

Article 5.0 Base Zoning Districts

Sec. 5.1 Zoning District Categories

5.1.1 Conservation Districts

Where the phrase “conservation district” is used in this Ordinance, the phrase shall be construed to include the following districts:

- a. Any Conservation (C-) district.

5.1.2 Residential Districts

Where the phrase “residential district” is used in this Ordinance, the phrase shall be construed to include the following districts:

- a. Any Residential Single Family (RSF-) district;
- b. Any Residential Two-family (RTF-) district;
- c. Any Traditional Residential (TR-) district;
- d. Any Residential Multi-family (RMF-) district; and
- e. Any Residential Manufactured Home Park (RMHP) district.

5.1.3 Nonresidential Districts

Where the phrase “nonresidential district” is used in this Ordinance, the phrase shall be construed to include the following districts:

- a. Any Agriculture (A-) district;
- b. Any Office-Institutional (OI-) district;
- c. Any Business (B-) district;
- d. Any Industrial (I-) district; and
- e. Any Military Installation (MI) district (Sec. 6.2).

5.1.4 Mixed-use Districts

Where the phrase “mixed-use district” is used in this Ordinance, the phrase shall be construed to include the following districts:

- a. Any Traditional Neighborhood (TN-) district;
- b. Any Traditional Commercial (TC-) district; and
- c. Any Downtown (D-) district.

Sec. 5.2 Reserved

Sec. 5.3 Categorization of Uses

5.3.1 General Provisions

a. Approach to Categorizing Uses

i. Principal Uses

Permitted principal uses by zoning district are set forth in Sec. 5.4, Principal Use Table. Permitted uses are grouped by use category. Use categories are not zoning districts; use categories classify land uses and activities based on common functional, product, and/or physical characteristics. Characteristics may include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions. Use categories provide a systematic basis for assigning land uses to appropriate zoning districts. Specific uses may be further defined as set forth Article 13.0, Abbreviations and Definitions. Any use not specifically set forth in this Ordinance is expressly prohibited, unless determined otherwise as set forth in 5.3.1.b below.

ii. Accessory Uses

Accessory uses are allowed in conjunction with a principal use and are subject to the provisions of Sec. 8.7, Accessory Structures and Uses.

b. Uses Not Specifically Listed

- i.** Individual uses are listed in Sec. 5.4, Principal Use Table and may be defined in Article 13.0 Definitions. Any use not specifically listed is expressly prohibited unless the City Manager determines that the use is similar to a permitted use listed in this Ordinance using the criteria in 5.3.1.b.ii. below. Where the similar permitted use is subject to any use standard contained in Article 8.0, Use Standards, or special use review, the proposed use shall also be subject to such standard and/or approval. The City Manager or his or her designee shall not amend this Ordinance by adding to or eliminating any use standard for the proposed use.
- ii.** Treatment of a use not specifically listed shall be determined by the City Manager or his or her designee applying the following criteria:
 - (1)** The actual or projected characteristics of the activity in relationship to the stated characteristics of each group of uses.
 - (2)** The relative amount of site area or floor space and equipment devoted to the activity.
 - (3)** Relative amounts of sales from each activity.
 - (4)** The relative number of employees in each activity.
 - (5)** Hours of operation.
 - (6)** Building and site arrangement.
 - (7)** Types of vehicles used and their parking requirements.
 - (8)** The relative number of vehicle trips generated.
 - (9)** The likely impact on surrounding properties.
 - (10)** Whether the activity is likely to be found independent of the other activities on the site.

- iii. Where a use not listed is found by the City Manager or his or her designee not to be like any other permitted use, the use shall be permitted only following a text amendment to this Ordinance (see Sec. 3.7, Zoning Text Amendment).

c. Developments with Multiple Principal Uses

When there are multiple principal uses in a development or within the same building, each principal use shall be treated individually with respect to the standards in this Ordinance.

5.3.2 Interpreting the Principal Use Table

a. General

The master use table is in Sec. 5.4, Principal Use Table. The table is subject to the explanation of types of use as set forth below.

b. Key to Types of Use

i. Uses Permitted By Right

A “√” indicates that a use is permitted by right in the respective base zoning district.

ii. Limited Uses

An “L” indicates that a use is permitted in the respective zoning district but may be subject to additional use standards. The “Standards” column on the principal use table is a cross-reference to any use standard listed in Article 8.0, Use Standards.

iii. Special Use Review

An “S” indicates a use that may be permitted in the respective base zoning district only when approved by the Mayor and Aldermen in accordance with the procedures of Sec. 3.10, Special Use Permit. Special uses are subject to all other applicable requirements of this Ordinance, including the additional use standards contained in Article 8.0, Use Standards, except where such use standards are expressly modified by the Mayor and Aldermen as part of the special use approval.

iv. Uses Not Permitted

A blank cell in the principal use table indicates that a use is not permitted in the respective district.

	✓= Permitted Use	L= Limited Use	S=Special Use	Blank Cell = Use not permitted																																													
PRINCIPAL USES	C	C-M	C-P	A-1	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4	RTF	TR-1	TR-2	TR-3	RMF-1	RMF-2	RMF-3	RMHP	TN-1	Interior Lot TN-2	Corner Lot TN-2	TN-3	TC-1	TC-2	D-R	D-N	D-C	D-CBD	D-X	D-W	OI-T	OI	OI-E	B-L	B-N	B-C	B-M	IL-R	IL-T	I-L	I-H	Use Standards						
	Services:																																																
Services, general																							✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓						
Animal services, indoor				L																				L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			L	L			Sec. 8.4.24			
Animal services, outdoor				L																																			L			L					Sec. 8.4.25		
Bank																									✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓							
Body art services																									✓	✓			✓	✓	✓	✓					✓	✓				✓							
Business support services																							✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓							
Catering establishment																							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓							
Check Cashing; Title Pawn;																									L			L	L	L					L		L	L				L					Sec. 8.4.26		
Crematorium																									S			L						L		L				L	L	L				Sec. 8.4.27			
Funeral home; mortuary (not including crematorium)																									✓			✓				✓	✓		✓	✓				✓									
Hall, banquet or reception				✓																					S	✓			✓	✓	✓	✓			✓	✓	✓	✓	✓				✓						
Event Venue																												✓	✓	✓	✓			S	S	S	✓	✓	S			✓	✓	✓					
Instructional studio or classroom																							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓							
Laundromat; Dry cleaning/ Laundry/ drop-off facility																								✓	✓			✓	✓	✓	✓				✓	✓	✓	✓					✓						
Dry Cleaner/Laundry, Neighborhood																								✓	✓			✓	✓	✓	✓			✓	✓	✓	✓					✓	✓	✓					
Personal service shop																					✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	L	✓	✓					Sec. 8.4.28		
Psychic; palmist; medium; fortune teller																							✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓							
Repair-oriented services																							✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓							

