

CITY OF SAVANNAH ZONING ORDINANCE

R-B-C-1 ZONING DISTRICT

R-B-C-1 residential-business-conservation, extended. The purpose of this district is to encourage the conservation and rehabilitation of residential uses and the construction of new residential and/or residential mixed uses by limiting business activities to those that have performance characteristics which minimize detrimental impacts on residential uses in order to preserve the integrity of those areas where residential and business uses are found to be necessary and desirable.

R-B-C-1 Zoning District	
List of Uses	Use #
Accessory uses	90
Administration building	38a
Adult day care center	20d
Ambulance service or rescue squad	42
Apartment building used by a college (mixed use)	8
Assembly halls	20a
Automobile rental agency	52c
Automobile sales lot	52d
Automobile upholstery shop	53
Banks and offices	37
Boardinghouse or roominghouse	10
Catering services	49b
Child care center	20c
Church or monastery	12
Church or other place of worship	11
Clothing stores and dry goods	34
College dormitory	7a
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
Day nurseries and kindergartens	20b
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Eleemosynary or philanthropic institution	14
Food stores and drugstores	32

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R-B-C-1 Zoning District	
List of Uses	Use #
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 ill (seven to 15 persons)	10b
Group care home for the mentally retarded	10h
Heliport, helistop	15a
Home furnishing and hardware	35
Home occupation	89
Hotel or apartment hotel	7
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Major automobile body repair and paint shops	51
Major automobile mechanical repair, maintenance, service or similar activities	51a
Mixed use, nonresidential	37a
Mixed use, residential	37b
Motel	9
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
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
Satellite dish	90a
Sewage treatment plant	17
Specialty shops	36a
Taxistand	45
Telephone exchange	18
Temporary uses	13
Vehicle Service, Minor	51
Vehicle Service, Major	51a

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Provisions Regarding Use in the R-B-C-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.

R-B-C-1 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:	
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
(3) Multifamily dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(7) Hotel or apartment hotel	B
Provided the uses front onto an arterial street.	
(7a) College dormitory	X
a. Such use shall abut a collector or greater classified street.	
b. No more than two students shall reside within a dormitory unit.	
c. The facility shall have a full-time resident manager.	
d. Such use shall be protected by the college or university security force or the equivalent.	
e. No signs, banners, clothing or similar items (except the name of the dormitory) shall be displayed in any window, on any railing, or on any exterior portion the building.	
f. No loud noise(s) shall emanate from the dormitory in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041.	
g. Provided further, that within the R-B-C and R-B-C-1 districts, such use shall contain no more than 150 dormitory units per net acre.	
(8) Apartment building used by a college (mixed use)	X
Provided that within the R-B-C and R-B-C-1 districts, the following shall apply:	
a. Such use shall abut a collector or greater classified street.	
b. There shall be no more than two students per bedroom.	
Such use shall contain no more than 70 apartment units or dormitory equivalent units per net acre.	
c. The facility shall have an on-site resident manager.	
d. Such use shall be protected by the college or university security force or the equivalent.	
e. No signs, banners, clothing or similar items (except the name of the building) shall be displayed in any window, on any railing, or on any exterior portion of the building.	
f. No loud noise(s) shall emanate from the building in excess of the noise level permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041.	
(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.	
Provided that within the R-B-C-1 district, no pouring license or alcoholic beverage sales shall be allowed.	
(10) Boardinghouse or roominghouse	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10b) Group care home for the mentally ill (seven to 15 persons)	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to	

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property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10e) Group care home for the abused or mistreated (seven or greater persons)	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(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
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10i) Congregate care home for the mentally retarded (over 15 persons)	X
Emergency shelters for homeless persons	
(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.	
(12) Church or monastery	X
(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:	
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 or such activities.	
(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
(18) Telephone exchange	X

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CITY OF SAVANNAH ZONING ORDINANCE

R-B-C-1 Zoning District List of Uses with Standards

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(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
(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.	
(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
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.	
(32) Food stores and drugstores	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.	
(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	

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CITY OF SAVANNAH ZONING ORDINANCE

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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;	
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.	
(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
(38a) Administration building	X
Provided that such office facility shall be directly related to the administration and operation of industrial uses.	
(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.	
(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.	
(51) Vehicle Service, minor	B
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	B
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.	
(52c) Automobile rental agency	X
Provided that the following provisions shall be complied with:	
a. Such use shall not be established on a lot which is either adjacent to or directly across the street from any R1 district listed under section 8-3025(a).	
b. The use shall front and have direct access onto a major arterial street.	
c. No outdoor storage, servicing or maintenance of vehicles shall be permitted.	
d. All automobiles shall be stored or parked within a building or service area totally enclosed (except for approved driveway) by a minimum of a six-foot high architecturally designed fence or wall. The lower three-feet of the wall or fence shall be constructed of a solid masonry material or be of open rail construction with a minimum of three-foot high irrigated evergreen hedge along the base of the fence.	
e. All vehicle maneuvering to adjust parking or vehicle storage shall be accomplished within the enclosed area and not on a public right-of-way.	
f. A site plan shall be submitted to and approved by the MPC under the review provisions of section 8-3031 herein.	
(52d) Automobile sales lot	X
Provided that the following conditions are met:	
a. Such use shall not be established on a lot which is either adjacent to or directly across the street from any R district or single-family dwelling.	

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b. Any repair or service, excluding washing of vehicles, shall be conducted within an enclosed building or fenced storage area 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 approved by the MPC under the provisions of section 8-3031.	
c. All vehicle maneuvering to adjust parking or vehicle storage shall be accomplished within an enclosed area and not on a public right-of-way.	
d. No banners, promotional flags, or signs shall be placed on the site which are visible from a residential street or residential property.	
e. No lighting shall shine onto adjacent residential properties.	
(53) Automobile upholstery shop	X
Such use shall not be established in a R-B-C-1, B-C or BG-2 district on a lot which is either adjacent to or directly across the street from any R district unless such use is conducted entirely within an enclosed building.	
(57) Laboratory serving professional requirements, dentists, medical, etc.	X
(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	B
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.	
8. Within the R-B district, such use shall also be located on and have access to a street classified as an arterial and shall be classified as a class IV facility	
(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, and 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.	

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R-B-C-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	All residential uses Nonresidential	600 -
Minimum Lot Width (feet)	All residential uses Nonresidential	20 -
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 - - - - -
Minimum Side Yard Setback (feet)	Residential Nonresidential	- 10 from abutting R district property
Minimum Rear Yard Setback (feet)	Residential Nonresidential	- -
Maximum Height (feet)	Residential Nonresidential	40 -
Maximum Building Coverage (percent)	Residential Nonresidential	75 75
Maximum Density (units per net acre)	-	-

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