

CITY OF SAVANNAH ZONING ORDINANCE

B-G ZONING DISTRICT

B-G general-business. The purpose of this district shall be to create and protect areas in which heavy commercial and certain industrial-like activities are permitted.

B-G Zoning District	
List of Uses	Use #
Accessory storage buildings	82a
Accessory uses	90
Adult day care center	20d
Adult entertainment establishment	36c
Ambulance service or rescue squad	42
Amusement or recreational activities carried on wholly within a building, including theater billiard parlor, dance hall, and activities of a similar nature	29
Animal grooming establishment	25a
Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	25
Apartment building used by a college (mixed use)	8
Assembly halls	20a
Automobile parking lot or parking garage	55
Automobile storage garage	55b
Automobile upholstery shop	53
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
Book cover processing	71a
Building contractor and related construction contractors	68
Building supplies and materials	63
Buy-back center for recyclable aluminum, glass, paper, and plastics	82d
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

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List of Uses	Use #
Cocktail lounges and taverns	48b
Cold storage and freezer plant	73
College dormitory	7a
Community correctional center	10n
Congregate care home for the elderly (over 15 persons)	10g
Congregate care home for the mentally retarded (over 15 persons)	10i
Congregate mental care facility (over 15 persons)	10c
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Department stores	39
Design shop and testing of new products	58a
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Electrical repair and similar repair	61
Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	29a
Eleemosynary or philanthropic institution	14
Emergency shelters for homeless persons	10j
Equipment rental	59a
Express office	72
Farm implement sales and storage and similar activities	59
Feed and grain sales and storage	60
Food service centers for homeless persons	10l
Food stores and drugstores	32
Fortunetelling	47b
Freezer locker service, ice storage	46
Fuel Station	50
Funeral homes and crematory	41
Fur storage vaults	73a
Furniture repair, including furniture refinishing, refurbishing and upholstery shops	35a
Garage apartment or carriage house	5
Glass sales and installation	64

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List of Uses	Use #
Greenhouse and plant nursery	23
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
Group care home for the mentally retarded	10h
Heliport, helistop	15a
Home furnishing and hardware	35
Home occupation	89
Homes for chemically dependent persons	10d
Hospital and Care Home	10q
Hostel	10o
Hotel or apartment hotel	7
Ice vending unit	46a
Incidental outdoor storage	82b
Indoor car wash	50a
Indoor recycling collection center	82c
Indoor shooting range	30
Inn	9b
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Locksmith, gunsmith, and similar activities	62
Microbrewery	92
Mixed use, nonresidential	37a
Mixed use, residential	37b
Motel	9
Motor coach service and storage	45b
Motorcycle, motor scooter sales and services	52a
Newspaper	69
Newspaper and magazine distributor	71
Nightclubs	48d
Package store	48c
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e

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List of Uses	Use #
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Post secondary schools (College, junior college, university)	46b
Prefabricated structures sales lot	63a
Printing or letter shop	70
Public uses	15
Public utility	16
Railroad or bus station	74
Remote dry storage warehouse	75c
Residential trailer sales room and sales lot	56
Restaurant drive-in	49
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	39c
Sale of beer and wine, by the package, when incidental to other principal retail use	32a
Satellite dish	90a
Self-storage miniwarehouse	75b
Separate use sign	87
Single-room occupancy residences	10m
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Teaching of music, voice, and dance	47c
Telegraph or messenger service	44
Telephone exchange	18
Temporary day labor employment center	47d
Temporary uses	13
Tour vehicle service and storage facility	45c
Tower	43

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List of Uses	Use #
Transitional shelters for homeless persons	10k
Tree cutting/pruning contractor	23a
Vehicle service, minor	51
Vehicle service, major	51a
Vocational and technical schools	47
Wholesaling or warehousing	75
Wrecker service with dead storage yards	55c

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Provisions Regarding Use in the B-G 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-G Zoning District List of Uses with Standards	
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	
(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
(9) Motel	X
Including such ancillary uses as barbershops, beauty shops, restaurants with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature.	
(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

