

CITY OF SAVANNAH ZONING ORDINANCE

RIP-B1 ZONING DISTRICT

RIP-B1 Zoning District	
List of Uses	Use #
Accessory dwelling structure	6
Accessory use	53
Accessory uses tour house	60b
Administrative office for city-sponsored neighborhood housing service district	48
Adult day care center	18m
Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	37a
Antique shops	61
Artist studio and/or gallery	60c
Assembly Hall	29
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
Ceramic studio and shop	64
Child care center	22b
Church and other places of worship	15
Club or lodge	34
Colleges and universities	21
Communication equipment, rental service	64d
Congregate personal care home for the elderly (16 or more persons)	18g
Convent or monastery	16
Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature	60
Customary auxiliary retail sales and services in connection with a hotel, office building or institutional use	51
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Dwelling, two-family	2
Dwellings, multifamily	3

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CITY OF SAVANNAH ZONING ORDINANCE

RIP-B1 Zoning District	
List of Uses	Use #
Dwellings, three- and four-family	2b
Eleemosynary or philanthropic institutions	18
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
Florist shops	58
Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	67
Group care home for the elderly (seven to 15 persons)	18f
Home occupation	52
Hostel	9a
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
Mixed use, nonresidential	48a
Mixed use, residential	48b
Personal service shops	63
Pharmacy	57
Photography studio	62
Post office	57a
Private and parochial schools	22
Public schools	20
Public use	23
Public utilities	27
Radio or television studio	49
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	65b
Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	65c
Roominghouses and boardinghouses	9
Sale of beer and wine by the package when incidental to other principal retail uses	66a
Satellite dish	53a

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List of Uses	Use #
Secondary use (professional office)	47a
Senior citizen congregate housing	18r
Specialty craft shops	64c
Specialty shops	64a
Tailor shop	64b
Teaching of music, voice, and dance	60a
Temporary use	15a

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Provisions Regarding Use in the RIP-B1 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.

RIP-B1 Zoning District List of Uses with Standards	
Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval	
(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. Within the RIP-A, RIP-A1, and RIP-B, RIP-C, and RIP-D districts, this requirement shall be reduced to 600 square feet. Within the R-6-A district there shall be a minimum of 9,000 square feet of lot area.	
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. Within the R-6-A district, the residents of the accessory structure shall be related by blood or marriage to the principal use dwelling.	
c. The total building coverage shall not exceed the maximum lot coverage for the respective zoning district. Within the R-6-A district, buildings housing accessory dwellings shall not be extended to occupy a greater area of land.	
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.	
e. Accessory dwelling structures in R-6-A districts shall comply with the provisions of Sec. 8-3051.	
(9) Roominghouses and boardinghouses	X
(9a) Hostel	X
Provided that:	
a. Such use shall have a full-time resident manager.	
b. A maximum of 15 guests shall be housed in the facility at any one time. Provided that, where a business (B zoning district) fronts into or abuts a hostel, the maximum number of guests may be increased to 24 if approved by the zoning board of appeals.	
c. Such use shall be located within an owner-occupied single-family detached dwelling. Within the RIP-A, RIP-B, and RIP-D districts, no guest shall be allowed to register or stay for more than three consecutive nights.	
(11) Hotel, motel, motor lodge	X
Provided, such uses located within an RIP-A and RIP-D zoning districts shall front on a street classified as an "arterial street."	
Such use may include accessory eating and drinking facilities and other necessary incidental uses; provided, such uses are otherwise permitted in the district.	
Providing, however, within the R-I-P zoning district, complimentary meals and beverages (including alcoholic beverages) may be served to registered occupants of the facility and their guests but shall not be available or for sale to the general public.	
(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.	

