

Article 9.0 General Site Standards

Sec. 9.1 Generally

The purpose of this Article is to address the details of site planning and project design to ensure that proposed development produces an environment of stable and desirable character. The requirements of this Article shall apply to all proposed development, including redevelopment and new uses, except as otherwise specified by this Ordinance, and shall be considered in combination with the standards for the applicable base zoning districts (Article 5.0), any Planned Development district standards (Article 6.0), any applicable overlay zoning districts (Article 7.0), use standards (Article 8.0), and natural resource standards (Article 10.0).

Sec. 9.2 Access Management and Connectivity

9.2.1 Purpose

The purpose of this Section is to set standards for the provision of access to development in a manner that preserves the safety and efficiency of the transportation system. The management of access is a means by which substantial public investment in the transportation system can be protected and the need for remedial measures eliminated or reduced. Additionally, well-designed road and access systems can support subdivision and development of land that is more orderly and that protects community character.

9.2.2 Supplemental Standards

- a.** This Section is supplemented by the City Traffic Engineering Site Plan Review Manual, the City Subdivision Regulations, and the City Safe Street Regulations. Where there is a conflict, the regulations of this Section shall apply.
- b.** All streets and driveways, public or private, that connect to or intersect with any state roadway shall be approved by the Georgia Department of Transportation (GDOT) prior to its construction, or the issuance of any development permit for any improvements to such streets or driveways.

9.2.3 Roadway Classifications

- a.** For the purposes of this Ordinance, streets are classified as interstate/limited access, major arterial, minor arterial, collector and local.
- b.** References to arterial streets in this Ordinance shall include major and minor arterial streets.
- c.** The Street Classifications for Land Uses Table in Appendix A-1 identifies all interstate/limited access, arterial and collector streets and street segments by name. Any street not identified shall be considered a local street.

9.2.4 Waivers and Modifications

The City Manager or his or her designee, upon a recommendation from the Site Development Team, may waive or modify the standards in 9.2.5 through 9.2.13 after consideration of the site design, type of roadway being accessed, speed of traffic on the roadway being accessed, distance from other roadways and other driveways, pedestrian and vehicular circulation, adjacent uses, topography, traffic impact analysis results (when required), land use plans, transportation plans and other such considerations as the City Manager or his or her designee believes are relevant to promote the health, safety and welfare of the public.

9.2.5 Driveway Connections

- a. Number**
 - i.** One (1) driveway connection per lot frontage shall be permitted to streets classified as an arterial or collector, unless otherwise prohibited in this Ordinance. Developments with outparcels shall comply with Sec. 9.2.6. The City Manager or his or her designee shall determine the appropriate number of driveway connections for streets not classified as an arterial or collector. Additional driveway connections may be permitted where deemed necessary by a Traffic Impact Analysis (TIA).
 - ii.** A shared driveway, if developed at the same time, may be required to be constructed to serve adjacent properties, where deemed necessary by the City Manager or his or her designee. A recorded access easement will be required for all shared driveways on separate lots, prior to the issuance of a building permit. This provision does not apply to residential single family lots.

b. Type

Because each site is unique, the type of driveway access (e.g., full access movement or right-in, right-out) to be allowed shall be determined by the City Manager or his or her designee or the Georgia Department of Transportation (GDOT), where applicable.

c. Location

- i.** Driveways shall be located outside the functional limit of an intersection, as determined by the City Manager or his or her designee or GDOT, where applicable.
- ii.** Driveways shall be contained wholly within the lot frontage or as part of a shared access easement with an adjacent property.
- iii.** New single- and two-family residential parcels shall not be accessed from arterial and collector roadways, as listed in Appendix A-1, if access is available from a lower street classification. Where the only access is available from an arterial street, the driveway shall be constructed in such a manner to allow vehicles to enter the arterial roadway “head-first” instead of reversing into the roadway, unless otherwise approved by the City Manager or his or her designee.

9.2.6 Developments with Outparcels

The following standards shall apply only to developments consisting of outparcels. See Figure 9.2-1 for illustration.

- a.** Access to the public street shall be made only by an internal access driveway.
- b.** Internal drives shall be located between outparcels and primary developments.
- c.** Internal drives shall connect to all access driveways.
- d.** Driveway connections to internal driveways and access driveways shall be at least 200 feet from all intersections. State roads may require a greater separation.
- e.** Parking areas shall be designed in such a way that will not require the backing of vehicles into or parallel parking along internal drives.

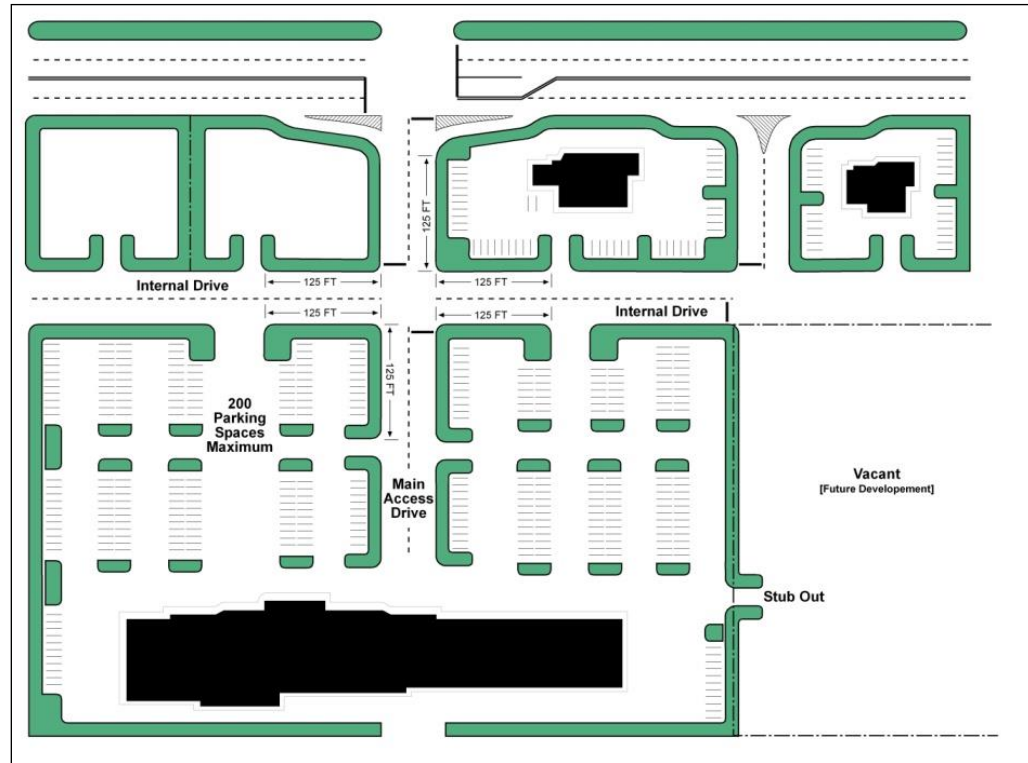


Figure 9.2-1
Developments with Outparcels

9.2.7 Connectivity

An interconnected street system is necessary in order to promote orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles and enhance access by ensuring connected transportation routes.

a. Driveway Connections to Adjacent Properties

- i. Within any Office and Institutional, Business, Industrial and Planned Development district, all commercial and mixed-use developments may provide driveway connections within cross-access easements to serve outparcels and/or adjacent commercial and mixed-use developments. Furthermore, where an adjacent property is undeveloped a driveway connection and cross-access easement may be provided, except where the adjacent property is located within a Conservation district.
- ii. A recorded cross-access easement may be required prior to the issuance of a building permit. The cross-access easement may have a minimum width of 24 feet.
- iii. All driveway connections may be constructed and stubbed to the property line. Future development of an adjacent property may complete the connection to such existing stub-out. Where the adjacent property is developed and a stub-out has been provided, the proposed development may connect to the stub-out.