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(10g) Congregate care home for the elderly (over 15 persons)	X
(10h) Group care home for the mentally retarded	X
(10i) Congregate care home for the mentally retarded (over 15 persons)	X
(10j) Emergency 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 in addition to the other criteria, the use is oriented in the best manner to protect adjacent uses.	
b. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time.	
c. There shall be at least 50 square feet of space in the building for each occupant, including staff.	
d. Meals may be provided only for individuals temporarily housed within the shelter unless food service centers are permitted elsewhere in this district.	
e. One responsible representative of the not-for-profit organization responsible for the operation of the shelter shall be on the site for each 25 persons housed in the facility overnight.	
f. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.	
(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.	
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.	
(10l) Food service centers for homeless persons	X
(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.	
(10n) Community correctional center	X
a. Such use shall not be located within 300 feet of any conforming one-family two-family, or multifamily dwelling structure, nor on a lot where within the same block face a conforming one-family, two-family, or multifamily dwelling structure is located, nor across the street from an R (residential) zoning district.	
b. A 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.	
c. One hundred square feet of space shall be provided in the building for each occupant, including staff.	
d. Each center shall have a staff manual setting forth established procedures for emergency evacuation, medical emergencies, and security procedures.	
e. A maximum of 50 persons, in addition to the staff, shall be housed in the center. One staff security guard and one staff supervisor shall be on-site at all times the facility is occupied.	
(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.	
(10q) Hospital and Care Home	X
(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.	

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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
(13) Temporary uses:	
1. Provided that the following specific conditions shall apply to such uses not located on public property.	
a. A site plan shall be approved by MPC pursuant to the provisions of section 8-3031.	
b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site.	
c. The use complies with the sign requirements for the districts in which it is located.	
d. Such use shall not be located adjacent to or across a street from a conforming residential use.	
e. The use shall not be permitted for greater than 30 days within any six-month period unless a different length of time is specifically provided for hereunder.	
f. Such use shall be located along a collector or arterial street.	
g. Such use shall be located on not less than a one-acre site.	
h. The use shall not occupy off-street parking spaces required for another use not extend into the required building setback lines of the site.	
i. Sanitation facilities shall be approved by the Chatham County Health Department prior to the issuance of an occupancy permit.	
j. Tents and/or mobile vehicles/structures shall not be permitted in conjunction with such use unless specifically provided for hereunder. Where so allowed, such tents and/or mobile vehicles/structures shall be located as shown on the approved site development plan. Tent(s) shall be constructed of fire retardant materials.	
k. Such use shall comply with the requirements of the city noise ordinance.	
2. Temporary uses shall include the following activities:	
a. Temporary outdoor religious services.	X
Provided that:	
1. The use shall be at least 100 feet from any conforming dwelling.	
2. Tents may be utilized for tent revivals.	
b. Carnival, community fair, athletic event or other event of public interest.	B
1. Such event shall be permitted only on a site which faces and is adjacent to B districts or I-L and I-H districts except for existing designated fair grounds.	
2. All activities connected with such event shall be setback at least 100 feet from the nearest property line.	
3. Tents and/or mobile vehicles/structures may be utilized for such activities.	
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest.	X
Provided that:	
1. Public parks shall be owned and operated by either an agency of government or unit of government.	
2. Tents and/or mobile vehicles/structures may be utilized or such activities.	
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	X
1. The use shall extend for not more than 14 consecutive days.	
2. The use shall be located on a site occupied by a retail center or public facility.	
3. Tents may be utilized provided they do not encroach into landscaped areas or required building setbacks.	
f. The sale of seasonal plants and/or produce.	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
(18) Telephone exchange	X
(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
(20) Club or lodge	B
(20a) Assembly halls	X
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.	
(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	

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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.	
(23) Greenhouse and plant nursery	X
(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	
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.	
(25a) Animal grooming establishment	X
Provided, that such establishments shall not board animals overnight.	
(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

