



Chatham County - Savannah Metropolitan Planning Commission

October 15, 2024 MPC MEETING

Title

TEXT Amendment | Zoning Ordinance- Section 3, Alternative Standards to Sec 5 | Traditional Neighborhood Districts
| 24-004284-ZA

Description

The Petitioner requests an amendment to the Zoning Ordinance text to enable and regulate density increases for affordable housing in the TR, TN, and TC Zoning Districts.

This proposal aims to establish a 'density bonus' program that encourages affordable housing development within Savannah's traditional zoning districts. The requested text amendments would grant variances to allow a reduced lot area per unit below the minimum specified by these zoning districts, provided that the reduced lot area is used to facilitate affordable housing through the proposed density bonus program.

The Petition includes specific amendments to the following sections of the Ordinance:

1. Section 3.12: Special Exceptions
2. Section 3.21: Variances
3. Section 5.4: Principal Use Table
4. Section 5.9: Traditional Residential
5. Section 5.12: Traditional Neighborhood
6. Section 5.13: Traditional Commercial
7. Section 8.1: Residential Use Standards for Limited and Special Uses

Recommendation

MPC Staff recommends **approval** of the proposed text amendment with the following condition:

The following four (4) updated programmatic elements shall be presented to the Planning Commission by the Department of Planning and Urban Design within 180 days of the date of City Council adoption in support of its competent future disposition of requests for Special Exceptions pursuant to the proposed text amendment:

1. A definition of affordable housing;
2. A defined period of affordability;
3. Nomination of an ombudsman and a documented explanation of the intended mechanism for ongoing compliance monitoring;
4. Delineation and establishment of an 'infill development boundary' to prevent adverse rezonings and development in locations lacking adequate infrastructure.

MPC Staff also recommends creation of the following programmatic elements for future refinement of the density bonus program:

1. Contextual guidelines for missing middle housing typologies such as a pre-approved plan book or design manual;
2. Occupancy standards to ensure incentivized housing developments are effectively tailored to meet the needs of Savannah's diverse community.

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

Contact

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Financial Impact

Review Comments

Attachments

🔗 [Final Revisions 10.09.2024.pdf](#)

🔗 [combined public comment.pdf](#)

🔗 [TEXT AMENDMENT 24-0004284-ZA \(Joint Revisions\)_2.pdf](#)

🔗 [24-004284-ZA-TEXT Staff Report_.pdf](#)

🔗 [AFFORDABLE HOUSING Amendments_CombinedPPT_10.14.2024_final.pdf](#)