

CITY OF SAVANNAH ZONING ORDINANCE

B-N-1 ZONING DISTRICT

B-N-1 neighborhood-business-limited. The purpose of this district shall be to provide a mixture of a limited number of convenient commercial facilities which consists of goods and personal services while limiting nuisance-producing qualities in neighborhood market areas of 3,000 to 5,000 people.

B-N-1 Zoning District	
List of Uses	Use #
Adult day care center	20d
Ambulance service or rescue squad	42
Animal grooming establishment	25a
Automobile parking lot or parking garage	55
Banks and offices	37
Caretakers' quarters	10a
Catering services	49b
Child care center	20c
Church or other place of worship	11
Clothing stores and dry goods	34
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Eleemosynary or philanthropic institution	14
Food stores and drugstores	32
Furniture repair	35a
Greenhouse and plant nursery	23
Home furnishing and hardware	35
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Printing or letter shop	70
Private schools	15b
Public uses	15
Public utility	16
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a

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-N-1 Zoning District	
List of Uses	Use #
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	49c
Restaurant, sit-down or cafeteria, which serves alcoholic beverages	48
Retail automobile parts and tire store	54
Satellite dish	90a
Sewage treatment plant	17
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Teaching of music, voice, and dance	47c
Telephone exchange	18

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 B-N-1 Zoning District:

1. Permitted uses are identified by the letter “X”.
2. Uses permitted subject to the approval of the board of appeals are indicated by the letter “B”.
3. Uses marked with “B2” and contain:
 - a. Less than ten acres shall be subject to the approval of the board of appeals.
 - b. Ten or more acres shall be permitted only within a PUD district.