9.2.8 Controlled Access Developments

Access to any development that is controlled through any means such as gates and guardhouses, shall comply with the following standards. Emergency and “exit only” access points are exempt for these requirements.

a. Gate Width

The clear opening through gates shall be at least two (2) feet wider than the roadway it controls.

b. Vehicle Queuing Distance

- i. Residential uses up to 75 units shall have at least 20 feet of vehicle stacking distance. An additional 20 feet of stacking distance shall be provided for every additional 100 units.
- ii. Vehicle stacking distance for mixed-use and nonresidential uses are determined by the street type, as indicated in Table 9.2-1.

Table 9.2-1 Vehicle Stacking Distances

Street Type	Stacking Distance
Local	70 feet
Collector	70 feet
Arterial	100 feet

- iii. Vehicle stacking distance is measured from the back of the sidewalk, or five (5) feet from the back of curb or edge of street, whichever is closest to the gate.
- iv. For any controlled access device that opens on a horizontal plane, such as a gate, a minimum of 20 feet of clear width shall be provided unless additional width is required by the City Manager or his or her designee. Such device shall open away from the street right-of-way.

c. Residential Developments

Adequate maneuvering room between the gate and the street shall be provided for a turnaround area for vehicles to exit in a forward motion. The turnaround area shall have a minimum radius of 60 feet to the outside of the turn. The turnaround area is subject to approval as determined by the City Manager or his or her designee.

d. Related Ordinances

In addition to this sub-section, compliance with the Emergency Access Requirements for Gated Communities Ordinance (Part 3, Chapter 7, as amended) is required.

9.2.9 Reserved**9.2.10 Change of Driveway Location**

If the property owner initiates a change of driveway location and receives permission from the City Manager or his or her designee to construct a new driveway, the property owner shall be required to close the existing driveway and install a sidewalk and/or curb to match the existing sidewalk and/or curb, if a sidewalk and/or curb exists. The property owner shall landscape the area in accordance with the requirements of Sec. 9.5, Screening and Buffering.

9.2.11 Vehicular Backing into Streets

For multi-family and nonresidential developments, parking areas and driveways shall be designed in such a way that will not require the backing of vehicles into any street. The City Manager or his or her designee may waive this requirement if warranted by site-specific conditions.

9.2.12 Blocking Vehicular Access, Fire Lanes and Required Parking Areas

No vehicles, waste receptacles, storage, displays or other obstacles shall be allowed to block driveways (including cross access easements), fire lanes or required parking and unloading and loading areas unless a valid Temporary Use Permit has been issued.

9.2.13 Reserved

9.2.14 Pedestrian Circulation and Access

To improve inter-parcel connectivity and pedestrian access, designated pedestrian paths shall be provided to principal uses from the street right-of-way and to adjacent properties, in accordance with the following standards.

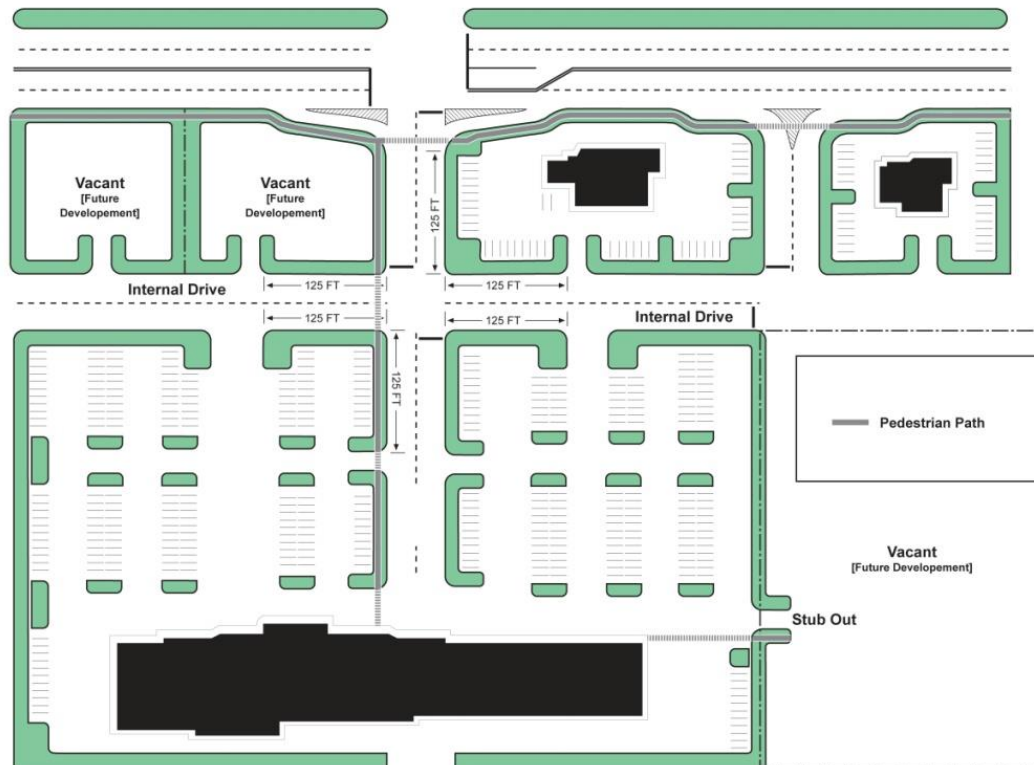


Figure 9.2-2
Pedestrian Access

a. Access from Public Rights-of-Way

A pedestrian path shall be provided where any building entrance open to the public or principal on-site destination for any multi-family, commercial or mixed-use development is located more than 100 feet from any property line that is adjacent to a public street. Access onto the site shall be provided in accordance with the following:

- i. Separation shall not exceed 300 linear feet between pedestrian paths and/or between pedestrian paths and any property line which forms an intersection with a street right-of-way; and

- ii. Pedestrian paths shall be located as to provide the shortest route of travel from the public sidewalk or street right-of-way to the building entrance or principal on-site destination.

b. Connectivity

- i. Multifamily, commercial and mixed-use developments which contain more than one (1) principal use and/or building may provide walkways between the principal entrances of the uses and/or buildings;
- ii. Within any Residential Multi-family, Office and Institutional, Business, Industrial or Planned Development zoning district, all multi-family, commercial and mixed-use developments may provide pedestrian path connections within cross-access easements to serve outparcels and/or adjacent multi-family, commercial and mixed-use developments. Furthermore, where an adjacent property is undeveloped a pedestrian path connection and cross access easement may be provided, regardless of the zoning district.
- iii. All pedestrian paths may be constructed and stubbed to the property line. Future development of an adjacent property may complete the connection to such existing stub-out. Where the adjacent property is developed and a stub-out has been provided, the proposed development may connect to the stub-out. A recorded cross-access easement shall be required prior to the issuance of a building permit.
- iv. Pedestrian paths shall be clearly identified on the site development plan.

c. Design Standards

- i. Pedestrian paths shall meet City lighting standards as required by the Traffic Engineering Site Plan Review Manual and be physically separated from driveways and parking spaces by landscaping, barriers, grade separation or other means to protect pedestrians from vehicular traffic.
- ii. Pedestrian paths shall be a minimum of four (4) feet of unobstructed width and be constructed of a material approved by the City Manager or his or her designee.

d. Waiver or Modification

The City Manager or his or her designee may waive or modify the requirements when one of the following situations exists:

- i. Any improvement which would create an unsafe condition or security concern;
- ii. There are topographical constraints, or existing structures effectively block access;
- iii. The land use would not generate the need for pedestrian access; or
- iv. The public is not allowed access to the subject land use.