	✓= Permitted Use	L= Limited Use	S=Special Use	Blank Cell = Use not permitted																																																		
PRINCIPAL USES	C	C-M	C-P	A-1	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4	RTF	TR-1	TR-2	TR-3	RMF-1	RMF-2	RMF-3	RMHP	TN-1	Interior Lot	TN-2	Corner Lot	TN-2	TN-3	TC-1	TC-2	D-R	D-N	D-C	D-CBD	D-X	D-W	OI-T	OI	OI-E	B-L	B-N	B-C	B-M	IL-R	IL-T	I-L	I-H	Use Standards									
																					TN-2	TN-2																																
Bed and Breakfast Homestay				L																L	L	L	L	L	L	L	L	L	L	L	L	L				L	L	L									Sec.8.4.33							
Bed and breakfast				L																L	L	L	L	L	L	L	L	L	L	L	L	L				L	L	L											Sec. 8.4.34					
Inn																				L	L	L	L	L	L	L	L	L	L	L	L	L						L	L	L									Sec. 8.4.35 and Sec. 8.7.24					
Hotel/motel, 16-74 rooms																										S	S																							Art 7.0 Sec. 7.13				
Hotel/motel, 75 or more rooms																																																			Art 7.0 Sec. 7.13			
Short-term vacation rental				L																L	L	L	L	L	L	L	L	L	L	L	L	L																		Sec. 8.4.37 and Sec. 7.5				
Vehicle, Watercraft and Heavy Equipment Sales and Services:																																																						
Heavy equipment/Heavy vehicle sales,rentals and leasing																																																					Sec. 8.4.38	
Vehicle sales,rentals and leasing																																																					Sec. 8.4.39 and Sec. 8.7.21	
Moped/motor scooter sales, rentals and leasing																																																					Sec. 8.4.40	
Vehicle Service, Heavy equipment/Heavy vehicle																																																					Sec. 8.4.41	
Vehicle service, minor																																																						Sec. 8.4.42
Vehicle service, major																																																						Sec. 8.4.43
Vehicle towing and impound facility																																																						Sec. 8.4.44
Vehicle wash, full or self-service																																																						Sec. 8.4.45

Sec. 5.5 Conservation Districts

5.5.1 District Descriptions

The Conservation (“C”) districts are established to preserve and protect certain lands, marsh and wetland areas or to provide for parkland. Permitted uses are limited to conservation and, with certain limitations, recreation and other uses that are not contrary to the natural character of the districts. The C- districts are listed below.

a. Conservation (C)

The Conservation (“C”) district is established to preserve and protect native habitats, wilderness areas, watersheds, groundwater recharge areas, open spaces, parklands (unless otherwise zoned) and scenic areas. Permitted uses are limited to recreation and other uses, with certain limitations, that are not contrary to the natural character of the district.

b. Conservation-Marsh (C-M)

The Conservation-Marsh (“C-M”) district is established to preserve and protect marsh areas and back barrier islands (hammocks). Permitted uses are limited to uses, with certain limitations, that are not contrary to the environmentally sensitive character of the district.

c. Conservation-Park (C-P)

The Conservation-Park (“C-P”) district is established to preserve and enhance parkland as permanent open space to meet the active and passive recreational needs of residents and to also protect cultural and historic resources. Permitted uses are limited to parks and recreation, cemeteries and other uses that promote open space and preservation of resources.

5.5.2 Comprehensive Plan Future Land Use Map Consistency

The Conservation districts are allowed only in the Future Land Use Map categories below.

- a. **Conservation:** Conservation (C), Conservation-Marsh (C-M);
- b. **Tidal Marsh:** Conservation (C), Conservation-Marsh (C-M);
- c. **Conservation Residential:** Conservation-Marsh (C-M); and,
- d. **Parks/Recreation:** Conservation (C), Conservation-Park (C-P).

5.5.3 Permitted Uses

Permitted uses within the C- districts are in Sec. 5.4, Principal Use Table.

5.5.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.5.5 Development Standards for Permitted Residential Uses

Residential uses in the C- districts shall meet the development standards as set forth below.

Standards	C	C-M	C-P
Lot Dimensions (min)			
Lot area (acres) [1]	--	2	--
Lot width (ft)	--	--	--
Building Setbacks (min ft)			
Front Yard	--	10	--
Side (interior) Yard	--	5	--
Side (street) Yard	--	10	--
Rear Yard	--	10	--
From access easement	--	5	--
Building Separation	--	See Fire Code	--
Building Coverage (max)	--	10%	--
Height (max ft)	--	36	--
Accessory Structure Setbacks	--	See Sec. 8.7	--

[1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.5.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in the C- districts shall meet the development standards as set forth below.

Standards	C	C-M	C-P
Lot Dimensions (min)			
Lot area (acres) [1]	2	2	--
Lot width (ft.)	--	--	--
Building Setbacks (min ft)			
Front Yard	15	15	15
Side (interior) Yard	--	--	--
Side (street) Yard	--	--	--
Rear Yard	--	--	--
Rear Yard (adjacent to street/lane)	15	15	15
From access easement	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code
Building Coverage (max)	10%	10%	20%
Height (max ft)	36	36	36
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector and arterial street rights-of-way	15	15	15
From local street rights-of-way	10	10	10
Abutting lane, property line or access easement	5	5	5

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.5.7 General Site Standards

Development in the C- districts shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.5.8 Natural Resource Standards

Development in the C- districts shall be required to meet the applicable natural resource, standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.5.9 Additional Requirements Applicable to the Conservation Districts

a. Conservation District

- i. Parking areas shall consist of a pervious surface material, as approved by the City Manager or his or her designee, except when otherwise required by federal or state law.
- ii. Campgrounds may not include permanent structures for lodging, except for a caretaker's residential unit.

b. Conservation-Park District

[Reserved]

c. Conservation-Marsh District

A minimum of two (2) acres of contiguous uplands shall be required per single-family residential unit.

Sec. 5.6 Agricultural Districts

5.6.1 District Descriptions

Agricultural (A-1)

The A-1 district is established to allow agricultural areas to be developed in a manner consistent with the retention of agriculture and forestry and the preservation of rural character. This district may also include certain non-agricultural uses that are customarily found in rural areas.

5.6.2 Comprehensive Plan Future Land Use Map Consistency

The Agricultural district is allowed only in the Future Land Use Map category below.

Agriculture / Forestry: Agricultural (A-1).

5.6.3 Permitted Uses

Permitted uses within the A-1 district are located in Sec. 5.4, Principal Use Table.

5.6.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.6.5 Development Standards for Permitted Residential Uses

Residential uses in the A-1 district shall meet the development standards as set forth below.

Standards	A-1
Lot Dimensions (min) Lot area (acres) [1] Lot width (min. ft.)	2 100
Building Setbacks (min ft) Front yard Side (street) yard Side (interior) yard Rear yard From access easement	40 20 20 40 5
Building Separation	See Fire Code
Building Coverage (max)	35%
Height (max ft)	36
Accessory Structure Setbacks	See Sec. 8.7

[1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.6.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in the A-1 district shall meet the development standards as set forth below.

Standards	A-1
Lot Dimensions (min) Lot area (acres)[1] Lot width (ft)	2 100
Building Setbacks (min ft) Front yard Side (street) yard Side (interior) yard Rear yard From access easement Building separation	40 20 20 40 5 See Fire Code
Building Coverage (max)	35%
Height (max ft)	36
Accessory Structure Setback	See Sec. 8.7
Parking Area Setback (min ft) From collector and arterial street rights-of-way From local street rights-of-way Abutting lane, property line or access easement	15 10 5

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.6.7 General Site Standards

Development in the A-1 district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.6.8 Natural Resource Standards

Development in the A-1 district shall be required to meet the applicable natural resources standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.6.9 Additional Requirements Applicable to the Agricultural Districts

For animal-related uses, refer to the City of Savannah Code, Section 9-5002, as amended.

Sec. 5.7 Residential Single-family Districts

5.7.1 District Descriptions

The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name. The RSF- districts are provided below.

a. Residential Single-family-Estate (RSF-E)

The RSF-E district is established to permit large lot single-family residential development of at least one (1) acre. A limited number of nonresidential uses are allowed that are compatible with the low-density estate character of the district.

b. Residential Single-family (RSF-)

The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.

5.7.2 Comprehensive Plan Future Land Use Map Consistency

Residential Single-Family districts are allowed only in the Future Land Use Map Categories below.

a. **Agriculture/Forestry:** RSF-E

b. **Residential - Suburban Single-family:** RSF-E, RSF-30, RSF-20, RSF-10

c. **Residential - Single-family:** RSF-6, RSF-5, RSF-4

5.7.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the RSF- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth below.

Housing Type	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Single-family detached	✓	✓	✓	✓	✓	✓	✓

b. Nonresidential Uses

Permitted nonresidential uses within the RSF- districts are set forth in Sec. 5.4, Principal Use Table.