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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.	
(30)	Indoor shooting range	B
a.	Indoor target range shall meet U.S. Government Design Standards prepared by the Public Buildings Service, General Service Administration, as set forth in the "Construction of Indoor Rifle and Pistol Range," published by the National Rifle Association.	
b.	The indoor target range shall be of soundproof construction whereby the sound from the discharge of any firearm shall not be transmitted across any adjoining property line.	
(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;		
Provided, that, unless permitted in these regulations, an incidental storage yard within the B-C, B-G, BG-1, and B-H districts shall be only permitted subject to the following provisions:		
a.	Access to or from the storage yard shall not be from a minor or collector street serving R zoned districts or residentially developed properties.	
b.	A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of a storage yard. Provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area and finished masonry fence with supplemental landscaping established along the exterior of the fence.	
c.	No materials shall be stacked or stored above a height that can be seen from outside the fenced area.	
(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.		
(36c)	Adult entertainment establishment	X
a.	Each adult entertainment establishment shall be located a minimum of 1,000 feet from any existing adult entertainment establishment. Such measurement shall be the horizontal distance between the nearest property lines of the proposed and existing adult entertainment establishments.	
b.	Each adult entertainment establishment shall be located a minimum of 1,500 feet from any residentially zoned area, dwelling, church, school, government-owned or managed building open for public assembly, or park. Such measurement shall be the horizontal distance between the nearest property lines of the proposed and existing adult entertainment establishments.	
c.	Any display, device or sign that depicts or describes specified sexual activities or specified anatomical areas shall be out of view of the public way and surrounding property.	
d.	Such use shall abut a collector or greater classified street.	
(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

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CITY OF SAVANNAH ZONING ORDINANCE

B-G Zoning District List of Uses with Standards

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

(39c) Sale and display of monuments and stones	X
(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.	
(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.	
(45b) Motor coach service and storage	X
Provided that within the B-G and I-L-B districts the following shall apply:	
a. A site plan shall be approved under the provisions of section 8-3031.	
b. All parking spaces and driving surfaces shall be paved as required by the city engineer.	
c. Such use shall not be allowed within the Savannah Historic District or a planned neighborhood conservation district or within 150 feet of a dwelling unit.	
(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.	
(46) Freezer locker service, ice storage	X
(46a) Ice vending unit	X
a. Such units shall not be less than 30 nor more than 250 square feet in size, and shall be considered principal use structures.	
b. Such units shall only be allowed on a site occupied by another principal use; and further, such units shall be located immediately adjacent to the other principal use as allowed by applicable building codes and ordinances.	
c. The use shall front an arterial, collector or higher classified roadway.	
d. A site plan shall be submitted for a review according to Section 8-3031 and shall require review and action by the Planning Commission.	
e. No ice vending unit shall be located on or in required parking spaces.	
f. Ice vending units shall provide a minimum of two off-street parking spaces.	
g. Signage shall be permitted on any two sides of the unit only and shall not exceed one square foot for each lineal foot of unit wall as measure along the longest wall. In no case shall permitted signage exceed 20 square feet per side.	
h. Only one ice vending unit shall be allowed on any single parcel.	
i. An ice vending unit shall not be located within a 300 foot radius of an existing ice vending unit.	
j. Ice vending units must be located no more than 5 feet from the principal use structure.	
k. Any ice vending unit must be at least 100 feet, in any direction, from any residential property and in any case must be screened and not visible from an adjacent residential property.	
l. Ice vending units shall not be allowed within the boundaries of the Savannah National Historic Landmark District.	
m. A trash receptacle with a minimum capacity of at least 30 gallons shall be placed adjacent to each ice vending unit. Such receptacle shall be properly maintained and emptied by the ice vending unit owner or their designee at least once every two (2) days. The suitability of the receptacle shall be approved by the Sanitation Director or their designee.	
n. Ice vending units shall comply with the Requirements of the Noise Disturbance Ordinance of the Code of Savannah.	
o. By receipt of permit, the owner shall authorize the City of Savannah to remove any ice vending unit upon abandonment or discontinuation of use after a period of forty-five (45) consecutive days as determined by the Building Official. If removed at the City's expense, a lien shall be placed on the ice vending unit and charged to the owner.	
(46b) Post secondary schools (college, junior college, university)	X
(47) Vocational and technical schools	X

