the Oglethorpe Plan Area



b. Height

The number of stories as shown on the Height Map (Fig. 7.8-4) shall be permitted. Variances from the Height Map shall not be permitted. Additionally, the following standards shall apply:

- i. Large-Scale Development shall also be subject to the provisions of Sec. 7.8.10.t., Large-Scale Development.

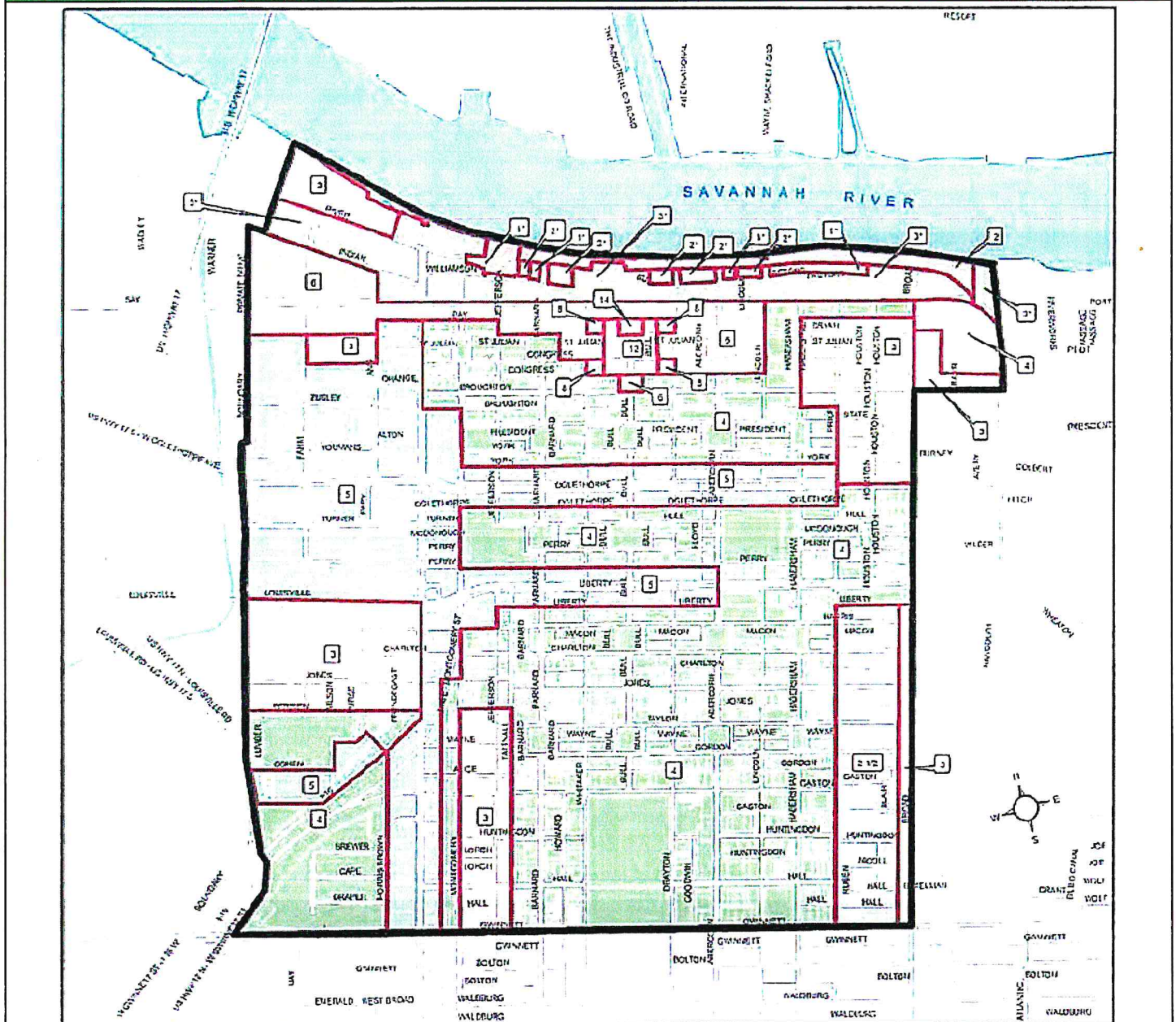


ii. Stories are further clarified as follows:

