

# CITY OF SAVANNAH ZONING ORDINANCE

## B-C-1 ZONING DISTRICT

*B-C-1 central-business.* The purpose of this district shall be to protect and enhance the central business district of the city which serves the Savannah metropolitan area population.

<b>B-C-1 Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory storage buildings	82a
Accessory uses	90
Adult day care center	20d
Ambulance service or rescue squad	42
Amusement or recreational activities carried on wholly within a building	29
Apartment building used by a college (mixed use)	8
Assembly halls	20a
Automobile parking lot or parking garage	55
Automobile storage garage	55b
Automobile, truck, or boat and nonresidential trailer sales or rentals	52
Banks and offices	37
Bed and breakfast	9c
Bicycle and moped sales and service	52b
Boardinghouse or roominghouse	10
Building contractor and related construction contractors	68
Building supplies and materials	63
Catering services	49b
Child care center	20c
Child sitting center	20e
Church or monastery	12
Church or other place of worship	11
Clothing stores and dry goods	34
Club or lodge	20
Cocktail lounges and taverns	48b
College dormitory	7a
Congregate care home for the elderly (over 15 persons)	10g
Congregate mental care facility (over 15 persons)	10c
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b

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<b>B-C-1 Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Department stores	39
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Electronic, video or mechanical amusement game arcade	29a
Eleemosynary or philanthropic institution	14
Food service centers for homeless persons	10l
Food stores and drugstores	32
Fortunetelling	47b
Funeral homes and crematory	41
Fur storage vaults	73a
Furniture repair	35a
Garage apartment or carriage house	5
Group care home for the abused or mistreated (seven or greater persons)	10e
Group care home for the elderly (seven to 15 persons)	10f
Group care home for the mentally ill (seven to 15 persons)	10b
Heliport, helistop	15a
Home furnishing and hardware	35
Home occupation	89
Homes for chemically dependent persons	10d
Hostel	10o
Hotel or apartment hotel	7
Indoor car wash	50a
Inn	9b
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Microbrewery	92
Mixed use, nonresidential	37a
Mixed use, residential	37b
Newspaper	69
Newspaper and magazine distributor	71
Nightclubs	48d
Package store	48c

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<b>List of Uses</b>	<b>Use #</b>
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Post secondary schools	46b
Printing or letter shop	70
Public uses	15
Public utility	16
Remote dry storage warehouse	75c
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Restaurant, sit-down or cafeteria, which serves alcoholic beverages	48
Restaurants, fast food or drive-thru	49a
Retail automobile parts and tire store	54
Sale and display of monuments and stones	39d
Sale of beer and wine, by the package, when incidental to other principal retail use	32a
Satellite dish	90a
Single-room occupancy residences	10m
Small electric motor repair	61a
Specialty shops	36a
Tattoo studio	36d
Taxicab company	45a
Taxistand	45
Teaching of music, voice, and dance	47c
Telegraph or messenger service	44
Telephone exchange	18
Tour vehicle service and storage facility	45c
Tower	43
Transitional shelters for homeless persons	10k
Tree cutting/pruning contractor	23a
Vocational and technical schools	47
Wholesaling or warehousing	75

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## B-C-1 Zoning District

### Provisions Regarding Use in the B-C-1 Zoning District:

1. Permitted uses are identified by the letter “X”.
2. Uses permitted subject to the approval of the board of appeals are indicated by the letter “B”.
3. Uses marked with “B2” and contain:
  - a. Less than ten acres shall be subject to the approval of the board of appeals.
  - b. Ten or more acres shall be permitted only within a PUD district.