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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.	
(16)	Convent or monastery	B1
	Provided that within the R-20, R-10, and R-6 districts such use shall be located on a parcel not less than four 4 acres in size.	
	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.	
(18)	Eleemosynary or philanthropic institutions	X
(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.	
(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.	
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.	
(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.	
e.	The use shall only be established in a building designed as an occupied as a one- or two-family dwelling structure.	
(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
(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 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	

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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	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 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 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 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 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
(29) Assembly Hall	X
Provided that in the RIP-A, RIP-B and RIP-D districts, any meeting, party, event or activity of a similar nature shall end by 10:00 pm. The Zoning Board of Appeals shall not be authorized to extend this time, but may further limit it at the time of use approval.	
(34) Club or lodge	B1
(37a) Animal hospital grooming salon	X
Provided that:	
1. The use shall be located on arterial or collector roadways as identified by section 8-3025(e), Street Classification Map.	
2. No overnight boarding of animals shall be allowed.	
3. No more than three animals shall be within the business at any given time.	
4. The outdoor exercise area must be enclosed with a fence.	
(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.	
(47) Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	X
(47a) Secondary use (professional office)	X
a. Required off-street parking shall meet the requirements of the combined office and residential use.	
b. The necessary function of a professional office shall not occupy over 25 percent of the floor area within the residential structure in which such office is housed.	
c. Secondary use (professional office) shall meet the residential development standards of the zoning district in which such office is to be established.	
(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
Provided that within the RIP-A, RIP-B and RIP-D districts:	
a. The use shall front onto an arterial street.	

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b.	The use shall not be established on a lot which faces into or is located adjacent to a conforming one, two or three-family dwelling structure located along the same block face.	
c.	All activities, including sales, service storage, and bicycle display, shall be conducted entirely indoors.	
d.	The building in which the use is located shall have originally been designed and constructed to house a nonresidential use.	
e.	The use shall not exceed 1,200 square feet of sales, service and storage floor area.	
(49)	Radio or television studio	B
(51)	Customary auxiliary retail sales and services in connection with a hotel, office building or institutional use	X
	Provided, such use shall be carried on wholly within the building housing the principal use or wholly within the campus of an institution.	
(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:	
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.	X
(53a)	Satellite dish	
	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
(57a)	Post office	X
(58)	Florist shops	X
(59)	Book and stationery stores, including office supplies and printing businesses	X
	Provided that within RIP-A, RIP-B, RIP-C, RIP-D and R-D districts the building shall not exceed a leasable area of 1,800 square feet and shall be located on a collector or arterial street.	
	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	B
	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.	
(60b)	Accessory use tour house	X
a.	The use shall be incidental to a dwelling unit which is owned by and is the principal residence of the tour house operator.	
b.	All tours shall be conducted by a licensed tour agency or tax exempt nonprofit organization. Each tour shall have a designated beginning and ending time.	
c.	No more than 49 persons, including the residents of the dwelling, shall occupy a tour house at any one time.	
d.	No signs advertising the tour house shall be displayed on the site.	
e.	The owner/operator of the Tour House shall maintain a registry which shall show the date, time and number of persons involved in each tour.	
f.	Tours shall be given only between the hours of 9:00 a.m. and 4:30 p.m., and between 6:30 p.m. and 10:00 p.m. During the peak tourist season between March 15 and May 15; September 15 and October 31; and between December 1 and December 31, a tour house shall receive no more than two tours per day between the hours of 9:00 a.m. and 4:30 p.m., and no more than two tours per week between the hours of 6:30 p.m. and 10:00 p.m. During the off peak tourist season between January 1 and March 15; and between May 16 and September 14; and between November 1 and November 30, a tour house shall receive no more than three tours per day, either morning or night, provided however a tour house shall not be open for tours more than three days per week.	
g.	Vehicles used to convey tour groups to or from the tour house shall park only in a specified loading space for no more than 15 minutes to load or unload passengers. After unloading, the tour vehicle shall move to a designated tour bus parking area and shall not return to the tour house until the designated time for the end of the tour.	

