

# CITY OF SAVANNAH ZONING ORDINANCE

## R-4 ZONING DISTRICT

*R-4 four-family residential.* The purpose of this district shall be to maintain dwelling unit density to not more than 12 dwelling units per net acre of residential land in order to protect the property in this district from the depreciating effects of more densely developed residential uses.

<b>R-4 Zoning District</b>	
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## Provisions Regarding Use in the R-4 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 a “B1” shall require the submittal of a site development plan to the metropolitan planning commission for review and approval when the use contains three acres or more.

<b>R-4 Zoning District List of Uses with Standards</b>	
<b>Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval</b>	
(1) One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	B
c. Attached or row	B
(2) Two-family dwelling:	
a. Detached	B
b. Semidetached or end-row	B
c. Attached or row	B
(2b) Three- and four-family dwellings	B
(6) Accessory dwelling structure	X
a. Except as required elsewhere, herein, the lot shall contain at least 1,800 square feet above the minimum area required for the principal use.	
b. Within the R-6-A and R-4 district, such use shall be permitted only on a lot with an existing single-family dwelling.	
c. The total building coverage shall not exceed the maximum lot coverage for the respective zoning district.	
d. Such use shall be at least two feet from a lane and shall be separated from the principal structure by a minimum distance of ten feet and shall otherwise meet the setback and off-street parking requirements for the respective district within which it is located.	
(15) Church and other places of worship	B1
a. The use shall abut a collector or greater arterial.	
b. The use shall be at least 100 feet from any conforming residential dwelling.	
(15a) Temporary use:	
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 Sec. 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 nor 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 on 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 abut an arterial street.	
2. The use shall not extend for a period of greater than 14 days within any six-month period.	
3. The use shall be at least one hundred (100) feet from any conforming residential unit.	
4. Tents may be utilized for tent revivals.	
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, 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 for such activities.	
(18) Eleemosynary or philanthropic institutions	B1
(18b) Group personal care home for the mentally ill (seven to 15 persons)	B
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
Provided further that within the R-4 and R-M districts, the following provisions shall apply:	
a. The lot shall have a minimum frontage on an arterial street of at least 150 feet.	
b. All principal buildings shall be not less than 25 feet from any adjoining lot line.	
c. There shall be at least 2,000 square feet of lot area for each resident of the group care home, including live-in supervisory personnel.	
Provided that no lot of less than 24,500 square feet shall be utilized for this use.	
d. The site development plan shall be reviewed under the provisions of Sec. 8-3031 to insure that in addition to the other criteria set forth herein, the use is oriented in the best manner to protect adjacent uses.	

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(18e) Group care home for the abused or mistreated (seven (7) to 15 persons)	B
Provided that such use shall not be permitted within one thousand (1,000) feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(18f) Group care home for the elderly (seven (7) to 15 persons)	B
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(18h) Group care home for the mentally retarded (seven (7) to 15 persons)	B
(18k) Transitional shelters for homeless persons	B
a. Provided that such shelters shall not be located adjacent to or across a street from a one- or two-family residential use unless:	
(a) The street is a lane and no residential dwelling unit fronts onto the lane within the block in question;	
(b) The street is classified as a collector or greater.	
Provided further, that such use may be located across a street from or adjacent to a lot containing three or more two-family structures developed at or exceeding a net density of 25 dwelling units per net acre.	
b. 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.	
c. 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 the operation of the shelter shall be on-site for each 25 persons housed in the facility overnight.	
d. There shall be at least 100 square feet of space in the building for each occupant, including staff.	
e. Meals may be provided only for individuals temporarily housed within the shelter unless otherwise permitted elsewhere in this chapter.	
(18m) Adult day care center	B
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. Within R-4 and R-M districts, excluding a center located within an existing nonconforming structure, only a dwelling unit may be utilized as an adult day care center and the operator shall reside in the dwelling.	
e. 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.	
f. 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.	
g. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in the area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the metropolitan planning commission may allow a principal use sign of up to 12 square feet in area when it is to be located on the side of the property facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood.	
h. 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 or an occupancy permit.	
(18o) Single room occupancy residences	B
a. Provided that such use shall not be located adjacent to or across a street from a one- or two-family residential use unless:	
(a) The street is a lane and no residential dwelling unit fronts onto the lane within the block in question and the use abuts a street classified as a collector or greater; or	
(b) The property is adjacent to a business zoning district.	
b. The use shall not exceed the net density permitted by the zoning classification within which it is located.	
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. For every SRO greater than ten units, a resident manager shall be provided.	
e. 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.	
(20) Public schools	X
(22) Private and parochial schools	B
(22a) Day nurseries and kindergartens	B
a. Provided that 100 square feet of outdoor play space is provided 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 streets 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 religious institution property 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 religious institution 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 and uses as set forth in section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas."	
e. Where 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 the 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 use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.	
g. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.	
(22b) Child care center	B
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 center 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	