1. Buildings throughout the Savannah Downtown Historic District, which front a street, shall be at least two (2) stories, except in the Beach Institute Character Area (Sec. 7.8.10.c., Character Areas) or for accessory buildings which front a lane.
2. Accessory buildings which front a lane shall be no taller than two (2) stories.
3. A mezzanine shall not count as a story.
4. A basement that is entirely underground shall not count as a story.
5. A crawl space or partial basement that is four (4) feet or less above grade shall not count as a story.
6. Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over four (4) feet high; and mechanical or access structures shall not be considered a story.
7. Habitable space such as restrooms, bars, dining areas, etc. within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.
8. In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area (see Sec. 7.8.11.b. Character Areas).
 - a. Residential buildings
 - i. The exterior expression of the height of raised basements shall be not less than six (6) feet, six (6) inches and not higher than nine (9) feet six (6) inches.
 - ii. The exterior expression of the height of the first story, or the second story in the case of a raised basement, shall be not less than 11 feet.
 - iii. The exterior expression of the height of each story above the second shall not be less than 10 feet.
 - b. Commercial buildings
 - i. The exterior expression of the height of the ground floor shall not be less than 14 feet, six (6) inches.
 - ii. The exterior expression of the height of the second story shall be not less than 12 feet.
 - iii. The exterior expression of the height of each story above the second shall be not less than 10 feet.
9. For commercial buildings, stories shall be configured as provided below:
 - a. The first story shall be designed as a storefront (See Sec. 7.8.10.h. Commercial Storefronts).
 - b. Subdivide the facade horizontally into base, middle and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.
 - c. The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.
 - d. The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.



Figure 7.8-4
Savannah Downtown Historic District Height Map



*Denotes the maximum number of stories above Bay Street as measured at City Hall.

c. Building Form

Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:

- i. A proposed building on an east-west connecting street shall utilize a contributing building form located within the existing block front or on an immediately adjacent titling or trust block.
- ii. A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.



- iii. A proposed building located on a trust block which fronts into a tithing block shall utilize a contributing building form within such trust block. If, however, no contributing buildings exist on such trust block, a contributing building form from the tithing block across the street shall be utilized.
- iv. A proposed building located on a trust block which fronts another trust block shall utilize a contributing building form from the same trust block. If, however, no contributing building exists on the trust block, a contributing building form from the trust block across the street shall be utilized. If, however, no contributing building exists on such trust block, a contributing building form from the tithing block across the street shall be utilized.

d. Setbacks

i. Front yards

There shall be no front yard setbacks except as follows:

- 1. On tithing lots where there is a historic setback along a particular block face, such setback shall be provided. For the purpose of this Section, a historic setback is the average of the contributing buildings along a block face.
- 2. On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

ii. Side and rear yards

Side and rear yard setbacks shall not be required.

e. Foundations

i. Alterations to contributing resources

- 1. Foundations shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
- 2. If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- 3. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

ii. New construction, alterations to non-contributing resources and additions

1. Configuration

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

2. Materials

- a. Foundations piers shall be constructed of brick, stone, or true stucco over concrete block piers.
- b. The space between piers may be filled with wood lattice, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

f. Exterior Walls

i. Alterations to contributing resources

1. Materials

- a. Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and

verified by the Planning Director, and the replacement materials and configuration shall be of the same materials and configuration as the original wall.

b. Prohibited

- i. Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.
- ii. Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

2. Finishes and Treatments

- a. Color changes to contributing resources shall be historically appropriate.
- b. Ceramic based coatings and sealers on wood siding shall not be permitted.
- c. Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disk sanding shall not be permitted.

ii. New construction, alterations to non-contributing resources and additions

1. Configuration

On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.

2. Materials

a. Permitted materials

- i. Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smooth finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.
- ii. Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

- b. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.