9.2.15 Connectivity to Public Bikeway and Pedestrian Facilities

Where a new development or redevelopment adjoins a public bikeway or pedestrian facility, the development shall provide a bikeway or pedestrian connection to such facilities. Where public facilities are incomplete but part of an adopted plan, stub-outs for future linkages shall be provided by the development. A pedestrian connection, or stub-out for future linkages, shall be provided where a new development lies within 0.5 mile of a school or existing or planned transit route.

Sec. 9.3 Off-Street Parking and Loading

9.3.1 Purpose

The purpose of this Section is to ensure the proper and uniform development of off-street parking and loading areas. This shall be accomplished by requiring short term storage of vehicles associated with the uses of buildings and land. These regulations will aid in minimizing any detrimental impacts of off-street parking and loading areas on adjacent properties and/or rights-of-way, while allowing for flexibility in addressing vehicle parking and loading.

9.3.2 Applicability

- a.** Unless specifically exempt elsewhere in this Ordinance, all existing and proposed development shall provide off-street parking and loading facilities in accordance with this Section.
- b.** With the exception of restriping parking lots or other routine maintenance which does not result in a reconfiguration of the parking spaces, any modification to existing off-street parking and loading facilities shall conform to the requirements of this Section.
- c.** Unless specifically exempt from these requirements, the off-street parking and loading requirements shall not be reduced or modified beyond what this Ordinance allows without an Alternative Parking Plan approved in accordance with Sec. 9.3.8 or a variance in accordance with Sec. 3.21, Variances.
- d.** Buildings and uses lawfully existing as of the Effective Date of this Ordinance may be altered or repaired without providing additional off-street parking or loading facilities, provided there is no increase in the amount of required parking.

9.3.3 General

a. Location

- i.** Off-street parking for all use(s) shall be located on the same lot as the use(s) to be served unless approved in accordance with Sec. 9.3.8.
- ii.** Garage space or space within buildings, in basements or on the roofs of buildings may be used to meet the off-street parking requirements of this Section.

b. Uses Not Permitted

Required off-street parking or loading areas shall not be used for the display, sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies unless provided elsewhere in this Ordinance.

c. Vehicle Parking in Residential Districts

- i.** Vehicles parked in Residential districts shall not exceed 22 feet in overall length, eight (8) feet in width or 12 feet in height, provided however, parking of buses on the site of and directly associated with an allowed nonresidential use shall be permitted.
- ii.** Parked vehicles shall not block pedestrian walkways.
- iii.** Parking of heavy vehicles, construction equipment, tractor trailers, and/or unhitched trailers shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries in a Residential district or vehicles used in connection with authorized active continuing construction on the premises.

9.3.4 Off-Street Parking Requirements

a. Calculation

i. Measurements

- (1) The area of the use shall be measured in gross square feet, unless otherwise specified.
- (2) In hospitals, bassinets shall not count as beds.
- (3) See Sec. 4.1.13 to determine how to calculate the number of seats for uses that do not use chairs or stools.
- (4) The number of employees shall be computed based on the work shift with the greatest number of employees.

ii. Fractional Measurements

When units or measurements determining number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) shall require a full off-street parking space. However, when the units or measurements determining the reduction of the number of off-street parking spaces results in a fractional space, the fractional space shall not be counted.

iii. Minimum Space Requirements for Uses Not Identified

Where the need for parking of a particular use is uncertain due to unknown/unusual operating characteristics or where the use is not specifically identified in Sec. 9.3.4(d), the City Manager or his or her designee shall determine the parking requirement. The applicable uses are identified in Sec. 9.3.4(d). In making such a determination, the City Manager or his or her designee shall be guided by the number of persons to be employed in such building or by such use; the number of persons expected to reside in, visit or patronize such building or use; the anticipated percentage of residents, visitors or patrons driving vehicles; the need for safe and convenient loading space for visitors or patrons and goods, and/or applicant submitted parking data. Such data may include, but is not limited to, site studies from similar uses, generally accepted engineering standards (e.g., Institute of Transportation Engineers trip and parking operation rates), or independent engineering calculations based on the nature of the proposed use.

iv. Credit for Legally Nonconforming Parking Areas (Grandfathered Spaces)

This provision shall not apply if the building space is increased by 40% or more.

In determining the off-street parking requirement for a use which is located (or will be located) within an existing building, the required amount of parking is determined by first calculating the number of spaces which would be required if the use were to be located within a new building under this Ordinance. Then, credit is given against that requirement for any number of spaces which would have been required under this Ordinance for the prior uses in the existing building, but which were not provided because such building was occupied prior to the passage of the ordinance applied when the development occurred which required parking spaces.

b. Bicycle Parking**i. Design Standards**

- (1) The required number of bicycle parking spaces shall comply with the requirements of Section 9.3.4(d);
- (2) Bicycle parking spaces shall take the form of fixed position bicycle racks; and
- (3) Bicycle parking spaces shall provide at least four (4) feet of walkway free of obstruction to allow for pedestrian movement.

ii. Off-Street Vehicle Parking Credit for Bicycle Parking

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every three (3) bicycle spaces above the minimum required, up to a maximum reduction of five percent (5%).

c. Motorcycle and Moped Parking**i. Design Standards**

- (1) Parking spaces for motorcycles/mopeds shall be grouped or placed in clusters.
- (2) Each motorcycle/moped space shall be no smaller than four and one-half (4.5) feet in width and nine (9) feet in depth.
- (3) Each motorcycle/moped parking space shall be clearly marked with the words "motorcycle/moped only."

ii. Off-Street Parking Vehicle Credit for Motorcycle/Moped Parking

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every two (2) motorcycle/moped spaces provided, up to a maximum reduction of fifteen percent (15%).

d. Parking Ratios

Off-street vehicle and bicycle parking spaces shall be provided for all uses listed in the amounts specified in the Table 9.3-1. Special parking requirements shall apply in accordance with Sections 9.3.6 (Downtown Savannah Parking District) and 9.3.7 (Victorian and Streetcar Parking District).

Table 9.3-1 Minimum Space Requirements

	Vehicle	Bicycle
RESIDENTIAL USES		
All residential uses except as listed below:	1 per unit	n/a
Accessory Dwellings	0 per unit	n/a
Three and Four Family	1 per unit	n/a
Apartment/upper-story		
Studio	1 per unit	1 per 10 units
1 bedroom	1 per unit	1 per 10 units
2 bedrooms	1 per unit	1 per 10 units
3+ bedrooms	1 per unit	1 per 10 units
Continuing Care Retirement Community	See parking requirement for each type of housing or facility provided	n/a

	Vehicle	Bicycle
Manufactured home park	2 per lot + 1 per 4 lots for visitor parking	n/a
Group Living		
Assisted Living	1 per 2 beds + 1 per employee	n/a
Children's Home	1 per 4 beds + 1 per employee	n/a
Dormitory, college	1 per 2 beds + 1 per 2 employees	1 per 4 beds
Fraternity, sorority house	1 per 2 beds	1 per 4 beds
Monastery/Convent	1 per 2 beds	n/a
Personal Care Home, Registered	1 per employee	n/a
Personal Care Home, Family	1 per employee	n/a
Personal Care Home, Group	1 per employee	n/a
Personal Care Home, Congregate	1 per employee	n/a
Rooming house	1 per 3 beds	1 per 2 beds
Single room occupancy	1 per 3 units	1 per 2 units
Substance Recovery Facility	1 per 3 beds + 1 per employee	1 per 4 beds
AGRICULTURAL AND RESOURCE EXTRACTION		
All uses	As determined by the City Manager or his or her designee	As determined by the City Manager or his or her designee
CIVIC		
Park/Open Area		
Botanical Garden/arboretum	3 per acre	n/a
Cemetery	1 per employee + 1 per 500 SF of office area	n/a
Community Services		
Museum, library	1 per 400 SF, minimum 5 spaces	10% of vehicle parking
Post Office, Police, Fire Station	As determined by the City Manager or his or her designee	As determined by the City Manager or his or her designee
EMS substation, Ambulance service	1 per employee on any given shift + 1 per facility vehicle	n/a
Shelter (emergency or transitional)	1 per employee	1 per 4 occupants
Soup Kitchen, principal use	1 per employee	n/a
Day Care Services		
Child/adult day care home	1 per employee plus sufficient off-street space for the safe and convenient loading and unloading of children	10% of vehicle parking
Child/adult day care center	1 per employee + 1 per 6 persons served	10% of vehicle parking
Educational		