5.7.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.7.5 Development Standards for Permitted Housing Types

Residential uses in any RSF- district shall meet the development standards as set forth below.

Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Lot Dimensions							
Street Access							
Lot area (min sq ft) [1]	43,560	30,000	20,000	10,000	6,000	5,000	4,000
Lot width (min. ft.)	120	100	80	70	60	50	40
Lane Access [2]							
Lot area (min sq ft) [1]	--	--	--	--	6,000	4,000 [3]	3,500
Lot width (min ft)	--	--	--	--	60	40 [3]	35
Building Setbacks (min ft)							
Street Access							
Front yard	40	30	30	25	20	20	15
Side (interior) yard	20	10	10	7	5	5	5
Side (street) yard	15	15	15	15	10	10	10
Rear yard	40	30	30	25	20	20	20
From access easement	5	5	5	5	5	5	5
Lane Access							
Front yard	--	--	--	--	15	15	12.5
Side (interior) yard	--	--	--	--	5	5	5
Side (street) yard	--	--	--	--	10	5	5
Rear yard	--	--	--	--	20	20	20
From access easement	--	--	--	--	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Building Coverage (max)							
Street Access	40%	40%	40%	40%	40%	40%	40%
Lane Access	--	--	--	--	40%	45%	45%
Height (max ft)	40	40	40	40	36	36	36
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

(--)= Not permitted or not applicable

- [1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.
- [2] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.
- [3] To reflect the prevailing historic lot size pattern in existing neighborhoods, the reduced minimum lot size and lot width for lane access shall only be used where the majority of residential lots within 100 feet of the property to be subdivided are less than 5,000 square feet. Otherwise, the minimum lot size and lot width standards for lots with street access shall apply.

5.7.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any RSF- district shall meet the development standards as set forth below. A child care home may follow the building standards in Sec. 5.7.5.

Standards	RSF- E	RSF- 30	RSF- 20	RSF- 10	RSF-6	RSF- 5	RSF- 4
Lot Dimensions							
Lot area (min sq ft) [1]	43,560	30,000	20,000	20,000	20,000	20,000	20,000
Lot width (min ft)	120	100	100	100	100	100	100
Building Setbacks (min ft)							
Front yard	40	30	30	30	30	30	30
Side (interior) yard	20	20	20	20	20	20	20
Side (street) yard	20	20	20	20	20	20	20
Rear yard	40	30	30	30	30	30	30
From access easement	5	5	5	5	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Building Coverage (max)	40%	40%	40%	40%	40%	40%	40%
Height (max ft)	40	40	40	40	36	36	36
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)							
From collector or arterial street rights-of-way	15	15	15	15	15	15	15
From local street rights-of-way	10	10	10	10	10	10	10
Abutting lane, property line or access easement	5	5	5	5	5	5	5

[1] Where a nonresidential use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.7.7 [Reserved]

5.7.8 General Site Standards

Development in any RSF- district shall meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.7.9 Natural Resource Standards

Development in any RSF- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.7.10 Additional Requirements Applicable to Residential Single-family Districts**a. All RSF- Districts**

[Reserved]

b. RSE- District

[Reserved]

c. RSF-30 District

[Reserved]

d. RSF-20 District

[Reserved]

e. RSF-10 District

[Reserved]

f. RSF-6 District

[Reserved]

g. RSF-5 District

[Reserved]

h. RSF-4 District

[Reserved]

Sec. 5.8 Residential Two-family Districts

5.8.1 District Descriptions

Residential Two-family (RTF)

The Residential Two-family (“RTF”) district is established to allow single and two-family development as well as a limited number of nonresidential uses that are harmonious with residential areas.

5.8.2 Comprehensive Plan Future Land Use Map Consistency

The Residential Two-family district is allowed only in the Future Land Use Map Categories listed below.

a. Residential Single and Two-family;

b. Residential-General;

5.8.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the RTF district are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

Housing Type	RTF
Single-family detached	✓
Single-family attached	✓
Two-family	✓
Townhouse	--
Three-Four family	--
Apartment	--

(--) = Not permitted

b. Nonresidential Uses

Permitted nonresidential uses within the RTF district are located in Sec. 5.4, Principal Use Table.

5.8.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.8.5 Development Standards for Permitted Housing Types

Residential uses in the RTF district shall meet the development standards as set forth below.

Standards	RTF
Site (min) Lot area per unit (sq ft) Street Access Single-family detached Single-family attached / Two-family Lane Access Single-family detached Single-family attached / Two-family	 6,000 3,600 4,500 [1] 3,600 [1]
Lot Dimensions [1][2] Lot width per unit (min ft) Street Access Single-family detached Single-family attached / Two-family Lane Access Single-family detached Single-family attached / Two-family	 60 30 45 30
Building Setbacks [2][3] (min ft) Street Access Front Yard Side (interior) Yard Side (street) Yard Rear Yard Single-family detached Single-family attached / Two-family From access easement Lane Access Front Yard Side (interior) Yard Side (street) Yard Rear Yard From access easement Building Separation	 20 5 10 20 25 5 15 5 10 20 5 See Fire Code
Building Coverage [3] (max) Street Access Lane Access	 40% 45%
Height (max ft)	36
Accessory Structure Setbacks	See Sec. 8.7

(--) = not applicable

- [1] In order to reflect the prevailing historic lot size pattern in existing neighborhoods, the reduced minimum lot size and lot width for lane access shall only be used where the majority of residential lots within 100 feet of the property to be subdivided are less than 5,000 square feet. Otherwise, the minimum lot size and lot width standards for lots with street access shall apply.
- [2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.
- [3] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.

5.8.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in the RTF district shall meet the development standards as set forth below.

Standards	RTF
Lot Dimensions [1] Lot area (min sq ft) Lot width (min ft)	20,000 70
Building Setbacks (min ft) Front Yard Side (interior) Yard Side (street) Yard Rear Yard From access easement Building separation	20 15 15 25 5 See Fire Code
Building Coverage (max)	45%
Height (max ft)	36
Accessory Structure Setbacks	See Sec. 8.7
Parking Area Setback (min ft) From collector and arterial street rights-of-way From local street rights-of-way From lane, property line or access easement	15 10 5

[1] Where a nonresidential use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.8.7 Reserved

5.8.8 General Site Standards

Development in the RTF district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.8.9 Natural Resource Standards

Development in the RTF district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.8.10 Additional Requirements Applicable to the Residential Two-family District

Principal use dwellings shall be a minimum of 450 square feet.

Sec. 5.9 Traditional Residential Districts

5.9.1 District Descriptions

Traditional Residential (TR)

The Traditional Residential (TR) districts are intended to accommodate predominately residential neighborhoods that were mostly developed prior to 1950, and that tend to have smaller lot sizes and a variety of housing types compared to those in the Single-Family Residential districts. The Traditional Residential districts are also intended to encourage compatible residential infill. While the districts are intended to accommodate residential uses, limited nonresidential uses that are compatible with residential neighborhoods may also be allowed. The TR districts include:

a. Traditional Residential-1 (TR-1)

Residential development in the TR-1 district allows for a variety of housing types including single-family detached, single-family attached, two-family over/under and three-four family. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cuyler-Brownville, Eastside and Midtown.

b. Traditional Residential-2 (TR-2)

Residential development in the TR-2 district allows for limited housing types including single-family detached and two-family over/under units. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Eastside and Live Oak.

c. Traditional Residential-3 (TR-3)

Residential development in the TR-3 district allows for single family detached residences. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cann Park, Cuyler-Brownville, Jackson Park and Live Oak.

Commentary: The boundaries of the neighborhoods listed above are determined by the City of Savannah.

5.9.2 Comprehensive Plan Future Land Use Map Consistency

Traditional Residential districts are allowed only in the Future Land Use Map Categories below.

a. Traditional Residential;

b. Traditional Neighborhood.

