

# CITY OF SAVANNAH ZONING ORDINANCE

## I-P ZONING DISTRICT

*I-P institutional-professional.* The purpose of this district shall be to create an area in which residential, institutional and professional uses can be intermixed and at the same time achieve a healthful living environment with functional open space.

<b>I-P Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory auto sales lot incidental to a franchised new automobile dealership	46b
Accessory dwelling structure	6
Accessory storage or parking lot as a principal use	46a
Accessory use	53
Administrative office for city-sponsored neighborhood housing service district	48
Adult day care center	18m
Ambulance service or rescue squad	19a
Antique shops	61
Artist studio and/or gallery	60c
Automobile parking lot or parking garage (parking garage may provide gasoline pumps)	46
Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	47
Bed and breakfast guest unit	12
Bicycle shop	48c
Book and stationery stores, including office supplies and printing businesses	59
Catering services	69
Child care center	22b
Children's home	19
Church and other places of worship	15
Club or lodge	34
Colleges and universities	21
Communication equipment, rental service	64d
Congregate care home for the mentally retarded (over 15 persons)	18i
Congregate personal care home for the elderly (16 or more persons)	18g
Congregate personal care home for the mentally ill (16 or more persons)	18c
Convent or monastery	16
Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature	60
Day nurseries and kindergartens	22a
Dwelling, one-family	1

**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

I-P Zoning District	
List of Uses	Use #
Dwelling, two-family	2
Dwellings, multifamily	3
Dwellings, three- and four-family	2b
Eleemosynary or philanthropic institutions	18
Emergency shelters for homeless persons	18j
Family adult day care center	18n
Family personal care home for the elderly six (6) or fewer persons	18q
Family personal care home for the handicapped six (6) or fewer persons	18p
Food service centers for homeless persons	18l
Fraternity and sorority houses	10
Funeral homes and crematory	50
Golf course	30
Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	67
Group care home for the abused or mistreated (seven to 15 persons)	18e
Group care home for the elderly (seven to 15 persons)	18f
Group care home for the mentally retarded (seven to 15 persons)	18h
Group personal care home for the mentally ill (seven to 15 persons)	18b
Home occupation	52
Homes for chemically dependent persons	18d
Hospitals and care homes	17
Hotel, motel, motor lodge	11
Inn	14
Interior decorating business	51a
Laboratories serving professional requirements, medical, dental, optical, and similar uses	47b
Laundromats	68
Laundry pickup services	63a
Limited use retail shops	64e
Mixed use, nonresidential	48a
Mixed use, residential	48b
Nonprofit sheltered work center	18a
Personal service shops	63
Pharmacy	57
Photography studio	62

**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>I-P Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Private and parochial schools	22
Public schools	20
Public use	23
Public utilities	27
Radio or television studio	49
Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	65c
Restaurants, sit-down, including the serving of malt beer or wine	65
Roominghouses and boardinghouses	9
Satellite dish	53a
Senior citizen congregate housing	18r
Sewage treatment facility	25
Single-room occupancy residences	18o
Specialty craft shops	64c
Specialty shops	64a
Tailor shop	64b
Teaching of music, voice, and dance	60a
Temporary use	15a
Transitional shelters for homeless persons	18k

**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 I-P 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>I-P Zoning District List of Uses</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	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2b) Three- and four-family dwellings	X
(3) Multifamily dwellings	X
(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.	
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.	
(9) Roominghouses and boardinghouses	X
(10) Fraternity and sorority houses	X
(11) Hotel, motel, motor lodge	X
Such use may include accessory eating and drinking facilities and other necessary incidental uses; provided, such uses are otherwise permitted in the district.	
(12) Bed and breakfast guest unit	X
Provided such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purpose.	
The sign requirements for such use shall be those established for home occupations.	
(14) Inn	X
Provided, such use shall contain not more than 15 bedrooms or suites.	
Such use may serve meals; provided such services are limited to guests occupying rooms within the inn.	
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.	
(15) Church and other places of worship	X
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.	
d. Temporary off-site promotional and public interest events, auto shows, boat shows, art shows, pet shows, etc.	X