<b>B-C-1 Zoning District List of Uses with Standards</b>	
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(1) One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(3) Multifamily dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(5) Garage apartment or carriage house	X
(7) Hotel or apartment hotel	X
Provided the uses front onto an arterial street.	
(7a) College dormitory	X
a. Such use shall abut a collector or greater classified street.	
b. No more than two students shall reside within a dormitory unit.	
c. The facility shall have a full-time resident manager.	
d. Such use shall be protected by the college or university security force or the equivalent.	
e. No signs, banners, clothing or similar items (except the name of the dormitory) shall be displayed in any window, on any railing, or on any exterior portion the building.	
f. No loud noise(s) shall emanate from the dormitory in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041.	
(8) Apartment building used by a college (mixed use)	X
(9b) Inn	X
Provided that such use shall contain not more than 15 bedrooms or suites.	
Such use may serve meals, provided such service shall be limited to guests occupying rooms in the inn.	
(9c) Bed and breakfast	X
Provided such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purposes.	
The sign requirement for such use shall be those established for home occupations.	
(10) Boardinghouse or roominghouse	X
(10b) Group care home for the mentally ill (seven to 15 persons)	X
(10c) Congregate mental care facility (over 15 persons)	X
(10d) Homes for chemically dependent persons	X
(10e) Group care home for the abused or mistreated (seven or greater persons)	X
(10f) Group care home for the elderly (seven to 15 persons)	X
(10g) Congregate care home for the elderly (over 15 persons)	X
(10k) Transitional shelters for homeless persons.	X
Provided that the following conditions shall be met:	
a. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is oriented in the best manner to protect adjacent uses.	

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b. A maximum of 50 persons, in addition to the responsible representative(s) of the not-for-profit organization, shall be housed overnight in the shelter at any one time. One organization representative responsible for operation of the shelter shall be on the site for each 25 persons housed in the facility overnight.	
c. There shall be at least 100 square feet of space in the building for each occupant, including staff.	
d. Meals may be provided only for the individuals temporarily housed within the shelter.	
e. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.	
f. Within the BC-1 district, such use shall also meet the following conditions:	
1. It shall front onto an arterial street.	
2. It shall not be located adjacent to a retail trade or residential use.	
3. It shall be located within a freestanding building.	
(10l) Food service centers for homeless persons	X
Provided that within BC-1 districts, such facilities shall be located within a building designed and constructed as a church, synagogue or within a secondary related religious structure owned and used by a church or synagogue for other religious functions.	
When such uses are located within a secondary related religious structure within the BC-1 district, or within any structure within any other district, they shall meet the following design criteria:	
a. The homeless food service center shall be located within a freestanding structure.	
b. The use shall not be located adjacent to a retail trade use or a residence.	
c. The structure housing the center shall be located on a collector street or greater.	
d. All queuing shall be conducted entirely on private property.	
(10m) Single-room occupancy residences	X
Provided that:	
a. A site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is developed in the best manner to protect adjacent uses.	
b. A maximum of 50 units shall be permitted within a SRO, provided that the net density for the zoning classification within which the use is located is not exceeded.	
c. A specific site development plan, that meets the standards for planned districts as provided for under section 8-3031, shall be submitted to and approved by the MPC before development can commence.	
d. There shall be a minimum of 100 square feet of space in each residential unit and at least 15 square feet of common area for each residential unit. However, the common area shall not be less than a total of 200 square feet in area.	
e. Within the R-B, RB-1, and BC-1 districts, the use shall:	
1. Front onto an arterial street.	
2. Not be located adjacent to a retail trade or residential use.	
3. Be located within a freestanding building.	
(10o) Hostel	X
Provided that such use shall have a full-time resident manager.	
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons)	X
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line, of another such care home or other type of care home.	
(11) Church or other place of worship	X
A church or other place of worship may be allowed to house a caretakers quarters and/or beds for the housing of temporary guests within the principal use structure as incidental uses subject to the following conditions:	
a. The site shall be located on and have direct access to a collector or greater classified street.	
b. A maximum of one permanent caretaker quarters or a maximum of 25 beds, available to temporary guest residents directly involved in activities sponsored by and/or affiliated with the church or other place of worship shall be allowed;	
Provided further that the temporary beds shall not be occupied by any individual or group of persons for greater than three months per calendar year.	
Nothing in this section shall be construed to mean that a church or other place of worship can establish a homeless shelter or other group home by right under the auspices of this section.	
A temporary guest resident shall include volunteer teams performing a service related activity to the community, missionary training personnel, and similar type activities approved by the zoning administrator.	
c. Meals in the facility may be prepared for and served only to individuals housed within the facility, minor tutorial students served by the facility, and/or for the membership of the church or other place of worship. Meals in the facility shall not be prepared or served for members of the general public, shall not be prepared for takeout, and shall be consumed on premises only.	
d. On-site vehicular parking spaces shall be available for all uses on site as determined by the zoning administrator, and shall include one parking space for each four (4) beds in the temporary housing section.	
(12) Church or monastery	X
(14) Eleemosynary or philanthropic institution	X
(15) Public uses	X
Including, but not restricted to schools, libraries, fire and police stations, park and recreations facilities.	
(15a) Heliport, helistop	B
(16) Public utility	X