5.9.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the TR- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

Housing Type	TR-1	TR-2	TR-3
Single-family detached	✓	✓	✓
Single-family attached	✓	--	--
Two-family (over-under)	✓	✓	--
Two-family (side-by-side)	✓	--	--
Three-Four Family	L	--	--

b. Nonresidential Uses

Permitted nonresidential uses within the TR districts are located in Sec. 5.4, Principal Use Table.

5.9.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.9.5 Development Standards for Permitted Uses

Development in any TR- district shall meet the development standards as set forth below.

Standards	TR-1		TR-2		TR-3	
	Street	Lane	Street	Lane	Street	Lane
Vehicular Access						
Lot Dimensions (min)						
Single-family Detached						
Lot area (sq. ft.)	3,000	3,000	3,000	3,000	3,000	3,000
Lot width (ft.)	40	30	40	30	40	30
Single-family Attached						
Lot area per unit (sq. ft.)	--	2,250	--	--	--	--
Lot width per unit (ft.)	--	20	--	--	--	--
Two-family (side-by-side)						
Lot area per unit (sq. ft.)	--	2,250	--	--	--	--
Lot width per unit (ft.)	--	20	--	--	--	--
Two-family (over-under)						
Lot area per unit (sq. ft.)	2,250	2,250	2,250	2,250	--	--
Lot width per unit (ft.)	22.5	20	22.5	20	--	--
Three & Four-Family						
Lot area per unit (sq. ft.)	--	1,800	--	--	--	--
Lot width per unit (ft.)	--	15	--	--	--	--
Nonresidential						
Lot area (sq. ft.)	--	--	--	--	--	--
Lot width (ft.)	--	--	--	--	--	--
Building Coverage (max)						
Two-Family, Three & Four-Family	40%		40%		40%	
All other housing types & uses	50%		50%		50%	
Building Setbacks (ft)						
Single-Family Detached						
Front yard	5 (min); 10 (max)		5 (min); 10 (max)		5 (min); 10 (max)	
Side (interior) yard	3 (min)		3 (min)		3 (min)	
Side (street) yard	10 (max)		10 (max)		10 (max)	
Rear yard	20 (min)		20 (min)		20 (min)	
From access easement	5 (min)		5 (min)		5 (min)	
All other housing types & uses						
Front yard	5 (min); 10 (max)		5 (min); 10 (max)		5 (min); 10 (max)	
Side yard (interior)	5 (min)		5 (min)		5 (min)	
Side yard (street)	10 (min)		10 (min)		10 (min)	
Rear yard	20 (min)		20 (min)		20 (min)	
From access easement	5 (min)		5 (min)		5 (min)	
Building separation	See Fire Code		See Fire Code		See Fire Code	
Height (max ft)	36		36		36	
Accessory Structure Setbacks	See Sec. 8.7		See Sec. 8.7		See Sec. 8.7	

5.9.6 [Reserved]

5.9.7 General Site Standards

Development in any TR- district shall meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.9.8 Natural Resource Standards

Development in any TR- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.9.9 Additional Requirements Applicable to Traditional Residential Districts

a. All TR- Districts

- i. Where lane access is utilized, vehicular access to residential uses shall only be from the lane. Where lane access is not available (e.g., the lane is not open), ribbon strip driveways may be permitted. Driveways shall be at least nine (9) feet but no wider than 12 feet. Grass shall be planted between the ribbon strips.
- ii. Principal use dwellings shall be a minimum of 450 square feet.

b. TR-1 District

[Reserved]

c. TR-2 District

[Reserved]

d. TR-3 District

[Reserved]

Sec. 5.10 Residential Multi-family Districts

5.10.1 District Descriptions

Residential Multi-family (RMF-)

The Residential Multi-family (“RMF-”) districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2 and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific density (a whole number) shall be established at the time of rezoning. Such density shall be represented as a numeric suffix after the zoning district (e.g. RMF-3-14). With the exception of RMF-1, the RMF- districts are intended to be placed on higher classifications of streets and in close proximity to mass transit corridors, retail services and employment opportunities. The RMF-3 district is intended to be used primarily for institutional residential uses. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas.

5.10.2 Comprehensive Plan Future Land Use Map Consistency

Residential Multi-family districts are allowed only in the Future Land Use Map Categories as shown below:

- a. Residential-General:** Residential Multi-family-1 (RMF-1), Residential Multi-family-2 (RMF-2), Residential Multi-family-3 (RMF-3)

5.10.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the RMF- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

Housing Type	RMF-1	RMF-2	RMF-3
Single-family detached	✓	✓	--
Single-family attached	✓	✓	--
Two-family	✓	✓	--
Townhouse	✓	✓	✓
Stacked Townhouse	✓	✓	✓
Three-Four Family	--	✓	✓
Apartment	--	✓	✓

(--)= Not permitted

b. Nonresidential Uses

Permitted nonresidential uses within the RMF- districts are located in Sec. 5.4, Principal Use Table.

5.10.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.10.5 Development Standards for Permitted Housing Types

Residential uses in any RMF- district shall meet the development standards as set forth below.

Standards	RMF-1	RMF-2	RMF-3
Site (min)			
Lot area per unit (sq ft) [1][2]			
Single-family detached	6,000	5,000	--
Single-family attached	3,600	3,300	2,400
Two-family	3,600	3,300	2,400
Townhouse/Stacked Townhouse	No min.	No min.	No min.
Three-Four Family/Apartment	--	No min.	No min.
Lot Dimensions [1]			
Lot width per unit (min ft)			
Single-family detached	60	50	--
Single-family attached	36	33	24
Two-family	36	33	24
Townhouse unit width	20	20	20
Lot width (min ft)			
Three-Four Family	--	50	50
Apartment	--	55	55
Building Setbacks [2][3] (min ft) Street Access			
Front Yard			
Single-family detached	20	20	--
Single-family attached	20	20	20
Two-family	20	20	20
Townhouse/Stacked Townhouse	20	20	20
Three-Four Family	--	20	20
Apartment	--	25	25
Side (interior) Yard			
Single-family detached	5	5	--
Single-family attached	5	5	5
Two-family	5	5	5
Townhouse inc. Stacked (end unit)	5	5	5
Three-Four Family	--	7	7
Apartment	--	10	10
Side (street) Yard			
Apartments	--	15	15
All other housing types	10	10	10
Rear Yard			
Single-family detached	20	20	20
All other housing types	25	25	25
From access easement	5	5	5
Lane Access			
Front Yard			
Apartment	--	20	20
All other housing types	15	15	15
Side (interior) Yard	5	5	5
Side (street) Yard	5	5	5
Rear Yard	20	20	20
From access easement	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code

Standards	RMF-1	RMF-2	RMF-3
Building Coverage (max)			
Street Access			
Single-family detached	40%	40%	--
All other housing types	50%	50%	50%
Lane Access			
Single-family detached	40%	45%	--
All other housing types	50%	50%	50%
Height (max ft) [4]	50	50	50
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
(Apartments Only)	--	15	15
From collector and arterial street rights-of-way	--	10	10
From local street rights-of-way	--	5	5
From lane, property line or access easement	--		

-- = not applicable

- [1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the maximum density of the district. Common area and proposed right-of-way area may be used in the calculation of density.
- [2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.
- [3] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.
- [4] Buildings proposed within 50 feet of an RSF- RTF or TR- district shall be subject to the height restrictions established in such district.

5.10.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any RMF- district shall meet the development standards as set forth below.

