

CITY OF SAVANNAH ZONING ORDINANCE

B-B ZONING DISTRICT

B-B bayfront-business. The purpose of this district shall be to protect the character of the commercial development along the Savannah River within the city.

B-B Zoning District	
List of Uses	Use #
Accessory uses	90
Ambulance service or rescue squad	42
Amusement or recreational activities carried on wholly within a building, including theater billiard parlor, dance hall, and activities of a similar nature	29
Assembly halls	20a
Automobile parking lot or parking garage. Not including gasoline pumps	55a
Banks and offices	37
Bed and breakfast	9c
Bicycle and moped sales and service	52b
Catering services	49b
Child sitting center	20e
Clothing stores and dry goods	34
Club or lodge	20
Cocktail lounges and taverns	48b
Craft shops	36b
Cultural facilities	19
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Eleemosynary or philanthropic institution	14
Food stores and drugstores	32
Fortunetelling	47b
Fur storage vaults	73a
Furniture repair, including furniture refinishing, refurbishing and upholstery shops	35a
Heliport, helistop	15a
Home occupation	89
Hostel	10o
Hotel or apartment hotel	7
Incidental waterfront uses such as docks, piers, refueling facilities, and pumps	91
Inn	9b
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83

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-B Zoning District	
List of Uses	Use #
Major automobile body repair and paint shops	51
Marina	77
Marine supply and service facility	78
Mixed use, nonresidential	37a
Mixed use, residential	37b
Motel	9
Newspaper	69
Newspaper and magazine distributor	71
Nightclubs	48d
Package store	48c
Personal service schools	47e
Personal service shops	33
Photography studio	40
Printing or letter shop	70
Public uses	15
Public utility	16
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Restaurant, sit-down or cafeteria, which serves alcoholic beverages	48
Restaurants, fast food or drive-thru	49a
Sale of beer and wine, by the package, when incidental to other principal retail use	32a
Satellite dish	90a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Telegraph or messenger service	44
Temporary uses	13

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-B Zoning District

Provisions Regarding Use in the B-B 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-B Zoning District List of Uses with Standards	
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	
(1) One-family dwelling:	
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
b. Semidetached or end-row	X
c. Attached or row	X
(3) Multifamily dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(7) Hotel or apartment hotel	X
Provided the uses front onto an arterial street.	
(9) Motel	X
Including such ancillary uses as barbershops, beauty shops, restaurants with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature.	
(9b) Inn	X
Provided that such use shall contain not more than 15 bedrooms or suites.	
Such use may serve meals, provided such service shall be limited to guests occupying rooms in the inn.	
(9c) Bed and breakfast	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 purposes.	
The sign requirement for such use shall be those established for home occupations.	
(10a) Hostel	X
Provided that such use shall have a full-time resident manager.	
(13) Temporary uses:	
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 section 8-3031.	
b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site.	
c. The use complies with the sign requirements for the districts in which it is located.	
d. Such use shall not be located adjacent to or across a street from a conforming residential use.	
e. The use shall not be permitted for greater than 30 days within any six-month period unless a different length of time is specifically provided for hereunder.	
f. Such use shall be located along a collector or arterial street.	
g. Such use shall be located on not less than a one-acre site.	
h. The use shall not occupy off-street parking spaces required for another use not 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 of fire retardant materials.	
k. Such use shall comply with the requirements of the city noise ordinance.	
2. Temporary uses shall include the following activities:	
b. Carnival, community fair, athletic event or other event of public interest.	B
1. Such event shall be permitted only on a site which faces and is adjacent to B districts or I-L and I-H districts except for existing designated fair grounds.	
2. All activities connected with such event shall be setback at least 100 feet from the nearest property line.	
3. Tents and/or mobile vehicles/structures may be utilized for such activities.	

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-B Zoning District List of Uses with Standards	
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	
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, 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.	
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	X
1. The use shall extend for not more than 14 consecutive days.	
2. The use shall be located on a site occupied by a retail center or public facility.	
3. Tents may be utilized provided they do not encroach into landscaped areas or required building setbacks.	
(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.	
(15a) Heliport, helistop	B
(16) Public utility	X
(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
(20) Club or lodge	X
(20a) Assembly halls	X
Including union halls, conference halls, business meetings, civic halls and activities of a similar nature.	
Such use may include office space where incidental to the principal use.	
(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.	
(29) Amusement or recreational activities carried on wholly within a building	X
Including theater, billiard parlor, dance hall, and activities of a similar nature.	
(32) Food stores and drugstores	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.	
(32a) Sale of beer and wine by the package when incidental to other principal retail use	X
(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.	
(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.	
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	X
(38) Janitorial services contractor	X
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
(44) Telegraph or messenger service	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.	

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-B Zoning District List of Uses with Standards	
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	
(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.	
c. Within the R-B, RB-1, R-B-C, BG-2, and B-B districts, the following provision shall apply:	
1. A site plan shall be approved by the MPC under the provisions of section 8-3031.	
2. No more than eight taxicabs shall be parked on the site at any one time.	
3. The use shall be located on a lot which fronts onto a collector or greater classified street.	
(47b) Fortunetelling	X
(47e) Personal service schools	X
Barber and beauty schools and similar personal service activities licensed by the State of Georgia.	
(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
(48b) Cocktail lounges, and taverns	X
(48c) Package store	X
(48d) Nightclubs	X
Provided that no nightclub shall be established on property which abuts land zoned in the following classifications: R-20, R-10, R-6, R-6A, R-6B, R-6C or R-4.	
(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.	
(51) Major automobile body repair and paint shops	X
a. Auto body repair and/or painting, storage or similar activities connected with such use are prohibited within 300 feet of any property used for a school, park, playground or hospital.	
c. Wrecker service shall be limited to providing road service calls only for disabled vehicles or for towing automobiles to the garage for repairs and service. Vehicles ticketed for traffic or parking violations shall not be towed to the repair garage for impoundment or storage service unless a principal use wrecker service with a dead storage yard is permitted on the site.	
(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.	
(55a) Automobile parking lot or parking garage	X
Not including 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
(69) Newspaper	X
(70) Printing or letter shop	X
(71) Newspaper and magazine distributor	X
(73a) Fur storage vaults	X
Provided that within the B-B, B-C and BC-1 zoning districts fur storage vaults shall be an incidental use to the principal use, retail sale of fur.	
(77) Marina	X
(78) Marine supply and service facility	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.	
b. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants	X
(89) Home occupation	X
(90) Accessory uses	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
(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.	

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-B Zoning District List of Uses with Standards	
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	
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.	
(91) Incidental waterfront uses such as docks, piers, refueling facilities and pumps	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-B Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - -
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - -
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	- - - - - -
Minimum Side Yard Setback (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - 10 from abutting R district property
Minimum Rear Yard Setback (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - -
Maximum Height (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	40 40 40 -
Maximum Building Coverage (percent)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - -
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.