

# CITY OF SAVANNAH ZONING ORDINANCE

## B-G-1 ZONING DISTRICT

*B-G-1 general business, transition.* The purpose of this district shall be to recognize general business areas which are developed commercially but which, because of their proximity to residential areas, require greater attention to the array of uses permitted in order to ensure that the quality of life in the surrounding area is not degraded, while at the same time protecting the vitality of the commercial area.

<b>B-G-1 Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory storage buildings	82a
Accessory uses	90
Ambulance service or rescue squad	42
Animal grooming establishment	25a
Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	25
Automobile parking lot or parking garage	55
Automobile service station (including an automobile washateria)	50
Automobile storage garage	55b
Automobile upholstery shop	53
Banks and offices	37
Bicycle and moped sales and service	52b
Book cover processing	71a
Building contractor and related construction contractors	68
Building supplies and materials	63
Catering services	49b
Child sitting center	20e
Church or other place of worship	11
Clothing stores and dry goods	34
Cold storage and freezer plant	73
Congregate care home for the elderly (over 15 persons)	10g
Congregate care home for the mentally retarded (over 15 persons)	10i
Craft shops	36b
Cultural facilities	19
Department stores	39
Electrical repair and similar repair	61
Eleemosynary or philanthropic institution	14
Equipment rental	59a
Food service centers for homeless persons	10l
Food stores and drugstores	32
Fur storage vaults	73a

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<b>B-G-1 Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Furniture repair, including furniture refinishing, refurbishing and upholstery shops	35a
Glass sales and installation	64
Greenhouse and plant nursery	23
Group care home for the abused or mistreated (seven or greater persons)	10e
Group care home for the elderly (seven to 15 persons)	10f
Group care home for the mentally retarded	10h
Home furnishing and hardware	35
Homes for chemically dependent persons	10d
Incidental outdoor storage	82b
Indoor car wash	50a
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Locksmith, gunsmith, and similar activities	62
Major automobile body repair and paint shops	51
Major automobile mechanical repair, maintenance, service or similar activities	51a
Motorcycle, motor scooter sales and services	52a
Newspaper	69
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Post secondary schools (College, junior college, university)	46b
Printing or letter shop	70
Public uses	15
Public utility	16
Radio or television broadcasting studio	43a
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Restaurants, fast food or drive-thru	49a
Retail automobile parts and tire store	54
Sale of beer and wine, by the package, when incidental to other principal retail grocery, drug or, variety stores	32b
Self-storage miniwarehouse	75b
Small electric motor repair	61a
Specialty shops	36a

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<b>List of Uses</b>	<b>Use #</b>
Teaching of music, voice, and dance	47c
Telegraph or messenger service	44
Telephone exchange	18
Tree cutting/pruning contractor	23a
Vocational and technical schools	47
Wholesaling or warehousing	75

## **Provisions Regarding Use in the B-G-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.

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(10d) Homes for chemically dependent persons	X
(10e) Group care home for the abused or mistreated (seven or greater persons)	X
(10f) Group care home for the elderly (seven to 15 persons)	X
(10g) Congregate care home for the elderly (over 15 persons)	X
(10h) Group care home for the mentally retarded	X
(10i) Congregate care home for the mentally retarded (over 15 persons)	X
(10l) Food service centers for homeless persons	X
(10p) Personal care home for the handicapped and/or elderly (six 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.	
(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.	
(16) Public utility	X
(18) Telephone exchange	X
(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
(20e) Child sitting center	X
All appropriate licenses from the Georgia Department of Human Resources shall be obtained by the applicant prior to receiving an occupancy permit.	
A minimum of 25 square feet of space per child shall be provided.	
(23) Greenhouse and plant nursery	X
(23a) Tree cutting/pruning contractor	X
a. Such use shall not be located less than 75 feet from a conforming residential dwelling.	
b. Such use shall provide a buffer when adjoining any R district in accordance with section 8-3066 of this chapter.	
c. Such use shall not store or process any wood materials on-site	
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.	
(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.	
(32b) Sale of beer and wine by the package when incidental to other principal retail grocery, drug or variety stores	X
(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