Standards	RMF-1	RMF-2	RMF-3
Lot Dimensions			
Lot area (min sq ft) [1]	20,000	20,000	20,000
Lot width (min ft)	70	70	70
Building Setbacks (min ft)			
Front Yard	20	20	20
Side (interior) Yard	15	15	15
Side (street) Yard	15	15	15
Rear Yard	25	25	25
From access easement	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code
Building Coverage (max)	45%	45%	45%
Height (max ft) [2]	50	50	50
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector and arterial street rights-of-way	15	15	15
From local street rights-of-way	10	10	10
From lane, property line or access easement	5	5	5

- [1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.
- [2] Buildings proposed within 50 feet of an RSF- RTF or TR- district shall be subject to the height restrictions established in such district.

5.10.7 Reserved**5.10.8 General Site Standards**

Development in any RMF- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.10.9 Natural Resource Standards

Development in any RMF- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.10.10 Additional Requirements Applicable to Residential Multi-family Districts**a. All RMF- Districts**

- i.** Principal use dwellings shall be a minimum of 450 square feet.
- ii.** With the exception of the RMF-1 district where the density does not exceed 10 dwelling units per acre, direct access to a paved roadway classified as a collector roadway or higher shall be provided.
- iii.** For each multi-family residential development with at least 25 units, a bus shelter shall be provided on a street adjacent to the development where there are existing or planned bus routes, upon approval of the Chatham Area Transit Authority. This requirement can be waived if a bus stop exists within 600 feet of the main entrance of the multi-family development. Such distance may be increased to one-quarter (0.25) mile where a continuous sidewalk is available from the main entrance to the bus stop.
- iv.** A continuous pedestrian circulation system shall be provided throughout the entire development. The system shall link all units to all developed or planned recreational open space, parking, planned or existing bus shelters, and to existing public sidewalks or public rights-of-way that are located adjacent to the development.

b. RMF-1 District

[Reserved]

c. RMF-2 District

[Reserved]

d. RMF-3 District

[Reserved]

Sec. 5.11 Residential Manufactured Home Park Districts

5.11.1 District Description

Residential Manufactured Home Park (RMHP)

The Residential Manufactured Home Park (“RMHP”) district is established to permit the location and installation of manufactured homes in land-leased manufactured home parks and to provide affordable housing opportunities. A limited number of nonresidential uses are allowed that are harmonious with manufactured home parks.

5.11.2 Comprehensive Plan Future Land Use Map Consistency

The Residential Manufactured Home Park district is allowed only in the Future Land Use Map Category below.

a. Residential-General

5.11.3 Permitted Uses

Permitted uses within the RMHP district are located in Sec. 5.4, Principal Use Table.

5.11.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.11.5 Classification of Manufactured Homes

Manufactured homes are classified as one of two types:

a. Type A Manufactured Home

A multi-section home with a total width not less than 20 feet.

b. Type B Manufactured Home:

A single-section home with a total width less than 20 feet.

5.11.6 Development Standards for Permitted Housing Types

Manufactured homes shall meet the development standards as set forth below.

Standards	RMHP
Acreage (min for entire park)	5
Lease-Lot Dimensions (min) [1] Lease-lot Area Per Unit (sq ft) Type A Manufactured Home Type B Manufactured Home	4,000 3,500
Lease-lot Width (ft) Type A Manufactured Home Type B Manufactured Home	40 35
Building (max) Lease-lot Coverage (per unit) Height (ft)	45% 36

Standards	RMHP
------------------	-------------

Building Setback [2] (min ft)	
Front yard	20
Side (street) yard	15
Rear yard	20
From access easement	5
Building separation	20
Accessory Structure Setback	See Sec. 8.7

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[2] An accessory structure or projection such as an awning, cabana, storage cabinet, carport, windbreak, and porch which has a floor area exceeding 25 square feet, and has an opaque top or roof, shall, for purposes of all separation requirements, be considered to be a part of the manufactured home.

5.11.7 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in the RMHP district shall meet the development standards as set forth below.

Standards	RMHP
------------------	-------------

Lot Dimensions (min)	
Lot area (sq ft)	10,000
Lot width (ft)	50
Building (max)	
Building Coverage	40%
Height (ft)	36
Building Setback (min ft)	
Front yard	25
Side (interior) yard	5
Side (street) yard	15
Rear yard	25
From access easement	5
Building separation	See Fire Code
Accessory Structure Setback	See Sec. 8.7

5.11.8 Open Space

Recreation areas designed for the common use of park residents and consisting of playgrounds, tot lots, swimming pools, community buildings and the like shall be scaled to meet the needs of park residents and shall be centrally located within the park. Recreation areas shall comply with the following:

- a. Where a manufactured home park is proposed to have at least 25 manufactured home sites, there shall be at least one (1) or more open space areas that provide active and/or passive recreational opportunities. At least 100 square feet of recreation area shall be provided for each manufactured home; however, the total recreation area shall be at least 5,000 square feet.

5.11.9 General Site Standards

Development in the RMHP district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.11.10 Natural Resource Standards

Development in the RMHP district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.11.11 Additional Requirements Applicable to the Residential Manufactured Home Park District

In addition to the standards found in this Section, all Manufactured Home Parks shall comply with City of Savannah Code Sec. 8-9001, Mobile Home Parks.

a. Site Development Plan Required

A site development plan submitted and approved in accordance with the provisions of Sec. 3., Development Plan Review, shall be required prior to the issuance of any building permits for the development of a residential manufactured home park. All proposed manufactured home lots shall be shown on the site development plan.

b. General Provisions

The following provisions apply to all Manufactured Home Parks:

i. Roadways

- (1) The park must provide direct access to a road designated as a collector or greater.
- (2) All manufactured home sites shall abut an internal, private road system not less than 25 feet in paved width with curb and gutter or 22 feet in paved width with no curb and gutter. If on street parking is provided, then a minimum drive aisle width of 20 feet shall be maintained at all times.

ii. Parking

- (1) All off-street parking areas or spaces shall have direct access to an interior park street.
- (2) Two (2) off-street parking spaces are required for each manufactured home lot. If common parking areas are used, such parking area shall be located no more than 200 feet from the dwellings to be served.
- (3) One (1) off-street parking space for guests is required for every four (4) manufactured homes. Guest parking shall be grouped and distributed throughout the park.

iii. Refuse

Individual trash receptacles or a central refuse location must be provided.

iv. Mail Kiosk

A central mail kiosk shall be provided in place of individual mail boxes for each lot.

v. Lot Addresses

Park management shall be responsible for posting an address on each lot in such a manner that it can be easily read from the street on which the lot has frontage.

vi. Accessory Buildings

Only one (1) accessory building shall be allowed per manufactured home lot. The total square footage of such building shall not exceed 125 square feet. The accessory building may not be located between the dwelling and street.

vii. Manufactured Home Standards

Manufactured homes located within a manufactured home park shall be in accordance with the requirements of Sec. 8.1.1 (Manufactured Homes).

viii. Recreational Vehicles

Recreational vehicles shall not be occupied as a residence within manufactured home parks.

c. Additional Provisions

The following provisions apply to manufactured home parks with more than three (3) units.

i. Perimeter Buffer

A Type C Use Buffer (Sec. 9.5) shall be provided along all boundaries of the manufactured home park. No manufactured homes, parking, activity areas or other structures or facilities shall be located within this buffer, except for permitted entrances and exits and signage adjacent to such entrances and exits. The details of the buffer shall be shown on the approved site development plans.

ii. Lighting

All manufactured home parks shall be furnished with street lighting units in accordance with the residential lighting standards. The standards are located in the Street Lighting Ordinance set forth in the City of Savannah Code Part 8, Chapter 2, Article G.

iii. Proximity to Public Transit

Subject to the approval of Chatham Area Transit Authority, a bus stop shall be provided for each manufactured home park with at least 25 units. The bus stop shall be on a street adjacent to the manufactured home park where there are existing or planned bus routes. This requirement can be waived if a bus stop exists within 600 feet of the main

entrance of the multi-family development. Such distance may be increased to one-quarter (0.25) mile where a continuous sidewalk is available from the main entrance to the bus stop.