B-N-1 Zoning District List of Uses	
Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district	
(10a) Caretakers' quarters	B
Provided that:	
a. Such use is incidental to the principal use of the land.	
b. Such quarters shall be constructed so as to meet the minimum building and housing code standards for a dwelling unit.	
(11) Church or other place of worship	X
A church or other place of worship may be allowed to house a caretakers quarters and/or beds for the housing of temporary guests within the principal use structure as incidental uses subject to the following conditions:	
a. The site shall be located on and have direct access to a collector or greater classified street.	
b. A maximum of one permanent caretaker quarters or a maximum of 25 beds, available to temporary guest residents directly involved in activities sponsored by and/or affiliated with the church or other place of worship shall be allowed;	
Provided further that the temporary beds shall not be occupied by any individual or group of persons for greater than three months per calendar year.	
Nothing in this section shall be construed to mean that a church or other place of worship can establish a homeless shelter or other group home by right under the auspices of this section.	
A temporary guest resident shall include volunteer teams performing a service related activity to the community, missionary training personnel, and similar type activities approved by the zoning administrator.	
c. Meals in the facility may be prepared for and served only to individuals housed within the facility, minor tutorial students served by the facility, and/or for the membership of the church or other place of worship. Meals in the facility shall not be prepared or served for members of the general public, shall not be prepared for takeout, and shall be consumed on premises only.	
d. On-site vehicular parking spaces shall be available for all uses on site as determined by the zoning administrator, and shall include one parking space for each four (4) beds in the temporary housing section.	
(14) Eleemosynary or philanthropic institution	X
(15) Public uses	X
Including, but not restricted to schools, libraries, fire and police stations, park and recreations facilities.	
(15b) Private schools	X
Provided that the use shall be located only on arterial or collector roadways as identified by section 8-3025(e), Street Classification Map.	
(16) Public utility	X
(17) Sewage treatment plant	X
(18) Telephone exchange	X
(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
(20b) Day nurseries and kindergartens	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 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 street 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 church property provided 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 church 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 uses as set forth in section 8-3089 "Minimum space requirements for off-street parking areas."	
e. When 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 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 principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.	
(20c) Child care center	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-N-1 Zoning District List of Uses	
Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district	
a. Provided that 100 square feet of outdoor play space is provided each child in any group using the play area at one time.	
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 street 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 church property provided 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 church 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 uses as set forth in section 8-3089 "Minimum space requirements for off-street parking areas."	
e. When 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 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 principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.	
(20d) 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. 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.	
e. 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.	
f. 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 permit or an occupancy permit.	
(23) Greenhouse and plant nursery	X
(25a) Animal grooming establishment	X
Provided, that such establishments shall not board animals overnight.	
(32) Food stores and drugstores	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.	
(32c) Plant and produce shops	X
Provided that a site plan shall be submitted and approved under the provisions of section 8-3031. The design and location of any outdoor sales and storage activity shall be permitted only in conformance with the approved site development plan.	
(33) Personal service shops	X
Barbershop, beauty shop, health club, massage parlor "as an incidental use," shoe repair, dry cleaning and laundry pick-up station, laundromats, watch repair and services of a similar nature.	
(34) Clothing stores and dry goods	X
Shoestore, men's shops, women's shops, variety stores and stores of a similar nature.	
(35) Home furnishing and hardware	X
Appliance store, hardware store, paint store, appliance repair, sporting goods store, furniture store, and stores of a similar nature;	
(35a) Furniture repair	X
Including furniture refinishing, refurbishing and upholstery shops	
a. Provided, all business, display, and work area conducted wholly within the confines of the building; and unless storage yards are permitted in this district, no outside storage shall be permitted.	
b. No residential dwelling unit shall be located within the same structure where furniture refinishing or refurbishing work utilizes chemicals, paints, paint thinners, varnishes, or similar products.	
(36a) Specialty shops	X
Specialized retail sale shops which are normally associated with and restricted to general gift items, or special-interest boutique items. Such shops shall include gift, candy, florist, jewelry, craft, hobby, book, video, clothing shops; interior decorating sales; bicycle rental, excluding bicycle sales and repair; and stores of a similar nature not to include adult bookstores as defined in this section, adult video stores, or the sale or distribution of any obscene materials as set forth in O.C.G.A. § 16-12-80.	
(36b) Craft shops	X
Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.	
(37) Banks and offices	X
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature.	
(38) Janitorial services contractor	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-N-1 Zoning District List of Uses	
Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district	
Provided that:	
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.	
(40) Photography studio	X
(42) Ambulance service or rescue squad	X
(45) Taxi stand	X
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 et seq. of the City Code, for the site in question.	
(45a) Taxicab company	X
Provided that:	
a. Except as otherwise provided herein, all vehicle maintenance or service activities connected with such use shall be conducted only within a B-C or B-G district and only when conducted entirely within an enclosed building unless approved otherwise by the MPC under the provisions of section 8-3031.	
b. All exterior storage or fleet parking areas, excluding an approved taxicab stand, shall be screened from the view of adjacent properties or public rights-of-way.	
(47c) Teaching of music, voice, and dance	X
Provided that:	
b. Noise levels associated with a studio operation shall not exceed 65 decibels as measured at the exterior of the building housing said use.	
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X
Provided, that alcoholic beverages shall only be sold as part of a meal.	
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	X
(49b) Catering services	X
Provided that the sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.	
(49c) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	B
Provided that such beverages shall be sold only as part of a meal.	
Provided, further, within a B-N-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 during the hours the restaurant serves meats.	
e. Where the use is located across the street from or is adjacent to a residential use, alcoholic beverages shall not be sold between the hours of midnight and 10:00 a.m.	
(54) Retail automobile parts and tire store	X
Provided, that the following provisions shall apply:	
a. There shall be no dismantling of vehicles on the premises to obtain or sell parts.	
b. The only auto part installation that shall be permitted in connection with such use shall be the installing of tires or minor accessory parts and minor maintenance.	
c. Major auto repair shall not be permitted in connection with such use. Minor auto repair and maintenance may be permitted provided such repair and maintenance shall be incidental to the normal upkeep of an automobile.	
d. All services, storage or similar activities shall be conducted entirely indoors.	
(55) Automobile parking lot or parking garage	X
May include gasoline pumps.	
Provided that principal use parking shall occur only within an authorized off-street parking lot or facility	
(57) Laboratory serving professional requirements, dentists, medical, etc	X
(61a) Small electric motor repair	X
(63b) Pest control	X
Provided that within the RB-1 and B-N-1 districts the following conditions shall apply:	
a. Such use not to exceed 800 square feet of floor area.	
b. The site development plan shall be reviewed under the provisions of section 8-3031 of this chapter.	
c. The use shall not be housed in any building with a residential unit or directly abutting any property with a conforming residential use.	
d. There shall be no outdoor storage.	
e. All combustible materials, pesticides and chemicals shall be stored in compliance with all local, state, and federal regulations. All chemicals and pesticides shall be registered with the EPA. No hazardous chemicals, as defined by EPA, shall be stored on-site.	
(70) Printing or letter shop	X
(83) Light manufacturing	
Such uses shall be designed to operate in such a manner that it will not emit smoke, odor, or objectionable waste materials, and which will not produce noise levels beyond that permitted by the city noise control ordinance.	
n. Dry cleaning plants and laundry plants	X
Provided that:	
1. Dry cleaning plants using systems which make use of solvents rated at above 40 according to the Underwriters' Laboratories, Inc., Standard of Classification known as class I systems shall be prohibited.	
2. Dry cleaning plants which use cleaning solvents which make use of solvents rated at more than five but less than 40 according to the Underwriters'	