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Appliance store, hardware store, paint store, appliance repair, sporting goods store, furniture store, and stores of a similar nature;	
Provided, that, unless permitted in these regulations, an incidental storage yard within the B-C, B-G, BG-1, and B-H districts shall be only permitted subject to the following provisions:	
a. Access to or from the storage yard shall not be from a minor or collector street serving R zoned districts or residentially developed properties.	
b. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of a storage yard. Provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area and finished masonry fence with supplemental landscaping established along the exterior of the fence.	
c. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.	
(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
Provided that:	
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.	
(39) Department stores	X
(40) Photography studio	X
(42) Ambulance service or rescue squad	X
(43a) Radio or television broadcasting studio	X
Provided, however, within B-N, BG-1 and BG-2 districts a site plan shall be reviewed under the provisions of section 8-3031, and the following conditions shall be met:	
a. Only one accessory satellite dish and/or accessory fixed point microwave transmission tower shall be permitted; provided that the MPC may approve an additional dish and/or tower upon a finding that such addition is necessary for the reasonable functioning of the primary use and will not adversely impact the surrounding areas.	
b. The maximum height for a satellite dish shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.	
c. Transmission towers shall be permitted only on a lot which fronts a street classified as an arterial, and is across the street from a business or industrial zoning district. Mountings on the tower shall be limited to no more than two four-foot parabolic antennas, and a two-way communications antenna. Such tower shall be set supporting with a maximum three-foot-wide base. The height of such tower shall be the minimum necessary to clear neighboring obstructions, but shall not exceed a height of 100 feet. A galvanized finish or silver paint finish shall be applied to the tower, and no lighting shall be erected on the tower unless required by the FAA.	
d. All dishes and towers shall be located in the rear yard unless otherwise approved by the MPC. The base of such facilities shall be surrounded with an architecturally designed fence with landscaping.	
(44) Telegraph or messenger service	X
(46b) Post secondary schools (college, junior college, university)	X
(47) Vocational and technical schools	X
(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.	
(47e) Personal service schools	X
Barber and beauty schools and similar personal service activities licensed by the State of Georgia.	
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X
(49a) Fast-food or drive-thru restaurants	X
Provided, that no alcoholic beverage sales shall be permitted.	
(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.	
(50) Fuel station	X
a. Gasoline pumps and other service facilities such as air and vacuum shall be set back not less than 12 feet behind the required front yard setback line.	
(50a) Indoor car wash	X
(51) Vehicle Service, minor	X
a. Such use, not to include washing and detailing, shall be conducted within an enclosed building; however, bay doors are permitted and may be open only during hours of operation.	
(51a) Vehicle Service, major	X

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a.	Such use shall be no closer than 150 feet from any residential structure as measured from the property line of such use.	
b.	Within the R-B-C, R-B-C-1, BG-1, I-L-B, or B-C Districts any outdoor storage area shall be enclosed by an architecturally designed fence of at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery.	
c.	Such use, not to include washing and detailing, shall be conducted only within an enclosed building. Bay doors are permitted except as follows, and may be open only during hours of operation. Bay doors shall not be permitted along a façade that is adjacent to a residential property or any R district unless such property or district is located across a street right-of-way, not including lanes.	
(52a)	Motorcycle, motor scooter sales and services	X
a.	Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from an R district when said street has a right-of-way of less than 75 feet.	
b.	All service, storage, or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted.	
(52b)	Bicycle and moped sales and service	X
	All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which facilities are located and no outside storage or dismantled vehicles shall be permitted, provided, that within the BC-1 zoning district, the service of mopeds is prohibited.	
(53)	Automobile upholstery shop	X
(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	
(55b)	Automobile storage garage	X
(57)	Laboratory serving professional requirements, dentists, medical, etc	X
(59a)	Equipment rental	X
	Provided that within the B-H, BG-1, and BG-2 districts, no outdoor storage shall be permitted unless screened from view from other properties or from the public right-of-way with a solid eight-foot high architecturally designed fence.	
(61)	Electrical repair and similar repair	X
(61a)	Small electric motor repair	X
(62)	Locksmith, gunsmith and similar activities	X
(63)	Building supplies and materials	X
	Provided, that, unless permitted in these regulations, an incidental outdoor storage area within the B-C, B-G, BG-1, BG-2, and B-H districts shall be only permitted subject to the following provisions:	
a.	Access to or from the storage yard shall not be from a minor or collector street serving R zoned districts or residentially developed properties.	
b.	A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of a storage yard; provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area finished masonry fence with supplemental landscaping established along the exterior of the fence.	
c.	No materials shall be stacked or stored above a height that can be seen from outside the fenced area.	
(63b)	Pest control	X
(64)	Glass sales and installation	X
	Provided, that such use shall not provide more than four glass installation bays when located adjacent to or across a minor street from a dwelling unit unless it abuts along the rear property line and a solid buffer is installed to screen the residential use(s).	
	Provided further that within the B-C, B-G-1 and B-G-2 district the following provisions shall apply.	
a.	Outdoor storage of materials and equipment shall not be permitted and all activities shall be conducted within an enclosed building.	
b.	A site plan shall be approved under the provisions of section 8-3031 of this chapter.	
c.	The loading and unloading dockage facility shall have access to a collector or greater classified street and shall not house or service more than three truck bays.	
(68)	Building contractor and related construction contractors	X
	Provided that outdoor storage of materials and construction equipment shall not be permitted unless otherwise permitted in this district, and provided that the prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrications work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap or finished product, shall generate no noise, dust or odor beyond the confines of the building and shall only be incidental to the contracting activity.	
(69)	Newspaper	X
(70)	Printing or letter shop	X
(71a)	Book cover processing	X
(73)	Cold storage and freezer plant	X
	Provided, that within the BG-1 and BG-2 districts all activities shall be conducted within a building and a site plan shall be approved under the provisions of section 8-3031.	
(73a)	Fur storage vaults	X