Sec. 5.12 Traditional Neighborhood Districts

5.12.1 District Descriptions

The Traditional Neighborhood (“TN-”) districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. Residential uses are the foundation of the TN- districts, but each TN- district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN- districts from Residential Single Family (RSF) and Traditional Residential (TR) districts. The TN- districts are listed below.

a. Traditional Neighborhood-1 (TN-1)

The TN-1 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the district provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. The TN-1 district is intended for use only within the Victorian Historic Overlay District.

b. Traditional Neighborhood-2 (TN-2)

The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.

c. Traditional Neighborhood-3 (TN-3)

The TN-3 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1946 during the streetcar and early automobile eras. The district is intended to allow limited neighborhood-serving uses and mixed uses located in predominantly residential areas.

5.12.2 Comprehensive Plan Future Land Use Map Consistency

The Traditional Neighborhood districts are allowed only in the Future Land Use Map category below.

Traditional Neighborhood: Traditional Neighborhood-1 (TN-1), Traditional Neighborhood-2 (TN-2), Traditional Neighborhood-3 (TN-3).

5.12.3 Permitted Uses

Permitted uses within the TN districts are located in Sec. 5.4, Principal Use Table.

5.12.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.12.5 Development Standards for Permitted Uses

Development in any TN- district shall meet the development standards as set forth below.

Standards	TN-1	TN-2	TN-3
Lot Dimensions (min)			
Single-family Detached			
Lot area (sq ft)	2,100	3,000	--
Lot width (ft)	30	30	--
Single-family Attached			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (side-by-side)			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (over-under)			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Three-Four Family and Apartments			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Townhomes			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width per unit (ft)	18	18	--
Upper Story Residential			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
Nonresidential			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential building footprint (max sq ft)	2,500	2,500 [1]	2,500
Building Setbacks (ft)			
For blocks without contributing structures*			
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	30 (min)	20 (min)	20 (min)
For blocks with contributing structures*			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	30 (min)	20 (min)	20 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code
Height (max)	Avg of block face, not to exceed 40 ft. 40 ft if no contributing buildings on block	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

* Refer to Contributing Resources Map in Sec. __7.11.4__

[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

[2] For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to five (5) feet.

5.12.6 General Site Standards

Development in any TN- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.12.7 Natural Resource Standards

Development in any TN- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.12.8 Additional Requirements Applicable to the Traditional Neighborhood Districts

a. All TN- Districts

- i. Deliveries shall be restricted to the hours of 8:00 a.m. to 8:00 p.m., any day of the week.
- ii. Hours of operation for commercial uses shall be limited to:
 - (1) 6:00 a.m. until 10:00 p.m., Sunday through Thursday; and
 - (2) 6:00 a.m. until 11:00 p.m., Friday and Saturday.
- iii. Drive-thru service is not permitted.
- iv. Accessory structures with a roof must be located in the rear yard.
- v. Principal use dwellings shall be a minimum of 450 square feet.
- vi. On interior lots, permitted nonresidential uses are allowed only on the ground floor.

b. TN-1 District

- i.** Nonresidential uses shall be located on a corner lot and abut a street that is classified as a collector or greater.
- ii.** Lots of record existing as of the Effective Date of this Ordinance, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of non-residential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

c. TN-2 District

- i.** A building with all of the following characteristics shall be permitted to establish any use allowed in the TC-1 District, subject to the development standards of the TN-2 District. The specific characteristics of the site must include:
 - (1)** Located on a corner lot in the TN-2 District over 5,000 square feet in area;
 - (2)** Originally constructed primarily for commercial purposes; and
 - (3)** Located abutting one of the following arterial streets:
 - (a)** Barnard Street;
 - (b)** Bull Street;
 - (c)** Abercorn Street; or
 - (d)** Habersham Street.
- ii.** Lots of record existing as of November 20, 2007, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of nonresidential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

d. TN-3 District

Buildings originally constructed for a residential use shall not be converted into a nonresidential use.

Sec. 5.13 Traditional Commercial Districts

5.13.1 District Descriptions

The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-2 the most intense. The TC- districts are listed below.

a. Traditional Commercial-1 (TC-1)

The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

b. Traditional Commercial-2 (TC-2)

The TC-2 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for the creation of commercial corridors along higher classifications of streets that traverse historic neighborhoods.

5.13.2 Comprehensive Plan Future Land Use Map Consistency

The TC- districts are allowed only in the Future Land Use Map categories as shown below:

Traditional Commercial: Traditional Commercial-1 (TC-1); Traditional Commercial-2 (TC-2)

5.13.3 Permitted Uses

Permitted uses within the TC- districts are located in Sec. 5.4, Principal Use Table.

5.13.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.13.5 Development Standards for Permitted Uses

Development in any TC- district shall meet the development standards as set forth below.

Standards	TC-1	TC-2
Lot Dimensions (min) Single-family Detached Lot area (sq ft) Lot width (ft)	3,000 30	3,000 30
Single-family attached & Two-family (side-by-side) Lot area per unit (sq ft) Lot width per unit (ft)	1,450 18	1,200 18
Two-family (over-under) Lot area per unit (sq ft) Lot width (ft)	1,500 30	1,500 30
Three- & Four-Family Lot area per unit (sq ft) Lot width (ft)	1,450 30	1,200 30
Townhomes Lot area per unit (sq ft) Lot width per unit (ft)	1,450 18	1,200 18
Upper Story Residential Lot area per unit (sq ft) Lot width per unit (ft)	No min. No min.	No min. No min.
Apartments Lot area per unit (sq ft) Lot width (ft)	435 30	435 30
Nonresidential Lot area (sq ft) Lot width (ft)	-- 20	-- 20
Building Building Coverage (max) Building Frontage (min) Building Footprint (max sq ft) [1]	-- 70% 5,500	-- 70% 10,000
Building Setbacks (ft) For blocks without contributing structures* Front yard Side yard (interior) [2] Side yard (corner) Rear yard For blocks with contributing structures* Front yard Side yard (interior) [2] Side yard (corner) Rear yard	5 (max) 10 (min) 5 (max) 10 (min) Avg of block face 10 (min) Avg of block face 10 (min)	5 (max) 10 (min) 5 (max) 10 (min) Avg of block face 10 (min) Avg of block face 10 (min)
Building separation	See Fire Code	See Fire Code
Height (max) [1]	3 stories up to 45 ft	3 stories up to 45 ft
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7

* Refer to Contributing Resources Map in Sec.7.11.4

[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

[2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

5.13.6 General Site Standards

Development in any TC- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.13.7 Natural Resource Standards

Development in any TC- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.13.8 Additional Requirements Applicable to the Traditional Commercial Districts

a. All TC- Districts

Principal use dwelling shall be at least 450 square feet.

b. TC-1 District

[Reserved]

c. TC-2 District

A building footprint may exceed the maximum allowed by this Section if approved as a Special Exception. See Sec. 3.12, Special Exceptions.

