

CITY OF SAVANNAH ZONING ORDINANCE

I-L ZONING DISTRICT

I-L light-industrial. The purpose of this district shall be to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district.

I-L Zoning District	
List of Uses	Use #
Accessory storage buildings	82a
Accessory uses	90
Administration building	38a
Adult entertainment establishment	36c
Amusement or recreational activities carried on wholly within a building	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
Bicycle and moped sales and service	52b
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
Caretakers' quarters	10a
Catering services	49b
Club or lodge	20
Cocktail lounges and taverns	48b
Cold storage and freezer plant	73
College dormitory	7a
Community correctional center	10n
Confectionery	39b
Cultural facilities	19
Design shop and testing of new products	58a

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List of Uses	Use #
Drive-in theater	31
Dwelling, one-family	1
Electrical repair and similar repair	61
Electronic, video or mechanical amusement game arcade	29a
Emergency shelters for homeless persons	10j
Equipment rental	59a
Experimental laboratory	58
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
Freezer locker service, ice storage	46
Fuel Station	50
Fur storage vaults	73a
Furniture repair	35a
Glass sales and installation	64
Golf or baseball driving range	28
Greenhouse and plant nursery	23
Growing of crops and gardening	21
Heliport, helistop	15a
Home furnishing and hardware	35
Home occupation	89
Horse stables	42a
Hostel	10o
Ice vending unit	46a
Incidental outdoor storage	82b
Indoor car wash	50a
Indoor recycling collection center	82c
Indoor shooting range	30
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Locksmith, gunsmith, and similar activities	62

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List of Uses	Use #
Marine supply and service facility	78
Microbrewery	92
Miniature golf course	27
Mixed use, nonresidential	37a
Mixed use, residential	37b
Motel	9
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
Personal service shops	33
Pest control	63b
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 freight station	79
Railroad or bus station	74
Railroad or freight classification	80
Raising of commercial and noncommercial livestock and poultry	22
Recreational vehicle park	9a
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
Riding stables	42b
Sale and display of monuments and stones	39c

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List of Uses	Use #
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
Sewage treatment plant	17
Single-room occupancy residences	10m
Specialty shops	36a
Storage yards	82
Temporary day labor employment center	47d
Temporary uses	13
Tower	43
Transitional shelters for homeless persons	10k
Tree cutting/pruning contractor	23a
Tree cutting/pruning contractor and related services	23b
Truck terminal	81
Vehicle service, minor	51
Vehicle service, major	51a
Wholesaling or warehousing	75
Wrecker service with dead storage yards	55c

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Provisions Regarding Use in the I-L 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.

I-L 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
(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.	
(9a) Recreational vehicle park	X
Provided that:	
a. Such use shall only be allowed as a rear yard accessory use to an existing motel on land under same ownership with entrance from a driveway also used by motel.	
b. Each vehicle parking pad shall be no less than ten feet wide by 50 feet long and shall be screened from adjoining spaces with a 30-foot distance from centerline pad to centerline pad.	
c. The park shall be enclosed by a solid wall or opaque fence not less than six feet in height, to screen the park from view of surrounding properties not under the same ownership.	
d. Each space shall provide electricity and water and the park shall provide facilities to dump sewage into existing sewage lines previously approved for use by the motel operation and shall provide proper lighting and a separate structure with toilets, washbasins, and showers. All applicable codes must be complied with.	
e. The park shall be so designed as to provide for a proper flow of traffic and each interior street or driveway shall be at least 12 feet in width for one-way traffic and shall be designed for the proper turning, backing, parking and maneuvering of trailers as approved by the traffic engineer.	
f. Driveways shall be surfaced with asphalt, concrete or the equivalent. Trailer parking area shall be concrete.	
g. Design of park must be approved by the Bureau of Community Development and all necessary permits, fees and licenses obtained prior to start of construction.	
(10a) Caretakers' quarters	X
Provided that:	
a. Such use is incidental to the principal use of the land.	
b. Such quarters shall be constructed so as to meet the minimum building and housing code standards for a dwelling unit.	
(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:	

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I-L 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	
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 Provided that:	X
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 Provided that such use shall have a full-time resident manager.	X
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons) 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.	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. Provided that:	X
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.	X
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. Provided that:	X
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.	

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d. Temporary or portable sawmill.	X
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.	
(15) Public uses	X
Including, but not restricted to schools, libraries, fire and police stations, park and recreations facilities.	
(15a) Heliport, helistop	X
(16) Public utility	X
(17) Sewage treatment plant	X
(19) Cultural facilities	B
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.	
(21) Growing of crops and gardening	X
(22) Raising of commercial and noncommercial livestock and poultry	X
Provided that all buildings for housing animals and poultry shall be set back not less than 50 feet from any property line.	
(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	
(23b) Tree cutting/pruning contractor and related services, including storage, processing and sales	X
a. Such use shall not be located less than 100 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. Storage areas shall be screened from view of adjacent properties occupied by residential, institutional, office and retail uses by a minimum of an eight foot high solid architecturally designed fence.	
d. Access to the site shall be from a collector or greater arterial.	
(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.	
(27) Miniature golf course	X
(28) Golf or baseball driving range	X
(29) Amusement or recreational activities carried on wholly within a building	X
Including theater, billiard parlor, dance hall, and activities of a similar nature.	
(29a) Electronic, video or mechanical amusement game arcade	X
Excluding movies, film or photographic machines	
a. Such use shall front onto a major or secondary arterial, as shown on the street classification map of the city.	
b. No alcoholic beverages shall be sold or consumed on the premises.	
c. At least one class II bicycle parking space shall be provided for every three game machines. Bicycle racks shall not be located in any required motor vehicle parking space or landscaped area or in such a fashion as to obstruct any entrance, exit or public way.	
(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.	
(31) Drive-in theater	X
a. The theater screen, projection booth or other building shall be set back not less than 50 feet from any property line.	
b. Driving and parking areas shall be treated with a suitable material(s) to prevent dust.	
c. Ingress and egress from a public street shall be so designed and constructed as to provide for safe traffic movement.	
d. Central loud speakers shall be prohibited.	