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streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A childcare center can be located on a school or religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any center located at a school or religious institution shall be limited to a maximum of 3e6 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 streets which would be detrimental to the neighborhoods 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. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first.	
f. Where an abutting use is residential, a visual buffers shall be provided as to shield all parking areas, play areas, and outdoor activity from the 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.	
g. One nonilluminated 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 shall be located on the side of the property facing the nonresidential use or district.	
h. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.	
(23) Public use	X
(27) Public utilities	X
(30) Golf course	X
(32a) Private or residential community boat dock or pier	X
(48) Administrative office for city-sponsored neighborhood housing service district	X
Provided that such use shall meet the following criteria:	
a. A site plan shall be submitted and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of the use.	
b. The use shall be located within a detached single-family dwelling unit.	
c. The use shall be temporary and shall be replaced only by a permitted use in the district.	
d. The exterior of the structure shall maintain the appearance of a single-family dwelling.	
e. A nonilluminated principal use sign not to exceed two square feet in area may be erected as approved by the MPC.	
(52) Home occupation	X
Provided that:	
a. The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home.	
b. The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood.	
c. No use shall require structural alterations to the interior or exterior of the building which changes the residential character thereof.	
(53) Accessory use	X
Provided, that:	
a. Temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
b. Tents may be used in conjunction with an accessory use for a period not to exceed 14 days within a six-month period.	
c. Shipping containers shall not be permitted as accessory buildings upon any lot upon which exists a dwelling as a principal use.	
d. Shipping containers shall be permitted as accessory buildings upon a lot on which exists a nonresidential building as a principal use, provided that the shipping container:	
1. Is set back not less than ten feet from any lot line, or a greater distance if elsewhere required.	
2. Is placed entirely upon a paved surface or raised off-ground by use of permanent structural supports.	
3. Displays no exterior signs or lettering.	
4. Has an exterior which is painted or otherwise finished in a neutral color and is maintained in a condition free of rust or deterioration.	
5. Is free of major structural damage which alters the original rectangular configuration and is equipped with tight-fitting doors designed and manufactured specifically as container equipment.	
6. Is screened from view from adjoining properties by use of visual buffers along lot lines or by use of a fence or wall.	

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## CITY OF SAVANNAH ZONING ORDINANCE

<b>R-4 Zoning District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit</b>	Residential:	
	1. One-family detached 2. One-family semiattached 3. Two-family on one lot 4. Three-family row 5. Four-family row Nonresidential	6,000 3,600 7,200 2,900 2,500 6,000
<b>Minimum Lot Width (feet)</b>	Residential:	
	1. One-family detached 2. One-family semiattached 3. Two-family on one lot 4. Three-family row 5. Four-family row Nonresidential	60 30 60 18 18 60
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway	115
	Major arterial Secondary arterial or rural road Collector street Residential street Access easement	85 70 60 50 36
<b>Minimum Side Yard Setback (feet)</b>	Residential	5
	Nonresidential	5
<b>Minimum Rear Yard Setback (feet)</b>	Residential	25
	Nonresidential	25
<b>Maximum Height (feet)</b>	Residential	35
	Nonresidential	50
<b>Maximum Building Coverage (percent)</b>	Residential	50
	Nonresidential	35
<b>Maximum Density (units per net acre)</b>	-	12

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