3. Finishes and Treatments

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

g. Entrances and Doors

i. Alterations to contributing resources

- 1. Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.
- 2. If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

ii. New construction, alterations to non-contributing resources and additions

1. Location

a. Trust Lots

- i. A building on a trust lot facing a square shall locate its primary entrance to front the square.



- ii. A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as other contributing buildings on the same block.
- b. Tithing Blocks: A building on a tithing block shall locate its primary entrance to front the east-west street.
- c. Broughton Street: A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.
- d. North of Broughton Street: North of Broughton Street, a corner building located adjacent to a north-south service street shall have an entrance on the service street.
- e. East-West Connecting Street: A building along an east-west connecting street fronting a square shall entrances at intervals not to exceed 50 feet.
- f. Corner Entrance: An angled entrance shall only be permitted at intersections of streets or lanes.
- g. If none of the above conditions apply, the building entrance shall be consistent with contributing buildings within the context.

2. Configuration

Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding facades with wood siding.

3. Materials

- a. Permitted: Glass, wood, clad wood or steel (without wood grain simulation). See Sec. 7.8.10.h Commercial Storefronts.
- b. Prohibited: Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.

h. Windows, Shutters and Commercial Storefronts

i. Windows

1. Alterations to contributing resources

- a. Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-gazed and true-divided lights, when appropriate).
- b. If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.
- c. The boarding of windows and/or window openings shall not be permitted (see Sec. 3.20, Proactive Preservation, contributing buildings for temporary boarding). Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

2. New construction, alterations to non-contributing resources and additions

a. Configuration

- i. All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of no less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.
- ii. Windows facing a street shall be double or triple hung, awning, casement or Palladian.
- iii. The boarding of windows and/or window openings shall not be permitted; however, exceptions may be made for emergency situations as provided in Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

- iv. The centerline of the window and door openings all align vertically.
- v. Double glazed, simulated divided light, windows shall be permitted provided that the following are met:
 - i. The muntin is 7/8 inches or less,
 - i. The muntin profile shall simulate traditional putty glazing,
 - ii. The lower sash rail shall be wider than the meeting and top rails,
 - iii. There shall be a spacer bar in between double panes of glass, and
 - iv. Extrusions shall be covered with appropriate molding.
 - vi. Between-the-glass, snap-in or applied muntins shall not be permitted.
 - vii. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
 - viii. Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.
 - ix. The distance between windows shall not be less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.
 - x. Paired or grouped windows shall be permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.
 - xi. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

b. Materials

- i. Window casings and sashes shall be made of metal, wood or clad wood material.
- ii. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.
- iii. Solid vinyl windows shall be prohibited.

ii. Shutters

- 1. Exterior shutters shall consist of a durable wood.
- 2. Shutters shall be hinged and operable and sized to fit the window opening.
- 3. The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

iii. Commercial Storefronts

1. Alterations to contributing resources

- a. Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be the of same materials and configuration as the original.
- b. If the original storefront material and/or configuration is unknown, the new storefront material and configuration shall be based on historic context.

2. New construction, alterations to non-contributing resources and additions

a. Configuration

- i. The first story of a commercial building (except buildings with offices on the ground floor) shall be designed as a storefront.



- ii. Storefront area glazing shall be not less than 55% of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms. Storefront glazing shall extend from the sill, or from an 18-24 inch base of contrasting design or material to the lintel.
- iii. Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.
- iv. Entrances fronting Broughton Street shall be recessed and centered within the storefront.

b. Materials

- i. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.
- ii. Storefront bases shall consist of wood, bronze, masonry, glazed brick or tile.
- iii. Exterior burglar bars, fixed "riot shutters", roll-down shutters, or similar security devices shall not be permitted.

i. Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks

i. Alterations to contributing resources

- 1. Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be the same of the same materials and configuration as the original.
- 2. If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.
- 3. Front porches shall not be enclosed. Historic side and rear porches may be screened with fine wire mesh, lattice or shutters, provided the porch continues to read as a porch and character defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged. Historic rear porches may also be enclosed with glazing.
- 4. Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.
- 5. Wrought iron brackets shall not be used with wood balcony railings.