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<b>Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district</b>	
(18) Telephone exchange	X
(19) Cultural facilities Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	X
(20) Club or lodge	X
(20a) Assembly halls Including union halls, conference halls, business meetings, civic halls and activities of a similar nature. Such use may include office space where incidental to the principal use.	X
(20b) Day nurseries and kindergartens	X
a. Provided, that 100 square feet of outdoor play space is provided for each child.	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The board of appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or church property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or church shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The board of appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.	
d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in section 8-3089 "Minimum space requirements for off-street parking areas."	
e. When an abutting use is residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.	
f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that, where such use is adjacent to or directly across from a nonresidential use or district, the board of appeals may allow a principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.	
(20c) Child care center	X
a. Provided that 100 square feet of outdoor play space is provided each child in any group using the play area at one time.	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The board of appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or church property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or church shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The board of appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.	
d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in section 8-3089 "Minimum space requirements for off-street parking areas."	
e. When an abutting use is residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.	
f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that, where such use is adjacent to or directly across from a nonresidential use or district, the board of appeals may allow a principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.	
(20d) Adult day care center	X
a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The zoning board of appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on a minor or residential street without creating traffic congestion and traffic hazards to the neighborhood served by such streets. When such use is located on a minor or residential street, the board may limit the number of persons utilizing the facility and the hours of operation based on the traffic to be generated, the size of the property, the characteristics of the neighborhood, and the location of the use in relation to adjacent properties.	
b. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.	
c. The parking layout and design shall be characteristic of the neighborhood within which such use is located.	
d. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the city traffic engineer, shall be provided.	
e. When the building housing such use is located across the street from or adjacent to a dwelling unit the use shall operate only between the hours of 6:30 a.m. and 9:00 p.m.	
f. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 prior to the issuance of a building permit or an occupancy permit.	
(20e) Child sitting center	X
All appropriate licenses from the Georgia Department of Human Resources shall be obtained by the applicant prior to receiving an occupancy permit.	
A minimum of 25 square feet of space per child shall be provided.	