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(75) Wholesaling or warehousing	X
Provided, that there shall be no external storage of goods and materials.	
Provided, that within the BG-1 and BG-2 districts, all activities shall be conducted within a building and a site plan shall be approved under the provisions of section 8-3031.	
(75b) Self-storage miniwarehouse	X
Provided that:	
a. For all districts except for P-I-L-T, I-L-B, I-L and I-H districts, a mini-warehouse site shall not be less than 0.75 acres nor exceed four acres.	
b. Reserved.	
c. Reserved.	
d. Reserved.	
e. Reserved.	
f. Reserved.	
g. Reserved.	
h. Roadways: Within the B-H, B-N, B-C, BG-1 and BG-2 zoning districts, self-storage mini-warehouses shall have access to only a street classified as a collector or greater.	
i. Reserved.	
j. Site Plan: The proposed site development plan shall be reviewed under the provisions of section 8-3031 (Planned Development District).	
k. Building exterior:	
1. The exterior walls of a self-storage mini-warehouse structure shall consist of texture or split-face block, brick, or real stucco over concrete block. Other materials may be acceptable for exterior walls if the MPC determines that visual compatibility with the surrounding development can be achieved with the use of such other materials.	
2. Self-storage mini-warehouses shall be constructed in a manner that would prevent the flow of water from the roof of the structure onto the walls of the structure. The use of eaves to direct water away from the structure is highly recommended; however, other construction methods such as a gutter system or parapet wall shall also be considered where allowed by all applicable building codes.	
l. Visual buffering and screening: A landscape buffer shall be provided in accordance with section 8-3066 (Visual Buffers and Screening) and section 8-3031 (Planned Development District). The following landscaping standards shall also apply:	
1. A landscape buffer of not less than 25 feet in width shall be established along any side of the property where the self-storage mini-warehouse abuts a residential zoning district (an R district), or where the use is across the street from an R district;	
2. Any self-storage min-warehouse shall have a fence, wall or some combination thereof around the perimeter of the property upon which it is located. An eight-foot-tall fence and/or wall shall be constructed in accordance to section 8-3066 (Visual Buffers and Screening);	
3. Where the end wall of any self-storage mini-warehouse structure is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet; and	
4. Wherever possible, tree quality points and landscape quality points shall be located in buffer areas that are visible from the public rights-of-way and adjacent properties.	
m. Storage: All storage shall be within an enclosed building. However, accessory outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed provided that such storage is not visible from a public right-of-way, an R district or an existing residential use.	
n. Signage: No animated or neon or flashing signs shall be allowed. Only one principal use sign per street frontage shall be allowed.	
o. Prohibited activities: Except as provided herein, the following activities shall be prohibited on the premises:	
1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Georgia regulations;	
2. Servicing, repair, or fabrication or motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;	
3. Operation of a transfer-and-storage business;	
4. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use;	
5. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations;	
6. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials; and	
7. Habitation of storage units by humans or animals.	
(82a) Accessory storage buildings	X
Provided that:	
a. Such uses shall be adjacent to, on the same lot as, or across the street from the principal business.	
b. There shall be no outdoor storage of any material.	
c. Shipping containers and truck trailers shall not be permitted as accessory storage buildings.	
(82b) Incidental outdoor storage	X
a. Provided that the storage area shall be adjacent to, on the same lot as, or across the street from the principal use.	
b. Access to or from the storage area shall not be from a minor or collector street serving R zoned districts or residentially developed properties.	
c. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of an outdoor incidental storage area; provided that the MPC may require a solid architecturally designed masonry fence, up to a height of eight-feet, with supplemental landscaping established along the exterior of the fence.	
d. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.	
(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.	

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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' 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
(87) Separate use sign	X
See section 8-3112, Sign Permits--Required, subsection (l), Sign Standards, (1--12).	
(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."	
(90) Accessory uses	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	

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<b>B-G-1 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>	-	-
<b>Minimum Lot Width (feet)</b>	-	-
<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	90 50 40 30 30 36
<b>Minimum Side Yard Setback (feet)</b>	-	10 from abutting R district property
<b>Minimum Rear Yard Setback (feet)</b>	-	adjoining R district property's setback
<b>Maximum Height (feet)</b>	-	-
<b>Maximum Building Coverage (percent)</b>	-	-
<b>Maximum Density (units per net acre)</b>	-	-

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# CITY OF SAVANNAH ZONING ORDINANCE

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