ii. New construction, alterations to non-contributing resources and additions

Porches, stoops, balconies, porticos and exterior stairs within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

1. Configuration

- a. Wood portico posts shall have a cap and base molding. The column capital shall extend outward of the porch architrave.
- b. Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.
- c. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.
- d. Infill between foundation piers shall be recessed so that the piers are distinguishable.
- e. Residential balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets of other types of architectural support.
- f. Decks shall be screened from view from the street and shall be stained or painted to blend with the colors of the main building.

g. New exterior basement stairs may be established in the D-CBD district with approval of the encroachment by the Mayor and Aldermen and provided the following criteria are met:

- i. A minimum of three (3) feet of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six (6) feet shall be maintained if no tree lawn exists. No portion of any tree lawn may be used for exterior basement stair space.
- ii. New exterior basement stairs shall be located only on a secondary façade.
- iii. An exterior basement stair shall not dominate the façade or interfere with the visual expression or architectural features of a building.

2. Materials

- a. On porches, porticos and stoops, if proposed, piers and base walls shall be the same material as the foundation wall facing the street.
- b. Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.
- c. Supported front porticos shall be constructed of wood unless the proposed material matches other façade details on the same building, such as terracotta, marble or metal.
- d. Prohibited material: Vinyl.
- e. Wrought iron brackets shall not be used with wood balcony railings.

j. Awnings, Canopies and Shade Structures

Awnings, canopies and shade structures within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

i. Configuration

- 1. Installations extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.
- 2. Awnings and canopies shall be structurally and architecturally integrated into the design of the façade.
- 3. Installations shall not obscure character-defining features.
- 4. Back-lit (internally lit) awnings shall be prohibited.
- 5. Awnings shall not connect two (2) façades.
- 6. Prefabricated shade structures not specifically custom designed for a particular site or building shall be located to the rear of the property, minimally visible, or screened from view. The maximum height shall be 11 feet and the maximum area shall be 100 square feet on any property, unless specifically required by state law for playground equipment. Colors shall be neutral.

ii. Materials

- 1. Installations shall be constructed of canvas, cloth or equivalent, metal, or glass.
- 2. Supports shall consist of metal or wood. PVC shall not be permitted.

k. Roofs

i. Contributing Resources

1. Configuration

- a. Original roof configuration shall be maintained.
- b. Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.
- c. Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

2. Materials

- a. Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material and configuration as the original (except wood or asbestos).
- b. Metal roofs shall have a metal drip edge covering all edges.

ii. New construction, alterations to non-contributing resources and additions

1. Configuration

- a. Gable and hip roofs pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.
- b. Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.
- c. Shed roofs, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.
- d. Parapets shall have a stringcourse and a coping.
- e. Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.
- f. Skylights and roof vents may be permitted if integrated into roof design.
- g. Pergolas and roof decks shall not be permitted on the street façade.
- h. Eaves shall extend no less than 12 inches beyond the supporting walls.
- i. Gable end rakes shall overhang at least eight (8) inches.
- j. Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
- k. Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
- l. Applied mansard roofs shall not be permitted.

2. Materials

- a. Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.
- b. Metal roofs shall have a metal drip edge covering all edges.
- c. Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.

I. Additions to Contributing Resources

Additions shall comply with the above standards and the following standards:

- i. Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.
- ii. Additions shall be subordinate in height and mass to the resource.
- iii. Additions shall not obscure or damage any character-defining features.
- iv. Additions to roofs shall not be visible from the front elevation.
- v. An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.
- vi. Additions shall be reversible with minimal damage to the contributing building.

m. Accessory Structures

Accessory structures, including accessory dwellings, shall comply with the Visual Compatibility Criteria, the above design standards, the requirements set forth in [Sec. 8.7, Accessory Structures and Uses](#), except as provided below:

Commentary: *The term accessory dwelling also includes carriage houses.*

i. Configuration

Accessory structures shall be located in the rear yard even if there is no lane access.