Sec. 5.14 Downtown Districts

5.14.1 District Descriptions

The Downtown (“D-”) districts are established to maintain, enhance and expand the development patterns and mixed use character of downtown Savannah and to encourage compatible infill development. Development standards within the D- districts are intended to continue historic patterns originating from the Oglethorpe Plan. Each D- district promotes a predominant land use activity (commercial, entertainment, or residential) while still allowing for other uses to locate in the district. The D- districts are intended for use within the Downtown Savannah Historic District and Downtown Expansion Areas. The D- districts are listed below.

a. Downtown Residential (D-R)

The D-R district is established to accommodate residential and limited non-residential uses in a downtown setting. This district recognizes the predominance of residential uses within certain areas of downtown and also acknowledges the historic inclusion of nonresidential uses. By continuing this land use pattern in the present day, the D-R district ensures that residential and non-residential uses can continue to co-exist harmoniously within the Downtown.

b. Downtown Neighborhood (D-N)

The D-N district is established to accommodate residential, mixed use and limited commercial development along certain arterial and collector streets that are adjacent to predominantly residential areas within downtown. Uses in this district are generally less intensive than those found in the D-C district, but more intensive than those found in the D-R district.

c. Downtown Commercial (D-C)

The D-C district is established to accommodate commercial, residential and mixed use development in areas of the downtown that have a business focus, but are outside of the Central Business District and Waterfront areas. Uses in this district are generally less intensive than those found in the D-CBD and D-W districts, but more intensive than those found in the D-R district.

d. Downtown Central Business District (D-CBD)

The D-CBD district is established to reinforce downtown Savannah’s position as the commercial hub of the metropolitan region. The district is intended to ensure harmonious development, redevelopment and rehabilitation of uses in the historic downtown core by integrating an appropriate mix of retail, office, entertainment, civic and residential uses.

e. Downtown Waterfront (D-W)

The D-W district is established to promote entertainment-oriented commercial development along River Street and Factors Walk. The D-W district emphasizes entertainment, lodging, and retail uses while also allowing an array of other compatible uses, including offices, upper story residential and marine-oriented businesses.

f. Downtown Expansion (D-X)

The D-X district is intended to promote the expansion of the Central Business District by accommodating larger buildings and additional uses. These areas are intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods.

5.14.2 Comprehensive Plan Future Land Use Map Consistency

The D- districts are allowed only in the Future Land Use Map categories as shown below:

- a. Traditional Neighborhood:** Downtown Residential (D-R)
- b. Traditional Commercial:** Downtown Commercial (D-C); Downtown Neighborhood (D-N)
- c. Downtown:** Downtown Central Business District (D-CBD); Downtown Waterfront (D-W)
- d. Downtown Expansion:** Downtown Expansion (D-X)

5.14.3 Permitted Uses

Permitted uses within the D- districts are located in Sec. 5.4, Principal Use Table.

5.14.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.14.5 Development Standards for Permitted Uses

Development in any D- district shall meet the development standards as set forth below.

Standards	D-R	D-N	D-C	D-CBD	D-W	D-X
Lot Dimensions						
Lot area per unit (min/max sq ft)						
Residential						
Single-family detached	1,200 (min)	1,200 (min)	1,200 (min)	No min/max	--	No min/max
Single-family attached	1,200 (min)	1,200 (min)	1,200 (min)	No min/max	--	No min/max
Two-family	No min/max	No min/max	No min/max	No min/max	--	No min/max
Apartments	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
Upper Story Residential	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
All other housing types	No min/max	No min/max	No min/max	No min/max	--	No min/max
Nonresidential	No min/max	No min/max	No min/max	No min/max	No min/max	No min/max
Lot width (min ft) [1]	20	20	20	20	20	20
Building Coverage (max)	75%	75%	100%	100%	100%	100%
Building Setback (max ft)						
Front yard	--	--	--	--	--	--
Side (street) yard	--	--	--	--	--	--
Side (interior) yard	--	--	--	--	--	--
Rear yard	--	--	--	--	--	--
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Block Length (max ft)		500	500	500	500	500
Building Height	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	8 stories [2] Where no Height Map
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

[1] If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards.

[2] For properties immediately adjacent to properties covered by a Height Map, the height limit shall be no more than two (2) stories above the adjacent height map limit.

5.14.6 General Site Standards

Development in any D- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.14.7 Natural Resource Standards

Development in any D- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.14.8 Additional Requirements Applicable to the Downtown Districts

a. All D- Districts

Principal use dwellings shall be a minimum of 450 square feet.

b. D-W District

On River Street, only commercial uses shall be permitted on the ground floor. For lodging uses with a building frontage of more than 60 feet, a commercial use in addition to the lobby shall be provided. Such commercial use shall provide a separate entrance.

Sec. 5.15 Office and Institutional Districts

5.15.1 District Descriptions

The Office and Institutional (“OI”) districts are established to provide areas for offices and other low intensity commercial uses. Certain residential uses may be allowed in some districts. The OI districts are listed below.

a. Office and Institutional-Transition (OI-T)

The Office and Institutional-Transition (“OI-T”) district is established to facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.

b. Office and Institutional (OI)

The Office and Institutional (“OI”) district is established to allow office uses as well as a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may be used as a transition between such areas and Residential districts.

c. Office and Institutional-Expanded (OI-E)

The Office and Institutional-Expanded (“OI-E”) district is established to allow office uses as well as limited residential, group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve a transition district between the more intensive Nonresidential districts and less intensive districts.

5.15.2 Comprehensive Plan Future Land Use Map Consistency

The OI districts are allowed only in the Future Land Use Map categories as shown below:

- a. Office/Institutional:** Office and Institutional-Expanded (OI-E); Office and Institutional (OI); Office and Institutional-Transition (OI-T)
- b. Office-Transition:** Office and Institutional-Transition (OI-T)
- c. Commercial-Suburban:** Office and Institutional-Expanded (OI-E); Office and Institutional (OI); Office and Institutional-Transition (OI-T)

5.15.3 Permitted Uses

Permitted uses within the OI districts are located in Sec. 5.4, Principal Use Table.

5.15.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.15.5 Development Standards for Permitted Residential Uses

Residential uses in any OI district shall meet the development standards as set forth below.

Standards	OI-T	OI	OI-E
Lot Dimensions (min)			
Lot area per unit (sq ft)	5,000	--	1,740
Lot width (ft)	50	--	--
Building (max)			
Building Coverage	40%	--	75%
Height (ft)	36	40	60 [1]

Standards	OI-T	OI	OI-E
Building Setback (min ft)			
Front yard	20	15	15
Side (street) yard	15	10	10
Side (interior) yard	5	10	10
Rear yard	20	20	20
From access easement	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector or arterial street rights-of-way	15	15	15
From local street rights-of-way	10	10	10
Abutting lane, property line or access easement	5	5	5

(--) = Not applicable

- [1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such district. The height may increase one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.. This provision does not apply when there is an adjacent non-residential use in the Residential zoning district.

5.15.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any OI district shall meet the development standards as set forth below.

Standards	OI-T	OI	OI-E
Lot Dimensions (min)			
Lot area per unit for Upper Story Residential use (sq ft)	--	2,170	1,740
Lot area for all other uses	--	--	--
Lot width (ft)	--	--	--
Building (max)			
Building Coverage	50%	80%	80%
Height (ft)	36	40	75 [1]
Ground floor area (sq ft)	3,000	--	--
Building Setback (min ft)			
Front yard	20	15	15
Side (street) yard	15	15	15
Side (interior) yard	5	10	10
Rear yard	20	--	--
Rear Yard (adjacent to street/lane)	20	15	15
From access easement	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector or arterial street rights-of-way	15	15	15
From local street rights-of-way	10	10	10
From lane, property line or access easement	5	5	5

(--) = Not permitted or not applicable

- [1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.

5.15.7 General Site Standards

Development in any OI- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.15.8 Natural Resource Standards

Development in any OI- district shall be required to meet the applicable natural, resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.15.9 Additional Requirements Applicable to the Office and Institutional Districts

a. All OI districts

Principal use dwellings shall be at least 450 square feet.

b. OI-T District

i. Location

Property zoned OI-T shall be located along a street classified as a collector or arterial as identified in Appendix A-1.

ii. Site Development Plan requirement

The Site Development Plan for the conversion of an existing structure and for new construction shall meet the standards of Sec. 3.8, Development Plan Review. The Site Development Plan shall also include building elevations showing how the proposed use of the property will meet the visual compatibility requirements listed below.

iii. Visual compatibility requirements

The design and construction of a new building and the design and construction of alterations to an existing building that is moved, reconstructed, materially altered or repaired shall be visually compatible with the adjacent residential buildings in terms of the following features:

(1) Architectural style

Exterior changes to existing buildings shall be of the same residential architectural style as the original structure or of the style of nearby residential dwellings. New buildings shall be of the same residential architectural style prevalent in the surrounding neighborhood.