**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>I-P Zoning District List of Uses</b>	
<b>Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval</b>	
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.	
(16) Convent or monastery	X
Provided further, on a site containing not less than four 4 acres, a cemetery solely for the interment of the residents of the convent or monastery shall be permitted subject to the following conditions:	
a. All graves shall be set back not less than 100 feet from any property line.	
b. All grave markers and crypts, mausoleums, columbariums or other such facilities over three feet in height as measured from ground level shall be screened from view from the adjacent properties by an architecturally designed fence or dense evergreen hedge adequate to block vision between or through the planted material, at least six feet in height.	
c. Provided, further that all cemetery burial plots, mausoleums, columbariums and other facilities shall be located as shown on a site plan approved by the MPC under the provisions of Sec. 8-3031.	
(17) Hospitals and care home	X
(18) Eleemosynary or philanthropic institutions	X
(18a) Nonprofit sheltered work center	X
(18b) Group personal care home for the mentally ill (seven to 15 persons)	X
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.	
(18c) Congregate personal care home for the mentally ill (16 or more persons)	X
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.	
(18d) Homes for chemically dependent persons	X
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.	
(18e) Group care home for the abused or mistreated (seven (7) to 15 persons)	X
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)	X
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.	
(18g) Congregate personal care home for the elderly (16 or more persons)	X
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.	
(18h) Group care home for the mentally retarded (seven (7) to 15 persons)	X
(18i) Congregate care home for the mentally retarded (over 15 persons)	X
(18j) Emergency shelters for homeless persons	X
Provided that the following conditions are met:	
a. Emergency shelters shall not be located on a site which has a one-family, two-family or multi-family residential use located adjacent thereto.	
Shelters shall not be located across a street from a one-family, two-family or multi-family residential use unless the street is a lane and no residential dwelling unit fronts onto the lane within the block in question; or the street is classified as a collector or greater.	
b. 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.	
c. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time.	
d. There shall be at least 50 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 food service centers are permitted elsewhere in the district.	
f. 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.	
g. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.	
(18k) Transitional shelters for homeless persons	X
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.	
(18l) Food service centers for homeless persons	X
a. Queuing for meals shall be entirely on private property, and meals shall be consumed on the premises.	
b. 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.	
c. No emergency or temporary emergency shelters for the homeless shall be permitted unless such uses are permitted elsewhere in the district.	
(18m) 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.	

**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

## I-P Zoning District List of Uses

**Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval**

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.	
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.	
(18n)	Family adult day care center	X
a.	Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.	
b.	The parking layout and design shall be characteristic of the neighborhood within which such use is located.	
c.	When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.	
d.	Within an R-6, R-4 or R-M district, the operator shall reside in the structure.	
e.	The use shall only be established in a building designed as an occupied as a one- or two-family dwelling structure.	
(18o)	Single room occupancy residences	X
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.	
(18p)	Family personal care home for the handicapped six (6) or fewer persons	X
	Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home.	
(18q)	Family personal care home for the elderly six (6) or fewer persons	X
	Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(18r)	Senior citizen congregate housing	X
(19)	Children's home	B
(19a)	Ambulance service or rescue squad	X
a.	Provided that no maintenance repair or services shall be permitted.	
b.	Provided no greater than three emergency vehicles shall be stored or parked on the premises at any give time.	
c.	Such use shall have direct access to a street classified as a collector or greater, provided the MPC may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street.	
d.	A specific site development plan, that meets the standards for planned districts as provided for under seccion 8-3031, shall be submitted to and approved by the MPC before development can commence.	
(20)	Public schools	X
(21)	Colleges and universities	X
(22)	Private and parochial schools	X
(22a)	Day nurseries and kindergartens	X
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 tht 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 minumum 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 maximumof 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 stucture utilized shall be for a residence and said residence shall be occupied.	
(22b)	Child care center	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 center located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive ths 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 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	