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(23a) Tree cutting/pruning contractor	X
a. Such use shall not be located less than 75 feet from a conforming residential dwelling.	
b. Such use shall provide a buffer when adjoining any R district in accordance with section 8-3066 of this chapter.	
c. Such use shall not store or process any wood materials on-site	
(29) Amusement or recreational activities carried on wholly within a building	X
Including theater, billiard parlor, dance hall, and activities of a similar nature.	
(29a) Electronic, video or mechanical amusement game arcade	X
Excluding movies, film or photographic machines	
a. Such use shall front onto a major or secondary arterial, as shown on the street classification map of the city.	
b. No alcoholic beverages shall be sold or consumed on the premises.	
c. At least one class II bicycle parking space shall be provided for every three game machines. Bicycle racks shall not be located in any required motor vehicle parking space or landscaped area or in such a fashion as to obstruct any entrance, exit or public way.	
(32) Food stores and drugstores	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.	
(32a) Sale of beer and wine by the package when incidental to other principal retail use	X
(32c) Plant and produce shops	X
Provided that a site plan shall be submitted and approved under the provisions of section 8-3031. The design and location of any outdoor sales and storage activity shall be permitted only in conformance with the approved site development plan.	
(33) Personal service shops	X
Barbershop, beauty shop, health club, massage parlor "as an incidental use," shoe repair, dry cleaning and laundry pick-up station, laundromats, watch repair and services of a similar nature.	
(34) Clothing stores and dry goods	X
Shoestore, men's shops, women's shops, variety stores and stores of a similar nature.	
(35) Home furnishing and hardware	X
Appliance store, hardware store, paint store, appliance repair, sporting goods store, furniture store, and stores of a similar nature;	
(35a) Furniture repair	X
Including furniture refinishing, refurbishing and upholstery shops	
a. Provided, all business, display, and work area conducted wholly within the confines of the building; and unless storage yards are permitted in this district, no outside storage shall be permitted.	
b. No residential dwelling unit shall be located within the same structure where furniture refinishing or refurbishing work utilizes chemicals, paints, paint thinners, varnishes, or similar products.	
(36a) Specialty shops	X
Specialized retail sale shops which are normally associated with and restricted to general gift items, or special-interest boutique items. Such shops shall include gift, candy, florist, jewelry, craft, hobby, book, video, clothing shops; interior decorating sales; bicycle rental, excluding bicycle sales and repair; and stores of a similar nature not to include adult bookstores as defined in this section, adult video stores, or the sale or distribution of any obscene materials as set forth in O.C.G.A. § 16-12-80.	
(36b) Craft shops	X
Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.	
(36d) Tattoo studio	X
(37) Banks and offices	X
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature	
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	X
(38) Janitorial services contractor	X
Provided that:	
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.	
(39) Department stores	X
(39d) Sale and display of monuments and stones	X
Provided sale and display are conducted wholly within the confines of the building.	
(40) Photography studio	X
(41) Funeral homes and crematory	X
(42) Ambulance service or rescue squad	X
(43) Radio and television towers (including radio and television tower farms)	X
Provided that a site development plan shall be reviewed under the provisions of section 8-3031.	
(44) Telegraph or messenger service	X
(45) Taxi stand	X
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 et seq. of the City Code, for the site in question.	