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-N-1 Zoning District List of Uses	
Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district	
Laboratories, Inc., Standard of Systems, shall not be established in buildings with other occupancy and shall only be established in buildings which shall be setback not less than ten feet from any side or rear property line	
3. Such plants shall serve not more than one pickup and delivery station inclusive of one occupying the same premises as the plant.	
4. The building for such plant shall not contain more than 4,000 square feet of floor area.	
5. Such plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant.	
6. The applicant for such a plant shall certify in writing at the time of the application that all the above conditions shall be met.	
7. Such dry cleaning plant shall comply with all of the requirements of the city's fire prevention code.	
(86) Principal use sign	X
(88) Incidental use sign	X
(See section 8-3112(d) or special sign districts provisions).	
(88a) Bus stop bench signs	X
Provided such use shall be permitted only at official Chatham Area Transit (CAT) bus stops located outside of the historic and Victorian districts, and shall be permitted only by contract with the city.	
Such use shall also comply with the provision of section 8-3112, "Sign Permits--Required," subsection (u). "Bus Stop Bench Signs."	
(88b) Portable signs	X
(See section 8-3112(n) or special sign district provisions.)	
(90a) Satellite dish	X
Provided such use shall only be permitted as an accessory use but may be allowed within front or side yards.	
Provided further, that where such use is located upon a lot which is immediately adjacent to or directly across a street from property upon which is located a conforming dwelling or vacant property zoned to permit residential uses, then the following restrictions shall apply:	
1. A satellite dish within a side or front yard shall be set back a minimum of 15 feet from the property line, and shall be of open mesh construction (except for bi-directional transmit and receive dishes where required by the FCC). Dishes shall be screened from view from ground level from adjoining residential properties.	
2. The maximum diameter satellite dish shall be 16 feet.	
3. No form of advertising or identification shall be permitted upon a permanently placed or mounted satellite dish except for the manufacturer's small identification plate.	

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-N-1 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 - 36
Minimum Side Yard Setback (feet)	-	10 from abutting R district property
Minimum Rear Yard Setback (feet)	-	adjoining R district property's setback
Maximum Height (feet)	-	35
Maximum Building Coverage (percent)	-	-
Maximum Density (units per net acre)	-	-

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.