**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

## I-P Zoning District List of Uses

**Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval**

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 366 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
(25) Sewage treatment facility	X
(27) Public utilities	X
(30) Golf course	X
(34) Club or lodge	B1
(46) Automobile parking lot or parking garage	X
Parking garage may provide gasoline pumps.	
Provided further, that principal use parking shall occur only within an authorized off-street parking lot or facility.	
(46a) Accessory storage or parking lot as a principal use	X
Provided that:	
a. Such use shall only be permitted on a lot which is adjacent to or directly across a public street from a conforming principal use to which it is related and such principal use shall be located within a planned designated zoning district.	
b. Access to the site shall be from the principal use or from a public street which is not utilized as the only or principal access to residential properties.	
c. The proposed site shall be bound on at least three sides by nonresidential zoning districts, including I-P, R-B, R-B-1, and R-B-C districts.	
d. A site plan, including a landscaping and tree plan, shall be approved by the MPC in accordance with the review procedures of section 8-3031 of this chapter.	
e. The following requirements shall also be met:	
1. No repair or maintenance activities shall be conducted on the accessory storage or parking lot other than the minor servicing or washing of vehicles.	
2. No banners, promotional flags, or signs shall be placed on the site which are visible from a residential street or residential property.	
3. A solid architecturally designed fence, a minimum of six feet in height, shall be erected adjacent to any lot on which a residential use exists or is permitted. A ten-foot wide landscaped area shall be maintained along the exterior of the fence.	
4. A solid architecturally designed fence, a minimum of six feet in height, shall be erected adjacent to any street serving as access to residential properties. A five-foot-wide landscaped area shall be maintained along the exterior of the fence.	
5. No lighting shall shine onto adjacent residential properties.	
(46b) Accessory auto sales lot incidental to a franchised new automobile dealership	X
Provided that:	
a. The auto sales lot use shall only be permitted on a lot which is adjacent to or across a public street from a permitted principal used/new car dealership to which the car lot is related.	
b. The use shall front on a street classified as a collector or arterial.	
c. A solid architecturally designed buffer fence, landscaping hedge or a combination thereof, a minimum of six feet in height, shall be erected and maintained adjacent to any lane which abuts a residential use in addition to the buffer requirements of section 8-3031.	
d. No automobile repair or maintenance activities shall be conducted on the site other than cleaning or washing the vehicles.	
f. No banners, promotional flags or pin wheels, shall be placed on the site.	
g. A site plan, including a landscaping plan, tree and buffer plan, shall be approved by the MPC in accordance with the review procedures of section 8-3031 of this chapter.	
(47) Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	X
(47b) Laboratories serving professional requirements, medical, dental, optical, and similar uses	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.	
(48a) Mixed use, nonresidential	X
(48b) Mixed use, residential	X
(48c) Bicycle shop	X
(49) Radio or television studio	X
(50) Funeral homes and crematory	B
(51a) Interior decorating business	X
a. Such business shall not include a shop in which goods are sold.	
b. Such business may manufacture draperies on the premises, but no other type of manufacturing shall be permitted.	
c. No use shall require structural alterations to the interior of the building which changes the residential character thereof.	
(52) Home occupation	X
Provided that:	