	Vehicle	Bicycle
College, University, Seminary (with dormitories)	1 per 600 SF of office and classroom floor area	10% of vehicle parking
College, University, Seminary (without dormitories)	1 per 300 SF of office and classroom floor area	10% of vehicle parking
Educational building used by a college, university or seminary	1 per 250 SF of office and classroom floor area	10% of vehicle parking
School, public or private (kindergarten, elementary, middle)	1 per classroom + 1 per 300 SF of office area	n/a
School, public or private (high)	As determined by the City Manager or his or her designee	5% of vehicle parking
Trade, vocational or business school	1 per 300 SF of office and classroom floor area	5% of vehicle parking
Health Care Facilities		
Hospice; Intermediate Care Facility; Nursing Home	1 per 2 beds + 1 per employee	n/a
Hospital	1 per 2 beds + 1 per employee	5% of vehicle parking
Other Civic Uses		
Place of worship	1 per 6 seats in sanctuary	2% of vehicle parking
Private Club/Lodge	1 per 100 SF	5% of vehicle parking
Detention and Correctional Facilities	1 per 3 seats in the visitation area + 1 per employee	n/a
Correctional Transition Center	1 per 300 SF of office area + 1 per employee	1 per 4 beds
COMMERCIAL USES		
Office		
Office, General:	1 per 300 SF	5% of vehicle parking
Call Center	1 per 100 SF	5% of vehicle parking
Day labor employment center	1 per 200 SF	5% of vehicle parking
Office, medical	1 per 200 SF	5% of vehicle parking
Contractor's office	1 per 1,000 SF	n/a
Studio/Multimedia Production Facility	1 per 300 SF	n/a
Indoor Recreation		
Arena; Convention center	1 per 3 seats	5% of vehicle parking
Indoor amusement	1 per 250 SF	10% of vehicle parking
Indoor firearm/archery range	1 per shooting position	n/a
Indoor sports facility	1 per 225 SF of gross floor area	5% of vehicle parking
Theater/cinema	1 per 4 seats	5% of vehicle parking

	Vehicle	Bicycle
Bowling Alley	4 per lane	n/a
Performing arts theatre	1 per 4 seats + 1 per employee	5% of vehicle parking
Outdoor Recreation		
All Outdoor Recreation, except as listed:	1 per 250 SF of office area + 1 per 1,000 SF of outdoor use area	5% of vehicle parking
Campground; recreational vehicle park	1 per campsite + 1 per employee	n/a
Drive-in theater	1 per employee	n/a
Golf course, club house	4 per hole + 1 per 500 SF in clubhouse	n/a
Golf, Driving Range	1 per tee box + 1 per employee	n/a
Outdoor firearm/archery range	1 per shooting position	n/a
Stadium or arena, commercial amphitheater, outdoor sports facility	1 per 5 seats	5% of vehicle parking
Riding Academy; equestrian center; horse stable, commercial	1 per 2 stalls	n/a
Tennis Courts	2 per court	n/a
Retail Sales		
Retail, General	1 per 250 SF	5% of vehicle parking
Shopping Center	1 per 225 SF for the first 100,000 SF and 1 per 300 SF over 100,000 SF	5% of vehicle parking
Art/photo studio, gallery	1 per 400 SF	5% of vehicle parking
Furniture sales	1 per 600 SF	n/a
Appliance sales	1 per 400 SF	n/a
Apparel/Clothing sales	1 per 225 SF	n/a
Manufactured/Modular home, storage building, carport sales; Outdoor Sales	1 per 300 SF of office area + 1 per employee	n/a
Pharmacy	1 per 275 SF	5% of vehicle parking
Plant nursery	1 per 250 SF of retail floor area or 1 per 1000 SF of outdoor area open to the public, whichever is greater	n/a
Garden center	1 per 250 SF of retail floor area or 1 per 500 SF of outdoor area open to the public, whichever is greater	n/a
Services		
Service, General	1 per 300 SF	5% of vehicle parking
Animal Services	1 per 250 SF	n/a
Veterinary Clinic	1 per 200 SF	n/a
Animal Boarding	1 per 4 kennels	n/a

	Vehicle	Bicycle
Bank	1 per 200 SF	5% of vehicle parking
Business Support Services	1 per 300 SF	5% of vehicle parking
Catering establishment	1 per employee, 1 per delivery vehicle	n/a
Crematorium	2 spaces + 1 per employee	n/a
Funeral home	1 per 5 seats in chapel + 1 per 200 SF in viewing area	n/a
Hall; banquet or reception	1 per 75 SF	n/a
Instructional studio/classroom	1 per 200 SF	n/a
Laundromat; Laundry/dry cleaning drop-off facility; Dry Cleaner/Laundry, Neighborhood	1 per 200 SF	5% of vehicle parking
Personal Service Shop	1 per 150 SF	5% of vehicle parking
Tour Company Terminal	1 per 250 SF	n/a
Eating and Drinking Establishments		
Bar; tavern	1 per 75 SF	n/a
Nightclub	1 per 50 SF of area open to the public	n/a
Restaurant	1 per 100 SF (including outdoor seating area)	5% of vehicle parking
Lodging		
Bed and Breakfast Homestay	1 per guest room + number required for the type of residential dwelling	n/a
Bed and Breakfast Inn	1 per guest room + 1 per operator	n/a
Hostel	1 per 3 beds + 1 per employee	1 per 2 beds
Hotel/motel; inn	1 per guest room	5% of vehicle parking
Short-term Vacation Rental	Studio up to three (3) bedrooms: the requirement for the type of dwelling	n/a
	Four (4) or more bedrooms: the requirement for the type of dwelling plus one space for each additional two (2) bedrooms	
Vehicle, Watercraft and Heavy Equipment Sales and Services		
Vehicle sales, rentals and leasing; Heavy equipment and heavy vehicle sales, rentals and leasing; Moped/motor scooter sales, rentals and leasing	1 per 500 SF of office and indoor display area; 3 per service bay for accessory vehicle service.	n/a
Watercrafts sales, rentals and service	1 per 500 SF of office and indoor display area;	n/a
Vehicle service, minor or major	3 per service bay	n/a
Heavy equipment/Heavy vehicle service	2 per service bay	n/a

	Vehicle	Bicycle
Automobile Lubrication Facility	2 per bay	n/a
Vehicle wash, full-service	1 per employee	n/a
Vehicle towing and impound facility	1 per 3,000 SF of vehicle storage area	n/a
Other Commercial Uses		
Self-storage facility	1 per 300 SF of office area, minimum 4 spaces	n/a
Water-oriented	1 per wet or dry storage space + 1 per 500 SF of enclosed sales or service area + 1 per employee	n/a
INDUSTRIAL USES		
Warehousing and Wholesaling		
Warehouse, wholesaling	1 per 1,000 SF for the first 20,000 SF + 1 per 4,000 SF over 20,000 SF.	n/a
Industry, Manufacturing and Processing		
Laundry, dry-cleaning, or carpet cleaning plant	1 per employee	2% of vehicle parking
Industry, Manufacturing and Processing, all	1 per 1,000 SF or 1 per employee, whichever is greater	n/a
Research, Testing and Development laboratory	1.25 per employee	2% of vehicle parking
TRANSPORTATION, COMMUNICATIONS, UTILITIES		
Transportation		
Airport, airfield; Heliport	As determined by the City Manager or his or her designee	
Passenger terminal	1 per 200 SF of waiting floor area + 1 per employee	5% of vehicle parking
Taxi dispatch, limousine service, messenger service	1 per vehicle	n/a
Vehicle and Freight Terminal	1 per 300 SF of office area + 1 per employee	n/a
Utilities		
Utility	1 per employee	n/a

