

# CITY OF SAVANNAH ZONING ORDINANCE

## B-N ZONING DISTRICT

*B-N neighborhood-business.* The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people.

<b>B-N Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory uses	90
Adult day care center	20d
Ambulance service or rescue squad	42
Animal grooming establishment	25a
Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	25
Assembly halls	20a
Automobile parking lot or parking garage	55
Banks and offices	37
Bicycle and moped sales and service	52b
Catering services	49b
Child care center	20c
Child sitting center	20e
Clothing stores and dry goods	34
Club or lodge	20
Cocktail lounges and taverns	48b
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Electronic, video or mechanical amusement game arcade	29a
Eleemosynary or philanthropic institution	14
Food stores and drugstores	32
Fortunetelling	47b
Freezer locker service, ice storage	46
Fuel station	50
Funeral homes and crematory	41
Furniture repair	35a
Greenhouse and plant nursery	23
Heliport, helistop	15a
Home furnishing and hardware	35

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

## CITY OF SAVANNAH ZONING ORDINANCE

B-N Zoning District	
List of Uses	Use #
Indoor car wash	50a
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Locksmith, gunsmith, and similar activities	62
Mixed use, nonresidential	37a
Nightclubs	48d
Package store	48c
Personal service schools	47e
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Post Secondary Schools	46b
Prefabricated structures sales lot	63a
Printing or letter shop	70
Public uses	15
Public utility	16
Radio or television broadcasting studio	43a
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 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
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Teaching of music, voice, and dance	47c

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

<b>B-N Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Telegraph or messenger service	44
Telephone exchange	18
Temporary day labor employment center	47d
Vehicle service, minor	51
Vocational and technical schools	47

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

## Provisions Regarding Use in the B-N 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-N Zoning District List of Uses</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>	
(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) Helipport, 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	X
(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 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,	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

<b>B-N Zoning District List of Uses</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>	
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
(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.	
(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.	
(37) Banks and offices	X
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature.	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

<b>B-N Zoning District List of Uses</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>	
(37a) Mixed use, nonresidential	X
(38) Janitorial services contractor	X
Provided that:	
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.	
(40) Photography studio	X
(41) Funeral homes and crematory	X
Provided that within the B-N district:	
a. The use shall have access only from an arterial roadway.	
b. A site plan shall be submitted to and approved by MPC under the provisions of section 8-3031.	
(42) Ambulance service or rescue squad	X
(43a) Radio or television broadcasting studio	X
Provided, however, within B-N, BG-1 and BG-2 districts a site plan shall be reviewed under the provisions of section 8-3031, and the following conditions shall be met:	
a. Only one accessory satellite dish and/or accessory fixed point microwave transmission tower shall be permitted; provided that the MPC may approve an additional dish and/or tower upon a finding that such addition is necessary for the reasonable functioning of the primary use and will not adversely impact the surrounding areas.	
b. The maximum height for a satellite dish shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.	
c. Transmission towers shall be permitted only on a lot which fronts a street classified as an arterial, and is across the street from a business or industrial zoning district. Mountings on the tower shall be limited to no more than two four-foot parabolic antennas, and a two-way communications antenna. Such tower shall be set supporting with a maximum three-foot-wide base. The height of such tower shall be the minimum necessary to clear neighboring obstructions, but shall not exceed a height of 100 feet. A galvanized finish or silver paint finish shall be applied to the tower, and no lighting shall be erected on the tower unless required by the FAA.	
d. All dishes and towers shall be located in the rear yard unless otherwise approved by the MPC. The base of such facilities shall be surrounded with an architecturally designed fence with landscaping.	
(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.	
(46) Freezer locker service, ice storage	X
(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.	
(47d) Temporary day labor employment center	B
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	B
(48c) Package store	B
(48d) Nightclubs	B
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.	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

<b>B-N Zoning District List of Uses</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>	
(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
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.	
(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.	
(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.	
(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	
(57) Laboratory serving professional requirements, dentists, medical, etc	X
(61a) Small electric motor repair	X
(62) Locksmith, gunsmith and similar activities	X
(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
(70) Printing or letter shop	X
(75b) Self-storage miniwarehouse	B
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	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

<b>B-N Zoning District List of Uses</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>	
shall also be considered where allowed by all applicable building codes.	
i. 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.	
(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.	
(90) Separate use sign	X
(90) Accessory uses	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
(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.	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

## CITY OF SAVANNAH ZONING ORDINANCE

<b>B-N 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>	-	-
<b>Minimum Lot Width (feet)</b>	-	-
<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	90 50 40 30 30 36
<b>Minimum Side Yard Setback (feet)</b>	-	10 from abutting R district property
<b>Minimum Rear Yard Setback (feet)</b>	-	adjoining R district property's setback
<b>Maximum Height (feet)</b>	-	35
<b>Maximum Building Coverage (percent)</b>	-	-
<b>Maximum Density (units per net acre)</b>	-	-

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**