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CITY OF SAVANNAH ZONING ORDINANCE

B-G Zoning District List of Uses with Standards

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(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.	
(47d) Temporary day labor employment center	X
a. The use shall front onto an arterial or collector roadway.	
b. All activities shall be conducted within an enclosed building.	
c. Loitering outside of the building shall not be permitted.	
d. The use shall not be established within 300 feet of any residential use.	
e. A site plan shall be submitted to and approved by the MPC staff under the provisions of section 8-3031 herein.	
(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.	
(49) Drive-in restaurant	X
Provided, that no alcoholic beverages shall be sold to or consumed by anyone while within an automobile or other vehicle.	
(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.	
(50) Fuel station	X
a. Gasoline pumps and other service facilities such as air and vacuum shall be set back not less than 12 feet behind the required front yard setback line.	
(50a) Indoor car wash	X
(51) Vehicle Service, minor	X
a. Such use, not to include washing and detailing, shall be conducted within an enclosed building; however, bay doors are permitted and may be open only during hours of operation.	
(51a) Vehicle Service, major	X
a. Such use shall be no closer than 150 feet from any residential structure as measured from the property line of such use.	
b. Within the R-B-C, R-B-C-1, BG-1, I-L-B, or B-C Districts any outdoor storage area shall be enclosed by an architecturally designed fence of at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery.	
c. Such use, not to include washing and detailing, shall be conducted only within an enclosed building. Bay doors are permitted except as follows, and may be open only during hours of operation. Bay doors shall not be permitted along a façade that is adjacent to a residential property or any R district unless such property or district is located across a street right-of-way, not including lanes.	
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X
b. Within the B-G and I-L-B districts:	
1. Such use shall front onto a major or secondary arterial or collector street, as shown on the street classification map of the city. No access shall be provided from a minor or collector street serving R zoned districts or conforming residentially developed properties.	
2. Such use shall only be established on a lot which is located across from or adjacent to an established B (business) zoning district.	
3. Such use shall be located at least 50 feet from any R (residential) zoning district or any conforming residential use property line and be screened from the view of such residential properties by an architecturally designed fence at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery.	
4. No auto repair, maintenance, service, storage or parts and/or damaged vehicles shall be established on a lot which is either adjacent to or directly across the street from any R (residential) zoning district unless such activity is conducted entirely within an enclosed building which is not less than 150 feet from any residential structure unless specifically approved by the MPC under the provisions of section 8-3031.	
(52a) Motorcycle, motor scooter sales and services	X
a. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from an R district when said street has a right-of-way of less than 75 feet.	
b. All service, storage, or similar activities connected with service facilities shall be conducted entirely indoors and 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.	

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CITY OF SAVANNAH ZONING ORDINANCE