9.3.5 Design Standards

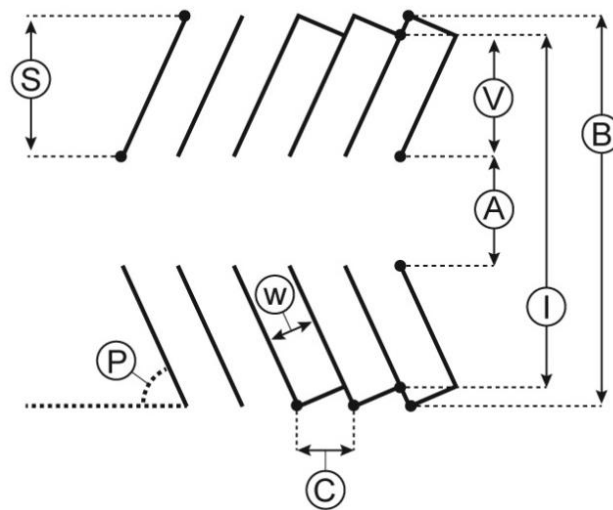
a. Dimensional Standards

i. Dimensions

The minimum parking lot dimensions are shown in Tables 9.3-2 and 9.3-3 for standard and compact vehicles, respectively.

ii. Aisle Width

- (1) Where there is no parking, interior drive aisles shall be at least 10 feet wide for one-way traffic movement and at least 20 feet wide for two-way traffic movement.
- (2) Drive aisles associated with parking areas shall conform to the measurements in the Tables 9.3-2 and 9.3-3 for standard and compact vehicles, respectively.



**Figure 9.3-1
 Parking Lot and Space Dimensions**

Table 9.3-2 Standard Parking Lot and Space Dimensions

Angle (degrees)	Stall Width	Stall width Parallel to Aisle	Stall Depth to Interlock	Stall Depth to Wall	Aisle Width	Wall to Wall	Interlock to Interlock
(P)	(W)	(C)	(V)	(S)	(A)	(B)	(I)
90	9.0	9.0	17.5	17.5	26.0	61.0	61.0
75	9.0	9.3	17.5	18.5	22.0	59.0	57.0
60	9.0	10.4	16.5	18.0	26.0	62.0	59.0
60	9.0	10.4	16.5	18.0	18.0	54.0	51.0
45	9.0	12.7	14.5	16.5	15.0	48.0	44.0
0	8.0	20.0	--	--	11.0	--	--

iii. Compact Spaces

Up to 10% of off-street parking spaces for a use requiring 25 or more off-street parking spaces may be designed for compact cars subject to the following conditions:

- (1) Parking spaces shall be grouped or placed in clusters.
- (2) Each parking space shall be clearly marked with the words "compact car only," and such parking spaces shall comply with the following design standards:

Table 9.3-3 Compact Parking Lot and Space Dimensions

Angle (degrees)	Stall Width	Stall width Parallel to Aisle	Stall Depth to Interlock	Stall Depth to Wall	Aisle Width	Wall to Wall	Interlock to Interlock
(P)	(W)	(C)	(V)	(S)	(A)	(B)	(I)
90	8.0	8.0	15.0	15.0	21.0	51.0	51.0
75	8.0	8.3	15.1	16.0	17.0	49.0	47.0
60	8.0	9.3	14.0	15.4	21.0	52.0	50.0
60	8.0	9.3	14.0	15.4	15.0	46.0	43.0
45	8.0	11.3	12.3	14.2	13.0	42.0	38.0
0	8.0	20.0	--	--	11.0	--	--

b. Parking Rooms

In order to improve the aesthetics and circulation of expansive off-street parking lots, surface parking facilities serving new commercial development that contains greater than 200 spaces shall be visually and functionally segmented into smaller parking rooms as shown in Figure 9.3-2. The parking rooms shall comply with the following:

- i. Each parking room shall contain no more than 200 parking spaces.
- ii. Parking rooms shall meet the following design standards:
 - (1) Parking rooms shall be separated by a two-way drive aisle.
 - (2) Where the perimeter of each parking room is adjacent to an internal street or property line a minimum 10-foot wide landscaped strip shall be provided. The landscaped strip shall contain at a minimum small understory trees as defined in the Tree and Shrub List in the Landscape and Tree Protection Ordinance. Spacing of trees shall not exceed 25 feet on center.
 - (3) Where the perimeter of a parking room falls within a required Use or Street Yard buffer area, the denser buffer shall apply.
 - (4) Parking areas shall be designed in such a way that will not require the backing of vehicles into main driveways.
 - (5) One (1) access point to parking rooms may be provided from each internal street or dividing drive aisle and shall be 125 feet from any intersection.
- iii. Internal access to parking rooms or internal drives shall be a minimum of 125 feet from the main road.

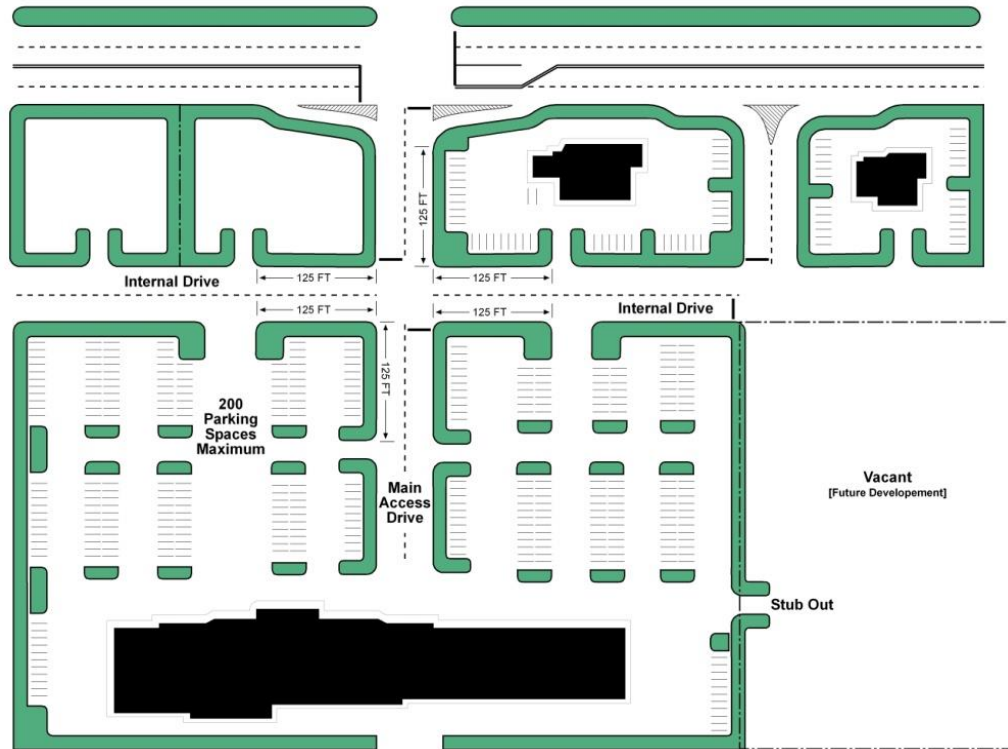


Figure 9.3-2
Parking Rooms

c. Surfacing

i. Surfacing Required

Except as provided below, where off-street facilities are provided for parking or any other vehicular use area, they shall be surfaced with asphalt or concrete material, or with alternative paving material (e.g. concrete pavers, brick, "turfstone" or similar material) determined to exhibit equivalent wear resistance and load bearing characteristics as asphalt or concrete and conforms to City standard details for approved pervious materials. Use of alternative paving material shall be approved by the City Manager or his or her designee.