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CITY OF SAVANNAH ZONING ORDINANCE

RIP-B1 Zoning District List of Uses with Standards

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

h. The owner/operator of the tour house or his/her authorized agent shall be on the premises at all times during the tour. Such person shall be responsible for seeing that the provisions of subsection a-f are complied with.	
(60c) Artist studio and/or gallery	X
Provided that within the RIP-A1 district:	
a. Such use shall not exceed 900 square feet or shall not occupy more than 25 percent of the floor area within a residential structure, or a structure last occupied by a dwelling unit, whichever is the most restrictive.	
In addition, such use shall only be established in the basement or ground floor area of a residential structure.	
b. Such use shall front onto a street classified as a collector or arterial on the city street classification map.	
c. Such use shall not be used by more than two artists nor utilize processes that produce noise, odor, chemical/fire hazards or require exterior venting of smoke, fumes or heat.	
(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
(64) Ceramic studio and shop	X
a. Provided there are not more than two employees other than the operator.	
b. Provided that no kiln shall be larger than 31½ inches deep.	
c. Provided that no operations are conducted outdoors and that there is no outdoor storage or display.	
(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.	
(65b) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	X
Provided that such beverages shall be sold only as part of a full-service meal.	
Provided further that within an RIP-B-1 district, a lounge area may be established as a secondary or incidental use subject to the following conditions:	
a. Neither the restaurant nor lounge shall have a dance area.	
b. Access to and from the lounge area shall be through the restaurant area only, except for any required fire exit.	
c. There shall be at least three restaurant seats provided for each lounge seat.	
d. The lounge area shall only operate only during the hours the restaurant serves full-service meals.	
e. Where the use is located within 150 feet of a residential use, alcoholic beverages shall not be sold between midnight and 10:00 a.m.	
(65c) Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	X
(66a) Sale of beer, wine, or alcoholic beverages served by the drink solely to occupants of a hotel and their guests for consumption only on the premises	X
Provided there is no exterior sign of any type advertising or calling attention to the sale of beer, wine or alcoholic beverages on such premises.	
(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 8-3025, Use No. 55, "Sign, Principal Use," and section 8-3111.	
c. Provided such use is located on a collector street or greater.	
d. Provided that within RIP-B1 districts, gasoline sales may be permitted as a secondary use subject to the following provisions:	
(1) The number of gasoline pump hoses shall be limited to three.	
(2) Gasoline pumps shall be located so as not to interfere with the free flow of traffic within a parking lot, as determined by the traffic engineer.	
(3) Curb cuts shall be designed to serve the principal use and not the sale of gasoline. The presence of gas pumps shall not justify additional curb cuts.	
(4) There shall be no exterior display or advertisement of automotive products other than the sale of gasoline.	
(5) Only one sign shall be allowed to identify the sale of gasoline. Such sign shall not be larger than 16 square feet, nonflashing, and a maximum height of 20 feet.	
(6) All gasoline pumps shall set back at least 12 feet beyond the required front yard setback.	
(7) There shall be no vehicle repair in conjunction with the use.	
(68) Laundromats	X
(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.	

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b.	The sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.
c.	Provided, however, within a RIP-A or R-I-P district the following standards shall also apply:
	All activities, including the preparation of all food and beverages, shall be conducted entirely within one structure and shall not be served nor delivered outside of the premises.
	No sign nor advertisement shall be allowed on the premises.

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CITY OF SAVANNAH ZONING ORDINANCE

RIP-B1 Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings	Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	600 600 600 -
Minimum Lot Width (feet)	Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	20 20 18 -
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)	Residential: 1. One- and two-family 2. Multifamily Nonresidential	5 10 10 from abutting R district property
Minimum Rear Yard Setback (feet)	Residential Nonresidential: 1. Hotel or Institutional 2. Other	25 5 15
Maximum Height (feet)	Residential Nonresidential	40 -
Maximum Building Coverage (percent)	Residential Nonresidential	- 50
Maximum Density (units per net acre)	-	-

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