1. The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.
2. Accessory buildings and structures shall not be more than two (2) stories tall.
3. Where contributing accessory dwellings are to be expanded in depth, such expansion shall not occur on the lane façade of the building.
4. New accessory dwellings and garages may have up to a five (5) foot lane setback to allow a turning radius into the garage.
5. Roofs shall be side gable, hip with parapet, flat or shed with parapet.
6. Driveway aprons shall not be erected on the public right-of-way.

ii. Doors and Openings

1. In contributing accessory dwellings or accessory structures, original entry dimensions shall not be modified.
2. Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.
3. Garage openings shall not exceed 12 feet in width.

n. Satellite Dishes

- i. Ground mounted satellite dishes shall not be located in a front yard.
- ii. Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
- iii. Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

o. Fuel Canopies

- i. The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
- ii. The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building, and should be complementary to the overall color scheme of the building façade from which it projects.
- iii. A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

p. Mechanical Equipment and Refuse

Mechanical equipment and refuse shall comply with [Sec. 9.5.3, Screening of Service Areas](#), except as provided below.

- i. Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.
- ii. Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.
- iii. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design and screened by a decorative grate.
- iv. Refuse storage areas shall be located within a building or to the side or rear of the building and screened from the public right-of-way.



- v. Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features.

q. Lighting

In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:

i. Configuration

Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

ii. Materials

Light fixtures shall be constructed of metal and/or glass.

iii. Source Type

White light source only.

r. Parking and Paving

In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

- i. Parking areas shall be located in the rear yard. Properties on Trust lots or with double street frontage are exempt from this provision.
- ii. Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
- iii. Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.
- iv. Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision and shall be the minimum required.
- v. Loose paving materials, such as crushed shell or gravel, may be permitted provided that it is no closer than 18 inches of the public right-of-way.
- vi. Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which require it.

s. Fences, Trellises and Walls

Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below.

i. Configuration

- 1. Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.
- 2. Fences, trellises and walls shall not extend beyond the front façade of a building except in the following cases:
 - a. A building set back on a trust lot with a front garden;
 - b. A building set back on an east-west street with a front garden.
- 3. Where permitted, fences or walls shall not exceed 48 inches within the front yard.
- 4. A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

ii. Materials



1. Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.
2. Wood fences shall be painted or stained wood.
3. Trellises shall be wood, metal or wire.
4. A masonry base shall be used with iron or extruded aluminum fencing.
5. Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

t. Large-Scale Development Standards

Large-Scale Development shall comply with the following standards. New construction on monumental buildings shall be exempt from Large-Scale Development Standards.

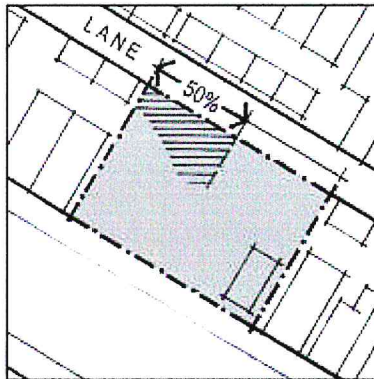
i. Visual Compatibility Criteria (Sec. 7.8.9).

ii. Design Standards (Sec. 7.8.10). Should there be a conflict, the Large-Scale Development Standards shall take precedence.

iii. Footprint

1. Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries (see Fig. 7.8-3). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than maximum permitted may be constructed for shared use(s).
2. In D-N and D-R zoning districts, the building footprint shall occupy a minimum of 50% of the lot width along the lane (Fig. 7.8-5).

Figure 7.8-5



iv. Mass

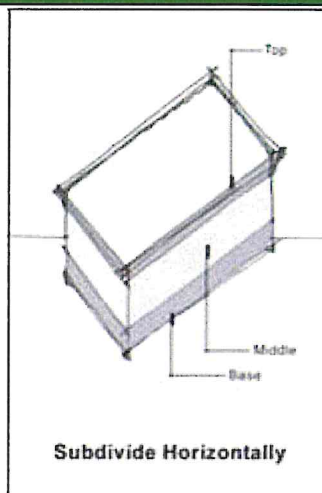
A minimum of two (2) of the following devices shall be incorporated into the design:

1. Subdivide Horizontally (for residential buildings only).

Subdivide the façade horizontally into base, middle, and top (Fig. 7.8-6). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.