ii. Alternative Surfaces

For the uses listed below, all driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or shell, provided the standards of 9.3.5(a) are met:

- (1) Places of worship;
- (2) Parks, playgrounds, football and baseball stadiums, fairgrounds and other similar outdoor recreation areas; and
- (3) High schools, for parking above the minimum required.

iii. Maximum Impervious Parking Area

When at least 75 parking spaces are required by Sec. 9.3-4(d), any number of spaces greater than 125% of the minimum requirement shall be a pervious material, as approved by the City Manager or his or her designee.

iv. Waiver or Modification

The Planning Director may waive or modify the requirements when one of the following situations exists:

- (1) Any improvement which would create an unsafe condition or security concern;
- (2) There are topographical constraints, or existing structures effectively block access;
- (3) The land use would not generate the need for pedestrian access; or
- (4) The public is not allowed access to the subject land use.

d. Tandem Parking**i. Applicability**

- (1) All residential uses;
- (2) Employee parking;
- (3) Parking spaces in excess of the requirement of Sec. 9.3-4(d); and
- (4) Other nonresidential uses as approved by the City Manager or his or her designee.

ii. Residential Uses

Multi-family units which require two (2) or more parking spaces may utilize tandem spaces to comply with the off-street parking requirement of Sec. 9.3-4(d), however both tandem spaces shall be assigned to the same dwelling unit.

iii. Nonresidential Uses

Each tandem employee parking space shall be clearly marked with the words "employees only".

iv. Tandem Space Dimensions

A maximum of two (2) parking spaces in tandem may be permitted and shall have combined minimum dimensions of nine (9) feet in width by 36 feet in length.

e. Separation from Walkways and Streets

Where off-street facilities are provided for parking or any other vehicular use area they shall be separated from walkways, sidewalks, streets and lanes by curbing or other protective device approved by the City Manager or his or her designee.

f. Markings and Signs

Each off-street parking space shall be clearly marked, and pavement directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained so as to ensure their maximum efficiency.

g. Handicap Accessible Parking Requirements

Off-street parking spaces for persons with disabilities are to be provided as required by the Federal Americans with Disabilities Act of 1990 (ADA) and the Georgia Accessibility Code, as amended.

9.3.6 Downtown Savannah Parking District

a. Intent

The Downtown Savannah Historic District exhibits unique characteristics that are atypical of the of modern development patterns throughout Chatham County. These include a mix of land uses with varying intensity, availability of alternative modes of transportation, and public parking facilities including on-street parking. These elements decrease the demand for off-street parking. Thus, in order to reflect the demand for parking of individual uses within the context of Downtown, off-street parking requirements may be reduced in accordance with the following standards.

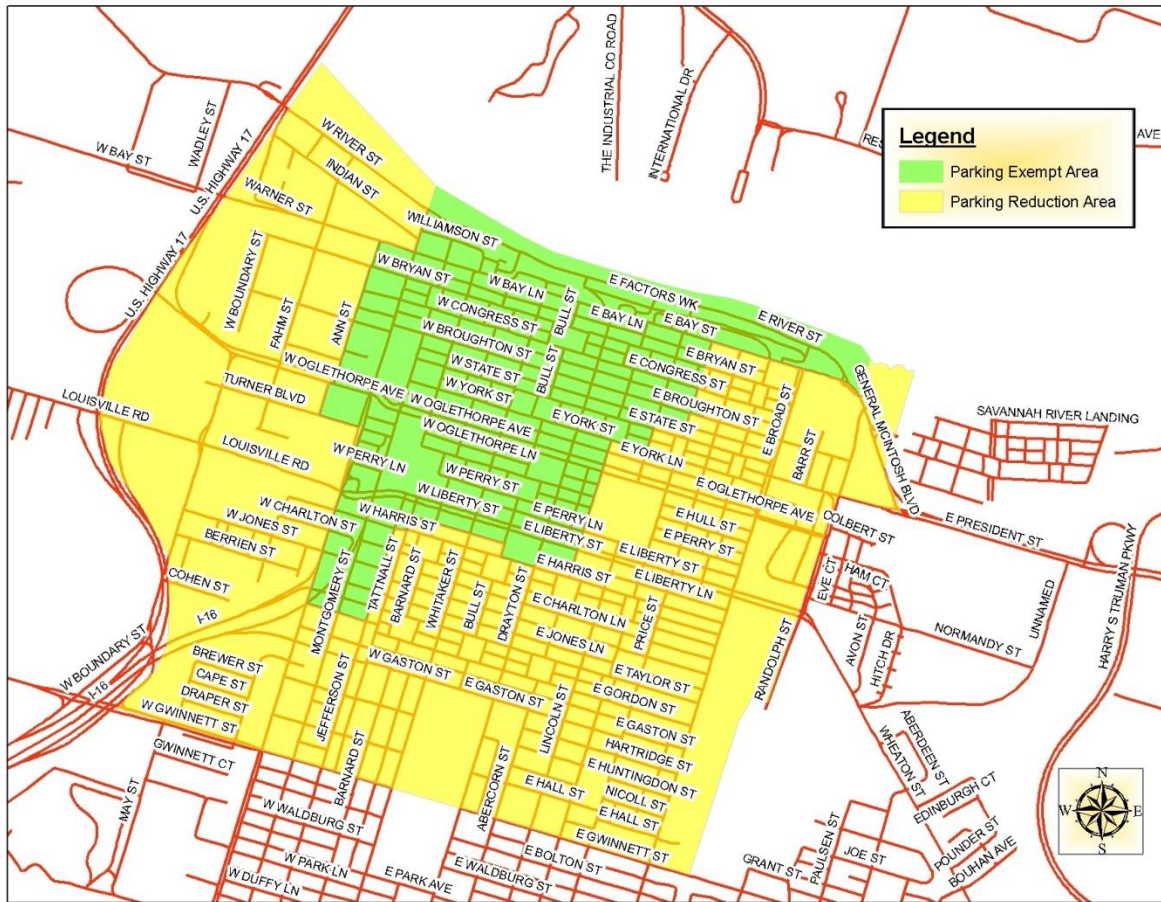


Figure 9.3-3
Downtown Savannah Parking District

b. Applicability

The requirements of this Section shall only apply to the use of structures and/or land within the area established by Figure 9.3-3. Where a provision of this Section conflicts with another section of this Ordinance, the provision of this Section shall apply. All other sections of the Ordinance applicable to parking and loading areas shall apply, unless otherwise specified.

c. Parking Exempt Area

All uses within the boundaries of the parking exempt area, as shown in Figure 9.3-3, shall not be subject to the off-street parking requirements of Sec. 9.3.4(d) and loading requirements of 9.3.9. However, any parking and/or loading area provided shall comply with this Ordinance.

d. Off-Street Parking Reductions

Uses within the boundaries of the parking reduction area, as shown in Figure 9.3-3, are permitted to reduce the number of off-street parking spaces required by Sec. 9.3.4(d) in accordance with Table 9.3-4. Uses/categories not identified in Table 9.3-4 shall be subject to the off-street parking requirements of Sec. 9.3.4(d). The loading requirements of Sec. 9.3.9 do not apply to uses within this area.

