

Sec. 8-3027. Planned neighborhood conservation district.

(a) *Purpose.* The purposes of this district shall be to designate those areas in which blight, deterioration, overcrowding and physical obsolescence has prompted the City of Savannah to promote the rehabilitation, conservation and redevelopment of such areas in accord with a comprehensive land use plan.

(b) *General requirements.* Before an area shall be designated as a P-N-C district on the zoning map for the City of Savannah, such area shall have first been designated as a conservation district, redevelopment area or a community development target area by the City of Savannah.

(c) *Planned requirements.* Prior to the approval of a land use plan for a P-N-C district, such plan shall be submitted to the planning commission for review and recommendation. The planning commission shall disapprove, recommend the plan as submitted, or may modify, alter, adjust or amend the plan before submitting its recommendation to the mayor and aldermen.

- (1) The plan as submitted shall include a land use plan which identifies major land use areas and development standards and shall indicate the uses such as residential, business, public and institutional. The plan may also include other land use features where necessary to accomplish the purposes of the program of conservation, rehabilitation or redevelopment established for the area and to accomplish the purposes of the zoning regulations.
- (2) Division of individual parcels within a P-N-C district shall comply with the subdivision regulations ordinance for the City of Savannah.

(d) *Development standards and use provisions.* The development standards and use provisions shall, when adopted by the mayor and aldermen, become a part of the zoning ordinance for the City of Savannah and shall apply to the particular area for which adopted. When an area has been placed within a P-N-C district, then thereafter all development within that area shall conform to the development standards and use provisions adopted by the mayor and aldermen for that project.