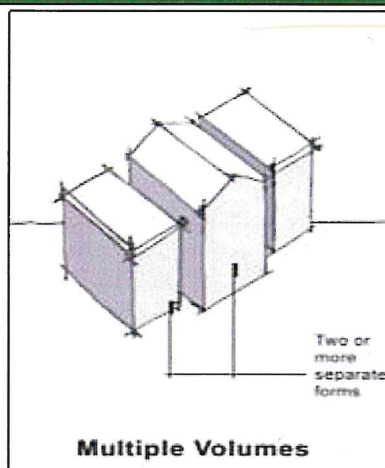
Figure 7.8-6



2. Multiple Volumes

Use multiple detached volumes made up of two (2) or more separate forms to break up the building into two (2) or more structures (Fig. 7.8-7).

Figure 7.8-7

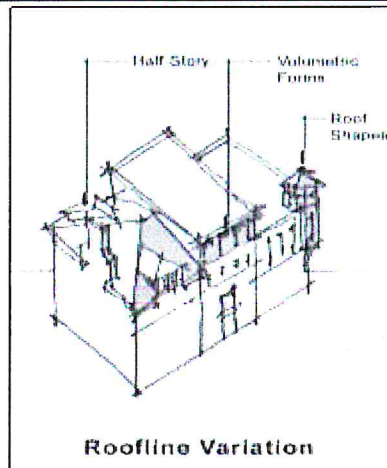


3. Roofline Variation

Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (Fig. 7.8-8).



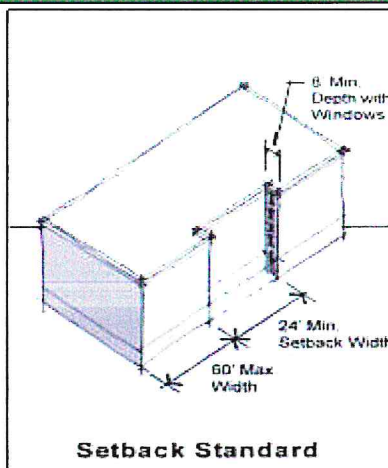
Figure 7.8-8



4. Setback Standard

Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8) feet deep and contain windows in the walls perpendicular to the street (Fig. 7.8-9). Setbacks shall extend to the ground or begin immediately above the ground floor.

Figure 7.8-9

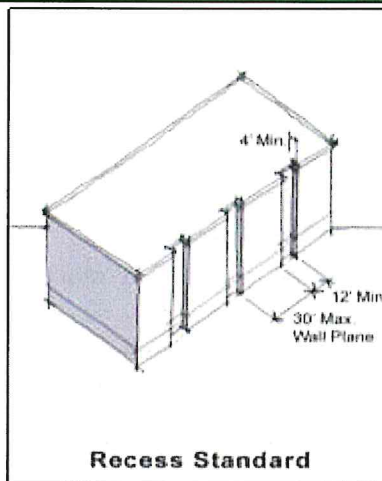


5. Recess Standard

Incorporate recesses within the wall plane. Building frontage is shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.



Figure 7.8-10



v. Height

1. Large scale development shall be subject to the Height standards in Sec. 7.8.9.b. and the provisions of Table 7.8-1.

For the purposes of this Section, large scale development is any development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel; or is four- (4) stories or greater than in D-N and D-R zoning districts; or, is five- (5) stories or greater in all other zoning districts within the Savannah Downtown Historic District. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Table 7.8-1 Height Standards for Large Scale Development

	Historic Building	Roofline Variation	Lane
All DC and DR Zoning Districts	Maximum height shall not exceed one (1) story greater than a principal contributing building (excluding non-contributing additions and appendages; see Contributing Resources Map) on same or abutting lot, for a minimum distance of 30 feet, provided that the height does not exceed limit on the Height Map (Figure 7-8.4).	Maximum frontage of 60 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.	Maximum height shall not exceed two (2) stories within 20 feet of a lane.
All other Zoning Districts	--	Maximum frontage of 120 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.	Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a D-C and/or a D-R zoning district.