**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

## I-P Zoning District List of Uses

**Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval**

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 alternations 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.	
(53a)	Satellite dish	X
	Provided that such uses shall only be permitted as accessory uses, subject to the following restrictions:	
a.	Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mount dish is not functional. All dishes shall be located within a rear yard. The base of such facility shall be surrounded with an architecturally designed fence with landscaping.	
b.	The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.	
c.	The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h. below.	
d.	Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs as approved by the Planning Commission.	
e.	No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.	
f.	No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.	
g.	Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in light or dark neutral color.	
(57)	Pharmacy	X
(59)	Book and stationery stores, including office supplies and printing businesses	X
	Within R-I-P and I-P districts the use shall not exceed a leasable area of 10,000 square feet and shall be located on an arterial street if the building exceeds a leasable area of 2,500 square feet.	
(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.	
(60a)	Teaching of music, voice, and dance	X
	Provided that no more than 3 instructors shall be permitted in conjunction therewith; and No more than 30 persons shall be instructed on the premises at any one time.	
(60c)	Artist studio and/or gallery	X
(61)	Antique shops	X
a.	No exterior display of merchandise shall be permitted.	
b.	No repair or refinishing of furniture shall be permitted except that incidental repair and refinishing of inventory for sale shall be allowed provided that all work shall be done by hand.	
c.	Only one principal sign shall be permitted except in the case of a corner lot, then two signs shall be permitted.	
d.	No auction of furniture or other goods shall be permitted.	
(62)	Photography studio	X
(63)	Personal service shops	X
	Barbershops and beauty shops	
(63a)	Laundry pickup services	X
(64a)	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.	
	Provided that such use shall not exceed 1,200 square feet for a total sales and storage floor area.	
	However, the board of appeals may authorize up to a 50 percent larger floor area provided that such use is located wholly within an existing building.	
	Provided further, that within the I-P district, where such use fronts onto an arterial street and is located adjacent to or directly across the street from a B or I district, listed under section 8-3025(b), then such use shall be permitted a maximum gross area of 3,000 square feet as a matter of right.	
(64b)	Tailor shop	X
(64c)	Specialty craft shops	X
	Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.	
a.	Provided no exterior display of merchandise shall be permitted.	
b.	Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3025, use number 55, Sign, Principal Use, and section 8-3111.	
c.	Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage.	
(64d)	Communication equipment, rental service	X
	The rental of visual, sound and recording equipment and equipment of a similar nature.	
	Provided such use does not exceed 1,200 square feet of total display and storage floor area, and there is no sale of merchandise on the premises.	

**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>I-P Zoning District List of Uses</b>	
<b>Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval</b>	
(64e) Limited use retail shops	X
Retail stores which are limited to the sale of specialty products which are not produced or manufactured on the premises and are limited to or associated with a single product line or limited line of merchandise directed to a specific consumer market. Includes pet stores, specialty food stores, bicycle shops, personal micro- and/or mini-computer sales or similar uses. Does not include the sale, service or repair of motorized vehicles including automotive parts, repair or service stores, tire stores, gasoline sales, package stores, or similar uses nor any outdoor display or storage of materials, supplies, or products.	
Provided such uses are limited to a maximum gross floor area of 3,000 square feet, front an arterial street, and are located adjacent to or directly across the street from a B or I district, listed under section 8-3025(b).	
(65) Restaurants, sit-down, including the serving of malt beer or wine	X
Provided, such beverages shall be served only as part of a full-service meal.	
(65c) Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	X
(67) Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	X
a. Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage; and	
b. Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3112.	
c. Provided such use is located on a collector street or greater.	
(68) Laundromats	X
Provided that within the I-P district the following criteria are met:	
a. Such use shall front on an arterial or collector roadway as designated by the Street Classification Map, Section 8-3025(e).	
b. Such use shall be no greater than 3,000 square feet in size.	
(69) Catering services	X
Provided the following criteria are met:	
a. Such use shall front onto an arterial street as classified in section 8-3025(e) [Street Classification Map] herein.	
b. The sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.	

**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>I-P Zoning District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings 4. Single-family semidetached 5. Single-family townhouse, attached, row or end-row 6. Accessory dwelling Nonresidential	6,000 3,600 2,500 2,150 2,000 1,900 3,600 1,800 1,800 6,000
<b>Minimum Lot Width (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings 4. Single-family semidetached 5. Single-family townhouse, attached, row or end-row 6. Accessory dwelling Nonresidential	60 60 60 60 60 60 30 18 18 60
<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	115 85 70 60 50 36
<b>Minimum Side Yard Setback (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	5 5 10 5
<b>Minimum Rear Yard Setback (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	25 25 25 5
<b>Maximum Height (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	40 40 - 50
<b>Maximum Building Coverage (percent)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- 40 - 50
<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.**