

CITY OF SAVANNAH ZONING ORDINANCE

C-R ZONING DISTRICT

C-R recreational conservation. The purpose of this district shall be to preserve for recreational use large open areas which because of location, size or topography are particularly suited for recreational use and which are needed to serve the recreation needs of an expanding population.

C-R Zoning District	
List of Uses	Use #
Colleges and universities	21
Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature	60
Facilities for fishing, boating, hunting and swimming	32
Golf course	30
Nonprofit sheltered work center	18a
Public schools	20
Public use	23
Public utilities	27
Sewage treatment facility	25
Sign, principal use	55b
Temporary use	15a
Wildlife refuge	33

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Provisions Regarding Use in the C-R 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.

C-R Zoning District List of Uses with Standards	
Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval	
(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:	
b. Carnival, rodeo, horse show, athletic event or similar activities operated and sponsored by a bona fide civic or charitable organization.	X
1. All amusements or activities shall be located at least four hundred (400) feet from the nearest residential unit.	
2. The use shall not extend for a period of greater than fourteen (14) days within a six (6)-month period.	
3. Tents and/or mobile vehicles/structures may be utilized for such activities.	
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.	
d. Temporary off-site promotional and public interest events, auto shows, boat shows, art shows, pet shows, etc.	X
Provided that:	
1. All displays and promotional activities shall be located at least 100 feet from any conforming residential dwelling.	
2. The use shall extend for not more than 14 consecutive days and the site shall not be utilized for such use for greater than 30 days within a calendar year.	
3. Items sold during the event shall not be removed from the premises until the closing day of the event.	
4. Tents and/or mobile vehicles/structures may be utilized for such activities.	
(18a) Nonprofit sheltered work center	X
(20) Public schools	X
(21) Colleges and universities	X
(23) Public use	X
(25) Sewage treatment facility	B
(27) Public utilities	X
(30) Golf course	X
(32) Facilities for fishing, boating, hunting and swimming	X
(33) Wildlife refuge	X
(55b) Sign, principal use	X
a. Such sign shall not exceed 55 square feet in area.	
(60) Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature.	X
Provided that the Assembly Hall use may be permitted as an accessory use no more than six (6) times in a calendar year provided that any meeting, party, event or activity of a similar nature shall end by 10:00 pm.	

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C-R Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit	-	-
Minimum Lot Width (feet)	-	-
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Side Yard Setback (feet)	-	35
Minimum Rear Yard Setback (feet)	-	50
Maximum Height (feet)	-	-
Maximum Building Coverage (percent)	-	-
Maximum Density (units per net acre)	-	-

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