**Table 9.3-4
Downtown Savannah Parking Reductions**

Use/Category	Permitted Reduction
Educational	25%
Lodging	25%
Office	25%
Eating/Drinking Establishments	40%
Indoor Amusement	40%
Services	50%
College	50%
Places of Worship	50%
Indoor Recreation	50%
Apparel/Furniture	50%
Retail	60%
Community Services	75%
Single-family, Two-family, Three/Four Family, Apartments, Upper-story	1 per unit required

e. Compliance with Historic District Overlays

Properties located in local historic districts identified in Article 7.0, Overlay Districts, may have additional standards.

9.3.7 Victorian and Streetcar Parking District

a. Intent

The Victorian and Streetcar Districts exhibit unique characteristics that are atypical of modern development patterns throughout Chatham County, but differ from the Downtown Savannah Historic District in scale and function. These include a mix of land uses with varying intensity and the availability of alternative modes of transportation, which decrease the demand for off-street parking. Thus, in order to reflect the demand for parking of individual uses within the context of this area, off-street parking requirements may be reduced in accordance with the following standards.

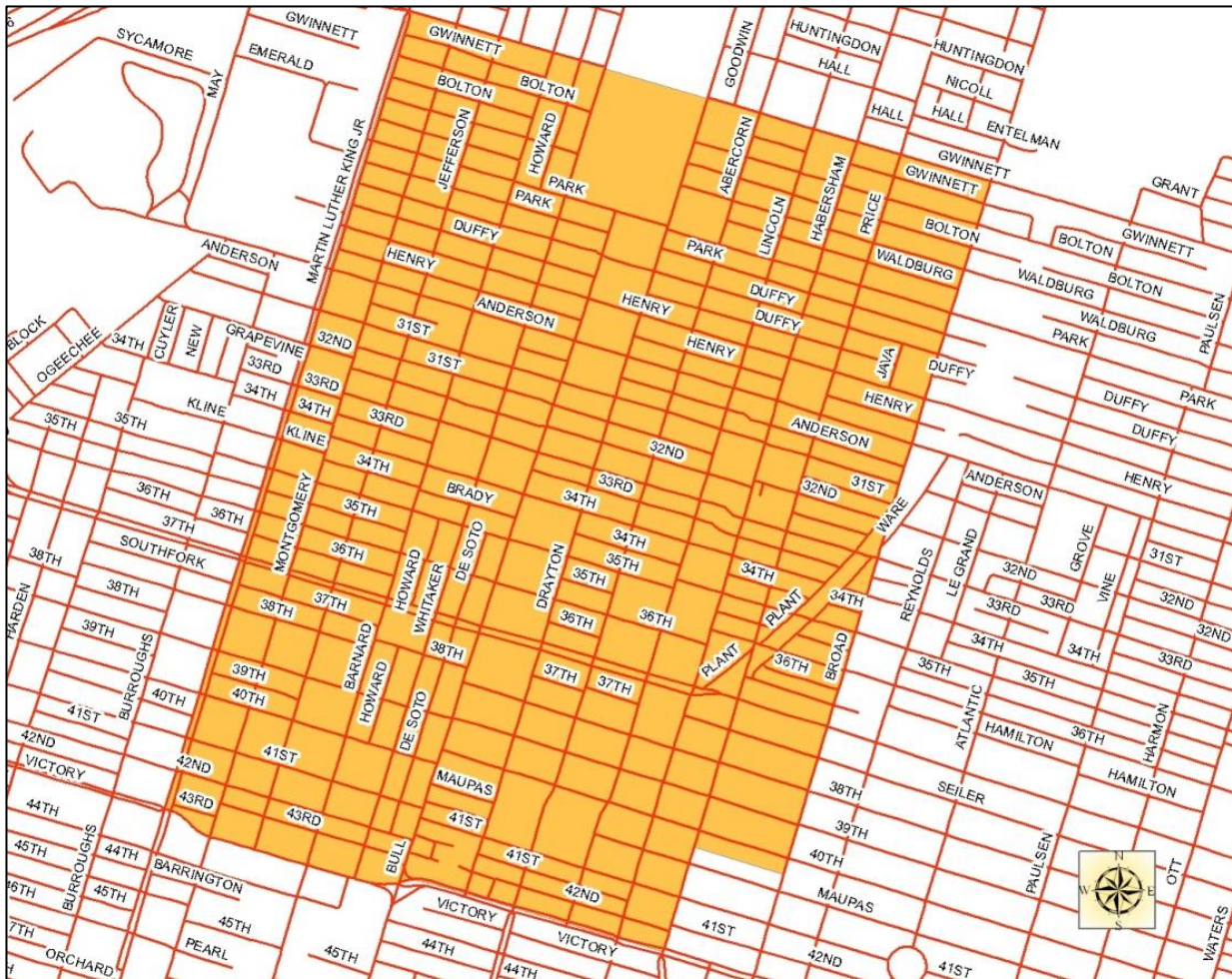


Figure 9.3-4
Victorian and Streetcar Parking District

b. Applicability

The requirements of this Section shall only apply to the use of structures and/or land within the area established by Figure 9.3-4. Where a provision of this Section conflicts with another

section of the Ordinance, the provision of this Section shall apply. All other sections of the Ordinance applicable to parking and loading areas shall apply, unless otherwise specified.

c. Off-Street Parking Reductions

Uses within the boundaries of the parking reduction area, as shown in Figure 9.3-4, are permitted to reduce the number of off-street parking spaces required by Sec. 9.3.4(d) in accordance with Table 9.3-5. Uses/categories not identified in Table 9.3-5 shall be subject to the off-street parking requirements of Sec. 9.3.4(d). All uses shall not be subject to the loading requirements of 9.3.9.

**Table 9.3-5
Victorian and Streetcar Parking Reductions**

Use/Category	Permitted Reduction
Educational	25%
Lodging	25%
Office	25%
Eating/Drinking Establishments	25%
Indoor Amusement	25%
College	25%
Services	25%
Places of Worship	50%
Indoor Recreation	50%
Community Services	50%
Retail, for the first 5,000 SF	50%
Single-family, Two-family, Three/Four Family, Apartments, Upper-story	1 per unit required

- d.** For the first 3,000 square feet of any nonresidential use, there shall be no minimum off-street parking space requirement. For square footage exceeding 3,000 square feet, the parking requirement shall be calculated using Table 9.3-5 Victorian and Streetcar Parking Reductions.

9.3.8 Alternative Parking Plan

a. Intent

This Section authorizes alternatives to strict compliance with the parking standards of this Ordinance.

b. General

Alternative plans for providing off-street parking spaces required by this Section shall be in accordance with the standards and methodologies defined in Sec. 9.3.8(c). The Planning Director shall be authorized to approve alternative parking plans associated with a minor or

major site plan. The City Manager or his or her designee shall be authorized to approve alternative parking plans associated with a City of Savannah Development Plan Review or change of use.

i. Procedure

- (1)** The following information shall be shown on the alternative parking plan:
 - (a)** The type of alternative parking proposed.
 - (b)** All properties and uses subject to the plan.
 - (c)** The number of spaces encumbered.
 - (d)** A delineation of the encumbered area for the required off-street parking and maneuvering of vehicles.
 - (e)** Written agreement in accordance with Sec 9.3.8(b)(ii).
 - (f)** Signatures of all property owners subject to the plan.
 - (g)** All easements.
- (2)** The approved plan shall take the form of a recordable plat and shall be signed by the City Manager or his or her designee and Planning Director. The plat shall be recorded with the Clerk of the Superior Court of Chatham County. A digital copy (.dwg file) of the plat shall be provided with the recordable plat.
- (3)** Recordation of the plan shall take place prior to issuance of a building permit or Certificate of Occupancy (where a building permit is not required), for any use to be served by the off-site parking area.