(2) Roof design

Buildings shall have a roof design typical of the adjacent single-family residences.

(3) Off-street parking

No more than two (2) parking spaces are permitted to be located within the front or side yard. All loading/unloading areas shall be located in the rear yard.

(4) Lighting

Accent lighting is permitted only on the front façade of the building and shall be directed away from adjacent residential dwellings and lots.

iv. Additional development standards

(1) Hours of operation shall be restricted to the hours between 7:00 a.m. and 9:00 p.m.

(2) No outdoor storage or displays shall be allowed.

(3) No more than three (3) employees shall be onsite at any time.

c. OI District

[Reserved]

d. OI-E District

[Reserved]

Sec. 5.16 Business Districts

5.16.1 District Descriptions

The Business (“B-”) districts are established to allow nonresidential uses and limited residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-L being the most limited district and B-C the most intense. The B- districts are listed below.

a. Limited Business (B-L)

The B-L district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. This district is intended to be used in conjunction with nearby or adjacent Residential districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses.

b. Neighborhood Business (B-N)

The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve.

c. Community Business (B-C)

The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.

d. Maritime Business (B-M)

The B-M district is established to provide for commercial marine facilities and limited commercial uses customarily associated with such facilities.

5.16.2 Comprehensive Plan Future Land Use Map Consistency

The B- districts are allowed only in the Future Land Use Map categories as shown below:

a. Commercial-Neighborhood: Limited Business (B-L); Neighborhood Business (B-N)

b. Commercial-Suburban: Neighborhood Business (B-N); Community Business (B-C)

c. Commercial-Marine: Maritime Business (B-M)

5.16.3 Permitted Uses

Permitted uses within the B- districts are located in Sec. 5.4, Principal Use Table.

5.16.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.16.5 Development Standards for Permitted Residential Uses

Residential uses in any B- district shall meet the development standards as set forth below.

Standards	B-L
Lot Dimensions (min) Single-family Detached Lot area (sq ft) Lot width (ft) Single-family Attached & Two-family Lot area per unit (sq ft) Lot width per unit (ft) Three- & Four-Family, Townhomes and Apartments Lot area per unit (sq ft) Lot width (ft)	 5,000 50 3,600 30 2,170 20
Building (max) Building Coverage Height (ft)	 80% 36
Building Setback (min ft) Front yard Side (street) yard Side (interior) yard Rear yard Rear Yard (adjacent to street/lane) From access easement Building separation	 15 15 5 10 10 5 See Fire Code
Accessory Structure Setback	See Sec. 8.7
Parking Area Setback (min ft) From collector and arterial street rights-of-way From local street rights-of-way Abutting lane or access easement	 15 10 5

5.16.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any B- district shall meet the development standards as set forth below.

Standards	B-L	B-N	B-C	B-M
Lot Dimensions (min) Lot width (ft) Lot area per unit for Upper Story Residential use (sq ft) Lot area (sq ft)	 -- 2,170 --	 -- 1,815 --	 -- 1,815 --	 -- -- --
Building (max) Building Coverage Height (ft) Ground floor area (sq ft)	 -- 36 10,000	 -- 40 50,000	 -- 75 [1] --	 -- 36 --
Building Setback (min ft) Front yard Side (street) yard Side (interior) yard Rear yard Rear Yard (adjacent to street/lane) From access easement Building separation	 15 15 -- -- 15 5 See Fire Code	 15 15 -- -- 15 5 See Fire Code	 15 15 -- -- 15 5 See Fire Code	 15 15 -- -- 15 5 See Fire Code

Standards	B-L	B-N	B-C	B-M
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane or access easement	5	5	5	5

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.

5.16.7 General Site Standards

Development in any B- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.16.8 Natural Resource Standards

Development in any B- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.16.9 Additional Requirements Applicable to the Business Districts

a. All B- Districts

Principal use dwellings shall be at least 450 square feet.

b. B-L District

- i. Any nonresidential use shall be located along a street classified as a collector or greater.
- ii. Drive-thru service shall not be allowed.

c. B-N District

[Reserved]

d. B-C District

[Reserved]

e. B-M District

[Reserved]

Sec. 5.17 Industrial Districts

5.17.1 District Descriptions

The Industrial (“I-”) districts are established to allow industrial and industrial-like uses with limited non-industrial uses. The intensity of uses allowed is indicated by the suffix following the district name, with the Light Industrial-Restricted district being the most limited and the Heavy Industrial district the most intense. The I- districts are listed below.

a. Light Industrial-Restricted (IL-R)

The IL-R district is established to accommodate industrial properties that developed prior to 1960 and which are typically located adjacent to or within residential areas. This district may also allow limited commercial, light manufacturing and assembly, research and development and small-scale warehousing and processing uses in order to promote economic viability and encourage employment growth. Development must be operated in a clean and quiet manner, with all activities occurring primarily indoors, and should not be a nuisance to nearby non-industrial uses.

b. Light Industrial-Transition (IL-T)

The IL-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development, and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.

c. Light Industrial (IL)

The IL district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.

d. Heavy Industrial (IH)

The IH district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals and waste-related facilities that have a greater impact on the surrounding area than industries found in the IL-T and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.

5.17.2 Comprehensive Plan Future Land Use Map Consistency

Industrial districts are allowed only in the Future Land Use Map Categories below.

a. Industry-Light: Light Industrial-Restricted, Light Industrial-Transition, Light Industrial

b. Industry-Heavy: Light Industrial-Transition, Light Industrial, Heavy Industrial

5.17.3 Permitted Uses

Permitted uses within the I- districts are located in Sec. 5.4, Principal Use Table.

5.17.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.17.5 Development Standards for Permitted Uses

Development in any I- district shall meet the development standards as set forth below.

Standards	IL-R	IL-T	IL	IH
Lot Dimensions (min)				
Lot area (sq ft)	--	--	--	--
Lot width (ft)	--	--	--	--
Building (max)				
Building Coverage	70%	80%	80%	80%
Height (ft) [1]	50	60	--	--
Ground floor area (sq ft)	20,000	--	--	--
Building Setback (min ft)				
Front	25	25	25	25
Side (street) yard	25	25	30	40
Side (interior) yard	25	15	20	25
Rear yard	15	15	20	25
From lane	5	5	5	5
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
From lane, property line or access easement	5	5	5	5

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.

5.17.6 Reserved

5.17.7 General Site Standards

Development in any I- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

Standard	Section
Access Management and Connectivity	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
[Reserved]	Sec. 9.4
Screening and Buffers	Sec. 9.5
Fences and Walls	Sec. 9.6
Principal Use Outdoor Storage Areas	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Signs	Sec. 9.9
[Reserved]	Sec. 9.10

5.17.8 Natural Resource Standards

Development in any I- district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Protected River Corridor Buffer	Sec. 10.2
Groundwater Recharge Areas	Sec. 10.3
Wetlands Assessment	Sec. 10.4
Wetland and Marsh Buffers	Sec. 10.5

5.17.9 Additional Requirements Applicable to Industrial Districts

a. All I- Districts

[Reserved]

b. IL-R District

- i.** Any property rezoned to the IL-R district after the Effective Date of this Ordinance shall be accessed from a street classified as a collector or arterial as identified in Appendix A-1.
- ii.** Storage is the only permitted outdoor activity in the IL-R district and shall not exceed more than 20% of the site. Additional outdoor storage area may be permitted in accordance with Sec. 3.12 Special Exceptions.

c. IL-T District

Any industrial use shall be accessed from a street classified as a collector or arterial as identified in Appendix A-1.

d. IL District

[Reserved]

e. IH District

[Reserved]