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e. The theater screen shall not face an expressway, major arterial or secondary arterial.	
f. The theater shall be enclosed by a wall or fence of adequate height to screen the parking area from view of surrounding property. Such fence shall be separated from adjoining property by shrubbery and landscaping.	
(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.	
(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.	
(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.	
(38a) Administration building	X
Provided that such office facility shall be directly related to the administration and operation of industrial uses.	
(39b) Confectionery	X
(39c) Sale and display of monuments and stones	X
(42a) Horse stables	X
Provided that:	
a. Horses shall be stabled or housed not less than 50 feet from any property line.	
b. Such use shall be not less than 100 feet from any residence.	
c. At least 120 square feet of open, ventilated stall area shall be provided for each horse. Ceilings in the stalls and stables shall be at least nine feet from the bedding and floor.	
d. At least 8,000 square feet of area shall be provided for open earthen runs.	
e. The use shall comply with Chatham County Health Department regulations.	
(42b) Riding stables	X
Provided that:	
a. Such use shall be on a lot of not less than five acres.	
b. Buildings to house horses shall be set back not less than 50 feet from any property line.	
c. Such use shall be not less than 100 feet from any residential structure unless it is the owner's dwelling; then such use shall be not less than 25 feet from the structure.	

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d. At least 120 square feet of open, ventilated stall area shall be provided for each horse. Ceilings in the stalls and stables shall be at least nine feet from the bedding and floor.	
e. At least 8,000 square feet of area shall be provided for open earthen runs.	
f. The use shall comply with Chatham County Health Department regulations.	
(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.	
(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
(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

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CITY OF SAVANNAH ZONING ORDINANCE

I-L 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	
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
(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.	
(53) Automobile upholstery shop	X
(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.	
(56) Residential manufactured home sales room and sales lot	X
(57) Laboratory serving professional requirements, dentists, medical, etc	X
(58) Experimental laboratory	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	-
(62) Locksmith, gunsmith and similar activities	X
(63) Building supplies and materials	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
(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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Provided that the prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrications work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap or finished product, shall generate no noise, dust or odor beyond the confines of the building and shall only be incidental to the contracting activity.	
(69) Newspaper	X
(70) Printing or letter shop	X
(71) Newspaper and magazine distributor	X
(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 of 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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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.	
(78) Marine supply and service facility	X
(79) Railroad freight station	X
(80) Railroad or freight classification	X
(81) Truck terminal	X
(82) Storage yards	X
a. Such use shall be enclosed on all sides by a solid wall, compact evergreen hedge or uniformly painted fence, not less than six feet in height. Damaged or mismatched corrugated or scrap building materials shall not be utilized in the fence construction.	
b. No materials shall be stacked or stored to a height such that they will be visible from outside the fence.	
(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.	
(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.	
a. Appliance and electronic device assembly plant including the manufacturing of parts for appliance and electronic devices	X
b. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants	X
c. Machine shop and related activities	X
d. Construction of signs, including painted signs	X
e. Cooperage	X
f. Bottling plant	X
g. Light sheet metal products, such as ventilating ducts and eaves	X
h. Ice manufacturing	X
i. Laundry, cleaning and dyeing plants	X
j. Musical instruments, toys, novelties, and similar products	X
k. Ceramic products; provided, that kilns shall only be operated by gas or electricity	X
l. Products from previously prepared materials	X

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m. Tinsmith and roofing service	X
o. Milk processing plants	X
p. Soft drink bottling plants	X
r. Processing, sale, and display of monuments and stones	X
s. Forming of small concrete products (i.e. stepping stones, fence posts, yard ornaments, etc.) and cultured marble products	X
Provided that:	
1. All pouring of forms and storage of equipment and materials used in the process occurs entirely within an enclosed building.	
2. Outdoor storage or display of finished products shall be screened from view from adjoining property by a visual landscaped buffer, solid fence or wall or combination thereof not less than six feet in height.	
t. Other manufacturing of a similar nature.	X
(87) Separate use sign	X
See section 8-3112, Sign Permits-Required, subsection (l), Sign Standards, (1-12)	
(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.	
(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

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CITY OF SAVANNAH ZONING ORDINANCE

I-L Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for Two-family and Multi-family Dwellings, per Dwelling Unit	Residential Nonresidential	6,000 -
Minimum Lot Width (feet)	Residential Nonresidential	60 -
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet) for Residential	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet) for Nonresidential	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)	Residential Nonresidential	5 or 10 from abutting R district property 10 from abutting R district property
Minimum Rear Yard Setback (feet)	Residential Nonresidential	25 adjoining R district property's setback
Maximum Height (feet)	Residential Nonresidential	35 -
Maximum Building Coverage (percent)	-	-
Maximum Density (units per net acre)	-	-

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