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(45a) Taxicab company	X
Provided that:	
a. Except as otherwise provided herein, all vehicle maintenance or service activities connected with such use shall be conducted only within a B-C or B-G district and only when conducted entirely within an enclosed building unless approved otherwise by the MPC under the provisions of section 8-3031.	
b. All exterior storage or fleet parking areas, excluding an approved taxicab stand, shall be screened from the view of adjacent properties or public rights-of-way.	
(45c) Tour vehicle service and storage facility	X
Provided that:	
a. All maintenance and storage shall be completely screened from view of properties occupied by residential, institutional, public and retail uses, and from public rights-of-way.	
b. All parking spaces and driving surfaces shall be paved as required by the city engineer.	
c. Within B-C, B-G, BC-1, BG-2, and I-L-B districts;	
Such use shall be located entirely within an enclosed building; and	
Shall not be located adjacent to or across a street from a parcel occupied by a dwelling unit unless specifically approved by MPC upon a finding that the use is adequately screened and separated from the adjoining uses under the provisions of section 8-3031.	
d. A site plan for such use shall be approved under the provisions of sections 8-3031 and 8-3066.	
e. When located adjacent to or across the street from a residential dwelling and/or an institutional use, such use shall be in an enclosed building that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52.	
(46b) Post secondary schools (college, junior college, university)	X
(47) Vocational and technical schools	X
(47b) Fortunetelling	X
(47c) Teaching of music, voice, and dance	X
Provided that:	
b. Noise levels associated with a studio operation shall not exceed 65 decibels as measured at the exterior of the building housing said use.	
(47e) Personal service schools	X
Barber and beauty schools and similar personal service activities licensed by the State of Georgia.	
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X
Provided, that alcoholic beverages shall only be sold as part of a meal.	
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	X
(48b) Cocktail lounges, and taverns	X
(48c) Package store	X
(48d) Nightclubs	X
Provided that no nightclub shall be established on property which abuts land zoned in the following classifications: R-20, R-10, R-6, R-6A, R-6B, R-6C or R-4.	
(49a) Fast-food or drive-thru restaurants	X
Provided, that no alcoholic beverage sales shall be permitted.	
(49b) Catering services	X
Provided that the sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.	
(50a) Indoor car wash	X
Provided that within the BC-1, B-N, and R-B districts:	
a. Such use shall front into a parcel zoned to allow an indoor car wash. This provision shall not apply to uses within a R-B or BC-1 classification.	
b. Such use shall front an arterial street.	
c. All activities shall be carried on entirely within the confines of an enclosed building.	
d. The use shall not be established on a parcel which abuts or is across a public right-of-way from a R district.	
e. A site plan shall be approved by MPC under the provisions of section 8-3031.	
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X
a. Within a BC-1 district, automobile, truck or boat service facilities incidental to a franchised new automobile, truck or boat sales establishment shall be located within the same zoning district as such establishment, but need not be on the same lot within such establishment; provided however that:	
1. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from any R district.	
2. All services, storage or similar activities connected with service facilities shall be conducted entirely indoors and entirely on the lot on which such facilities are located; and no outside storage or dismantled vehicles shall be permitted.	
(52b) Bicycle and moped sales and service	X
All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which facilities are located and no outside storage or dismantled vehicles shall be permitted.	
Provided, that within the BC-1 zoning district, the service of mopeds is prohibited.	
(54) Retail automobile parts and tire store	X
Provided, that the following provisions shall apply:	
a. There shall be no dismantling of vehicles on the premises to obtain or sell parts.	

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# CITY OF SAVANNAH ZONING ORDINANCE