B-G Zoning District List of Uses with Standards

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(53) Automobile upholstery shop	X
(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.	
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
(55c) Wrecker service with dead storage yards	X
Provided that the following provisions are met:	
a. The dead storage area shall be located totally within an enclosed building or shall be enclosed by an architecturally designed solid fence of at least six feet in height unless otherwise provided for on a site plan approved by the MPC under the provisions of section 8-3031.	
b. There shall be no dismantling of vehicles on the premises to obtain parts for use or sale.	
c. Within the B-C, B-G and B-H zoning districts, the following conditions shall also apply:	
(1) A site plan shall be approved by the MPC under the provisions of section 8-3031.	
(2) All vehicles stored on the site shall be totally screened from view from adjacent properties and public rights-of-way.	
(3) Such use shall not be established along a block face which contains an existing dwelling unit.	
(56) Residential manufactured home sales room and sales lot	X
(57) Laboratory serving professional requirements, dentists, medical, etc	X
(58a) Design shop and testing of new products (as a secondary use)	X
Provided the following provisions shall apply:	
a. The operation of such use shall be an integral function of a principal office use and shall occupy not more than 25 percent of the floor area of the building in which such office use is located.	
b. Such use shall be in an enclosed area that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52.	
c. Such use shall not generate any noise, dust or odor as measured along any adjacent property line.	
d. There shall be no outdoor storage of materials, scraps, or finished products.	
e. No manufacturing or fabrication of finished products for sale shall be produced on the property.	
(59) Farm implement sales and storage and similar activities	X
(59a) Equipment rental	X
(60) Feed and grain sales and storage	X
(61) Electrical repair and similar repair	X
(61a) Small electric motor repair	X
(62) Locksmith, gunsmith and similar activities	X
(63) Building supplies and materials	X
Provided, that, unless permitted in these regulations, an incidental outdoor storage area within the B-C, B-G, BG-1, BG-2, and B-H districts shall be only permitted subject to the following provisions:	
a. Access to or from the storage yard shall not be from a minor or collector street serving R zoned districts or residentially developed properties.	
b. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of a storage yard; provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area finished masonry fence with supplemental landscaping established along the exterior of the fence.	
c. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.	
(63a) Prefabricated structures sales lot	X
Provided that:	
a. All structures shall comply with the front yard setback.	
b. Minimum of four off-street parking spaces.	
c. Outdoor storage of individual parts shall not be permitted unless storage yards are permitted in this district.	
(63b) Pest control	X
(64) Glass sales and installation	X
Provided, that such use shall not provide more than four glass installation bays when located adjacent to or across a minor street from a dwelling unit unless it abuts along the rear property line and a solid buffer is installed to screen the residential use(s).	
(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.	

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CITY OF SAVANNAH ZONING ORDINANCE

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<p>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.</p>	
(69) Newspaper	X
(70) Printing or letter shop	X
(71) Newspaper and magazine distributor	X
(71a) Book cover processing	X
(72) Express office	X
(73) Cold storage and freezer plant	X
(73a) Fur storage vaults	X
(74) Railroad or bus station	X
(75) Wholesaling or warehousing	X
Provided, that there shall be no external storage of goods and materials.	
(75b) Self-storage miniwarehouse	X
Provided that:	
a. For all districts except for P-I-L-T, I-L-B, I-L and I-H districts, a mini-warehouse site shall not be less than 0.75 acres nor exceed four acres.	
b. Reserved.	
c. Reserved.	
d. Reserved.	
e. Reserved.	
f. Reserved.	
g. Reserved.	
h. Roadways: Within the B-H, B-N, B-C, BG-1 and BG-2 zoning districts, self-storage mini-warehouses shall have access to only a street classified as a collector or greater.	
i. Reserved.	
j. Site Plan: The proposed site development plan shall be reviewed under the provisions of section 8-3031 (Planned Development District).	
k. Building exterior:	
1. The exterior walls of a self-storage mini-warehouse structure shall consist of texture or split-face block, brick, or real stucco over concrete block. Other materials may be acceptable for exterior walls if the MPC determines that visual compatibility with the surrounding development can be achieved with the use of such other materials.	
2. Self-storage mini-warehouses shall be constructed in a manner that would prevent the flow of water from the roof of the structure onto the walls of the structure. The use of eaves to direct water away from the structure is highly recommended; however, other construction methods such as a gutter system or parapet wall shall also be considered where allowed by all applicable building codes.	
l. Visual buffering and screening: A landscape buffer shall be provided in accordance with section 8-3066 (Visual Buffers and Screening) and section 8-3031 (Planned Development District). The following landscaping standards shall also apply:	
1. A landscape buffer of not less than 25 feet in width shall be established along any side of the property where the self-storage mini-warehouse abuts a residential zoning district (an R district), or where the use is across the street from an R district;	
2. Any self-storage min-warehouse shall have a fence, wall or some combination thereof around the perimeter of the property upon which it is located. An eight-foot-tall fence and/or wall shall be constructed in accordance to section 8-3066 (Visual Buffers and Screening);	
3. Where the end wall of any self-storage mini-warehouse structure is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet; and	
4. Wherever possible, tree quality points and landscape quality points shall be located in buffer areas that are visible from the public rights-of-way and adjacent properties.	
m. Storage: All storage shall be within an enclosed building. However, accessory outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed provided that such storage is not visible from a public right-of-way, an R district or an existing residential use.	
n. Signage: No animated or neon or flashing signs shall be allowed. Only one principal use sign per street frontage shall be allowed.	
o. Prohibited activities: Except as provided herein, the following activities shall be prohibited on the premises:	
1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Georgia regulations;	
2. Servicing, repair, or fabrication or motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;	
3. Operation of a transfer-and-storage business;	
4. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use;	
5. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations;	
6. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials; and	
7. Habitation of storage units by humans or animals.	
(75c) Remote dry storage warehouse	X
Provided that:	