2. Additional stories above the Height Map for non-contributing Large-Scale Development.

- a. The following properties are eligible for an additional story on the area of the building that is unaffected by the standards in Table 7.8-1.
 - i. D-N and D-R Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, Trust Lots, and outside the National Historic Landmark District boundaries.
 - ii. All other Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted.
- b. Access above the bonus story shall be the minimum necessary for mechanical maintenance and repairs only. Only one point of access (excluding hatch access) shall be permitted above the bonus story.
- c. One or more of the criteria below must be met to qualify for an additional story:
 - i. An historic street or lane, as identified on Figure 7-8.2, is restored and dedicated to the City of Savannah as a public right-of-way;
 - ii. Affordable housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;
 - iii. Multiple ground floor active uses (as defined) permitted in the base zoning district span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances. For rehabilitations, the active ground floor uses must replace previously inactive uses to qualify. Lobbies shall not occupy more than 30% of 60 linear feet (whichever is greater) on any primary façade. For buildings facing two or more streets, lobbies shall not occupy more than 50% of 90 linear feet (whichever is greater) on the secondary facades provided that the total linear feet of the lobby area on the street-facing exterior does not exceed 120 linear feet. At least 50% (linear measurement) of active use space shall be designed so that their primary entrance is only accessed from the exterior. Additionally, exterior building walls incorporate 100% modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades; or
 - iv. Achieve LEED Gold Certification, or verified equivalent, on the building. Substantial completion of certification requirements, and confirmation from the awarding agency, shall be required before a Certificate of Occupancy is issued. Additionally, exterior building walls incorporate 100% modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30% of all street fronting facades.

vi. Exterior Walls

1. Configuration

- a. The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.
- b. Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width. The Board may vary this spacing requirement if historic precedent exists within the visually-related context and it is visually compatible.

2. Materials

- a. Required

Building walls on street fronting facades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75% of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials (Sec. 7.8.10.f. Exterior Walls).

b. Prohibited

EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.

vii. Entrances

Entrances for large-scale development shall comply with Sec. 7.8.10.g., Entrances and Doors. When those conditions do not apply, the following standards shall be met:

1. A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one (1) primary entrance shall be provided for every 100 feet of street frontage.
2. Buildings greater than four stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on an east-west street regardless of the location of any other entrances.

viii. Windows and Doors

1. Configuration

- a. Facades fronting streets shall incorporate windows over the following minimum percentage of surface area:
 - i. Ground level commercial uses: 55%;
 - ii. Ground level residential uses: 25%;
 - iii. Ground level all other uses: 35%; and
 - iv. Upper levels all uses: 20%.
- b. Window sashes and door frames shall be inset not less than four (4) inches from all façade surfaces.

2. Materials

- a. Permitted: Wood, clad wood and metal windows.
- b. Prohibited: Solid vinyl windows.

ix. Refuse Storage Areas.

The refuse storage area shall be located within the building.

u. Monumental Buildings

Monumental buildings shall comply with the following:

- i. Visual Compatibility Criteria (Sec. 7.8.9).
- ii. The following Design Standards from Sec. 7.8.10
 1. Streets and Lanes;
 2. Height;
 3. Setbacks;
 4. Mechanical Equipment and Refuse;
 5. Lighting;
 6. Parking and Paving; and



7. Fences, Trellises and Walls.

(Ord. of [10-10-2019\(37\)](#), § 1, Ord. of [05-14-2020\(39\)](#), § 1, Ord. of [11-22-2022\(11\)](#), § 1, Ord. of [9-12-2024\(19\)](#), § 1, Ord. of [9-12-2024\(21\)](#), § 1, Ord. of [11-7-2024\(17\)](#), § 1)

Effective on: 11/7/2024