<b>B-C-1 Zoning District List of Uses with Standards</b>	
<b>Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district</b>	
b. The only auto part installation that shall be permitted in connection with such use shall be the installing of tires or minor accessory parts and minor maintenance.	
c. Major auto repair shall not be permitted in connection with such use. Minor auto repair and maintenance may be permitted provided such repair and maintenance shall be incidental to the normal upkeep of an automobile.	
d. All services, storage or similar activities shall be conducted entirely indoors.	
(55) Automobile parking lot or parking garage	X
May include gasoline pumps.	
Provided that principal use parking shall occur only within an authorized off-street parking lot or facility	
(55b) Automobile storage garage	X
(57) Laboratory serving professional requirements, dentists, medical, etc	X
(61a) Small electric motor repair	X
(63) Building supplies and materials	X
(63b) Pest control	X
(68) Building contractor and related construction contractors	X
Provided that outdoor storage of materials and construction equipment shall not be permitted unless otherwise permitted in this district, and provided that the prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrications work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap or finished product, shall generate no noise, dust or odor beyond the confines of the building and shall only be incidental to the contracting activity.	
(69) Newspaper	X
(70) Printing or letter shop	X
(71) Newspaper and magazine distributor	X
(73a) Fur storage vaults	X
Provided that within the B-B, B-C and BC-1 zoning districts fur storage vaults shall be an incidental use to the principal use, retail sale of fur.	
(75) Wholesaling or warehousing	X
Provided, that there shall be no external storage of goods and materials.	
(75c) Remote dry storage warehouse	X
Provided that:	
b. The materials or merchandise stored shall be associated with a principal use permitted within the district in which the warehouse is constructed or operated.	
c. No wholesaling, transfer and storage business, or contract warehousing shall be permitted unless permitted elsewhere within the district.	
d. No retail or miscellaneous sales, auctions, servicing, or repair work shall be conducted on the premises.	
e. All storage shall be enclosed within a building which is architecturally compatible with the adjacent development.	
f. A comprehensive site development plan shall be submitted to and approved by the MPC before development shall commence, in compliance with the requirement of section 8-3031 of this chapter.	
(82a) Accessory storage buildings	X
Provided that:	
a. Such uses shall be adjacent to, on the same lot as, or across the street from the principal business.	
b. There shall be no outdoor storage of any material.	
c. Shipping containers and truck trailers shall not be permitted as accessory storage buildings.	
(83) Light manufacturing:	
Such uses shall be designed to operate in such a manner that it will not emit smoke, odor, or objectionable waste materials, and which will not produce noise levels beyond that permitted by the city noise control ordinance.	
n. Dry cleaning plants and laundry plants	X
Provided that:	
1. Dry cleaning plants using systems which make use of solvents rated at above 40 according to the Underwriters' Laboratories, Inc., Standard of Classification known as class I systems shall be prohibited.	
2. Dry cleaning plants which use cleaning solvents which make use of solvents rated at more than five but less than 40 according to the Underwriters' Laboratories, Inc., Standard of Systems, shall not be established in buildings with other occupancy and shall only be established in buildings which shall be setback not less than ten feet from any side or rear property line	
3. Such plants shall serve not more than one pickup and delivery station inclusive of one occupying the same premises as the plant.	
4. The building for such plant shall not contain more than 4,000 square feet of floor area.	
5. Such plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant.	
6. The applicant for such a plant shall certify in writing at the time of the application that all the above conditions shall be met.	
7. Such dry cleaning plant shall comply with all of the requirements of the city's fire prevention code.	
q. Unclassified light manufacturing	B2
(89) Home occupation	X
(90) Accessory uses	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	

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(90a) Satellite dish	X
Provided such use shall only be permitted as an accessory use but may be allowed within front or side yards.	
Provided further, that where such use is located upon a lot which is immediately adjacent to or directly across a street from property upon which is located a conforming dwelling or vacant property zoned to permit residential uses, then the following restrictions shall apply:	
1. A satellite dish within a side or front yard shall be set back a minimum of 15 feet from the property line, and shall be of open mesh construction (except for bi-directional transmit and receive dishes where required by the FCC). Dishes shall be screened from view from ground level from adjoining residential properties.	
2. The maximum diameter satellite dish shall be 16 feet.	
3. No form of advertising or identification shall be permitted upon a permanently placed or mounted satellite dish except for the manufacturer's small identification plate.	
(92) Microbrewery	X
Provided that within the BC-1 and B-G districts, the following conditions shall apply:	
a. The use shall be restricted to a production of less than 5,000 barrels of beer and/or ale per year.	
b. The use shall be located on a major arterial street.	
c. No offensive odors shall be emitted beyond the walls of the building occupied by such use.	
d. Except for the residence of the owner or a caretaker's quarters, the use shall not be located within 150 feet of a structure housing a conforming dwelling unit.	

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## CITY OF SAVANNAH ZONING ORDINANCE

<b>B-C-1 Zoning District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. Detached b. Semidetached or end-row c. Attached or row Nonresidential	- - - 600 600 600 -
<b>Minimum Lot Width (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. Detached b. Semidetached or end-row c. Attached or row Nonresidential	- - - 20 20 20 -
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	- - - - - -
<b>Minimum Side Yard Setback (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - 10 from abutting R district property
<b>Minimum Rear Yard Setback (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - -
<b>Maximum Height (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	40 40 40 -
<b>Maximum Building Coverage (percent)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	60 60 60 -
<b>Maximum Density (units per net acre)</b>	-	-

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