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CITY OF SAVANNAH ZONING ORDINANCE

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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.	
(82b)	Incidental outdoor storage	X
a.	Provided that the storage area shall be adjacent to, on the same lot as, or across the street from the principal use.	
b.	Access to or from the storage area shall not be from a minor or collector street serving R zoned districts or residentially developed properties.	
c.	A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of an outdoor incidental storage area; provided that the MPC may require a solid architecturally designed masonry fence, up to a height of eight-feet, with supplemental landscaping established along the exterior of the fence.	
d.	No materials shall be stacked or stored above a height that can be seen from outside the fenced area.	
(82c)	Indoor recycling collection center	X
a.	All activities and storage of materials shall be conducted within an enclosed building.	
b.	All material shall be stored and sorted on dry impervious surfaces and shall be protected from exposure to moisture.	
c.	Provided further, that within the B-G district, the following provisions shall also apply:	
1.	Such use shall not be established along a block face which contains an existing dwelling unit.	
2.	All loading, unloading storage areas shall be screened from view from adjacent properties occupied by residential, institutional, office and retail uses.	
(82d)	Buy-back center for recyclable aluminum, glass, paper and plastics	X
	Provided that:	
a.	The use shall be established and maintained in conjunction with and accessory to an existing business or industrial use. If the principal use is discontinued, moves or goes out of business, the buy-back center shall not continue on the site unless pre-approved as an incidental or secondary use to another principal use on the site.	
b.	A site development plan shall be submitted for review and approval by the MPC, for a buy-back center, pursuant to the provisions of section 8-3031, Planned Development District. Off-street parking and loading spaces shall be provided as recommended by the traffic engineer and/or approved by the MPC. The plan shall identify proposed signage and screening for the use.	
c.	All required building and development setback lines shall be met. In addition, the hours of operation, the size and location of the buy-back center may be limited, as provided by the MPC.	
d.	All materials to be recycled shall be located within an enclosed weather resistant container on a dry impervious surface. No storage of materials outside the approved container nor sorting or processing of materials shall be allowed and the site shall be kept litter-free.	
e.	Except for the I-H and I-L zoning districts, a buy-back center shall be located on a site with a business or industrial use having a minimum of 75 off-street parking spaces.	
(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
(87)	Separate use sign	X
(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-G Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	6,000 3,600 2,500 2,150 2,000 1,900 6,000
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	60 60 60 60 60 60 -
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	90 50 40 30 30 36
Minimum Side Yard Setback (feet)	-	10 from abutting R district property
Minimum Rear Yard Setback (feet)	-	adjoining R district property's setback
Maximum Height (feet)	-	-
Maximum Building Coverage (percent)	-	-
Maximum Density (units per net acre)	-	-

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