ii. Agreement for Alternative Parking Plan

- (1)** In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the property owners shall be required.
- (2)** All property owners shall enter into a written agreement with the Mayor and Aldermen providing that the land comprising the parking area shall never be altered except in conjunction with the sale of the building which the parking area serves so long as the parking facilities are required; and such agreement shall bind his or her heirs, successors and assigns.

iii. Change of Use

Where the use/uses subject to Alternative Parking Plan change and additional off-street parking spaces are required, a revised Alternative Parking Plan that meets the provisions of this Ordinance shall be required.

iv. Ineligible Parking

Required parking spaces for persons with disabilities may be located off-site if all required parking is located off-site as permitted by this Ordinance. Parking spaces for the disabled shall be the closest parking spaces in distance from the use being served.

c. Types of Alternative Parking Arrangements

i. Remote Parking

Remote parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met:

- (1) Location**

- (a)** Remote parking, as measured in accordance with Sec. 4.1.11.b., shall be located within the following distances of the primary entrances of all uses served:
 - (i)** All uses within the Downtown Savannah Parking District, as shown in Figure 9.3-3, shall be within 1,300 feet.
 - (ii)** Non-residential uses shall be within 600 feet.
 - (iii)** Residential uses shall be within 300 feet.
 - (iv)** Parking for employee use only shall have no limit.
- (b)** Remote parking spaces shall not be separated from a use by an arterial street right-of-way, unless a remote parking shuttle bus service, signalized pedestrian crosswalk along a designated pedestrian route, or other traffic control device allowing the protected crossing of pedestrians is provided.

(2) Certain Parking Prohibited in Residential Districts

Off-site parking areas for uses located in a Nonresidential and/or Mixed- Use zoning district shall not be located in any Residential district, unless the use is permitted in the Residential district.

ii. Shared Parking

Shared parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met:

(1) Ineligible Parking

Shared parking may not be used to satisfy the off-street parking standards for residential uses.

(2) Location

Shared parking spaces must be located within 600 feet of the primary entrance of all uses served. Uses within the Downtown Savannah Parking District, as shown in Figure 9.3-3, shall be within 1,300 feet. The method of measurement is provided in Sec. 4.0, Measurements and Exceptions.

(3) Shared Parking Analysis

A shared parking analysis shall be submitted that clearly demonstrates the feasibility of shared parking. The analysis shall address, at a minimum, the size and type of the development, the composition of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

- (a)** The procedures for determining shared parking requirements shall be as follows:
 - (i)** Determine the minimum amount of parking required for each separate use described in Sec. 9.3.4(d).
 - (ii)** Multiply the parking requirement for each use by the corresponding percentage for each of the time periods in Table 9.3-6.
 - (iii)** Sum the total parking requirements for all uses for each of the time periods in Table 9.3-6.
 - (iv)** The parking requirement for the time period having the largest required total number of parking spaces shall be the minimum required number of parking spaces.

Table 9.3-6 Shared Parking Calculations by Use and by Time of Day

Uses	Weekdays			Weekends		
	6 am - 5 pm	5 pm - 1 am	1 am - 6 am	6 am - 5 pm	5 pm - 1 am	1 am - 6 am
Office	100%	20%	0%	10%	5%	0%
Retail/Services	90%	70%	0%	100%	70%	0%
Restaurant	70%	100%	10%	100%	100%	10%
Indoor Entertainment	40%	100%	50%	100%	100%	50%
Bar/Nightclub	20%	100%	100%	20%	100%	100%
Place of Worship	10%	50%	0%	100%	50%	0%
Industrial/Warehouse	100%	20%	10%	10%	10%	10%
Hotel	60%	100%	100%	60%	100%	100%

Table 9.3-7 Example of Shared Parking Calculation

Uses	Minimum Parking Requirement for Each Use Individually		Weekdays			Weekends		
			6 am - 5 pm	5 pm - 1 am	1 am - 6 am	6 am - 5 pm	5 pm - 1 am	1 am - 6 am
10,000 SF office	3.33 per 1,000 SF	33	33	7	0	3	2	0
5,000 SF retail	4 per 1,000 SF	20	18	16	0	20	14	0
Total Required Separately		53	51	23	0	23	16	0
Required Shared Parking		51						

- (b) The City Manager or his or her designee shall determine the temporal distribution of activity for any uses not listed in Table 9.3-6. This determination will be made using information similar to that used in determining the minimum requirement for uses, per Sec. 9.3.4(a)(iii).
- (c) An area equivalent to the difference in required parking and required shared parking, including drive aisles, shall be held in reserve as greenspace. Upon a determination that the parking is insufficient, the reserve area shall be converted to off-street parking spaces. The reserve area shall not be counted toward the greenspace requirement, as required by the Landscape and Tree Protection Ordinance.

iii. Valet Parking

Valet parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met. In addition to the requirements of Sec. 9.3.8(b)(i), the following information shall be provided on the alternative parking plan.

- (1) An equivalent number of valet spaces to replace the required parking spaces. Such valet spaces do not require individual striping and may take into account the tandem or mass parking of vehicles.

- (2) The routes to be used between the valet loading zone or other vehicle pickup point and the parking area location.
- (3) An estimated number of vehicles to be parked during peak hours of operation.
- (4) The maximum number of vehicles that can be parked in the parking area.
- (5) Hours of operation for the valet service.
- (6) Within the city, a City of Savannah Valet Parking Permit, if stacking will occur in the right-of-way.

iv. Payment of Fees In Lieu of Parking

For properties within the Victorian or Landmark Historic Districts, the City Manager or his or her designee may authorize applicable off-street parking requirements for a nonresidential use or mix of uses to be satisfied, in whole or in part, by the applicant's payment of a proportionate-share in-lieu fee established by the Mayor and Aldermen that is consistent with, but does not exceed, costs the City will incur to provide the equivalent number of public parking spaces that can serve the use.

- (1) If such an in-lieu fee is established, a request to pay an in-lieu fee shall be submitted in writing to the City Manager or his or her designee who may approve such a request on determining that:
 - (a) Due to the availability of public transit or unique characteristics of the use or area, the unavailability of the off-street parking spaces for which the fee is made as part of the development will not result in traffic congestion and will be compatible with the character of surrounding development, and
 - (b) Sufficient public parking exists or is to be added through a funded capital project within a distance of the use or uses, as defined in Sec. 9.3.8(c)(1), to satisfy the parking demand it generates.
- (2) In-lieu fees will be paid based on a rate schedule approved by the Mayor and Aldermen and established in the City of Savannah Revenue Ordinances. Fees will be paid based on the number of spaces being removed from a use's parking requirements.
- (3) If payment of the in-lieu fee is approved by the City Manager or his or her designee, the applicant shall pay the in-lieu fee before issuance of a Certificate of Occupancy.
- (4) The in-lieu fee shall be deposited into the City of Savannah Parking Enterprise Fund or other such account designated for the provision of off-street parking spaces and other forms of mobility to include public transportation and bike lanes. The City shall spend it within a reasonable period of time, and funds shall be spent only towards provision of public off-street parking spaces and other forms of mobility that reasonably accommodate the parking demand generated by the development. City costs for which in-lieu fees may be spent include, but are not limited to, the cost of land, leases, rights, easements and franchises; financing charges; interest paid before and during construction; cost of plans and specifications; cost of engineering and legal services and other expenses necessary or incidental for determining the feasibility or practicability of construction, reconstruction or use; cost of all labor and materials; and administrative expenses and such other expenses as may be necessary or incidental to the provision of public off-street parking spaces.
- (5) The City Manager or his or her designee may accept an interest in land instead of accepting all or a portion of an in-lieu parking fee on determining that land would be used in connection with the provision of public off-street parking, if the value of the land equals or exceeds the in-lieu parking fee that would otherwise be required. In making its determinations, the City Manager or his or her designee may consider the size of the land, the feasibility of constructing a parking facility on the land, and the land's proximity to parking demands associated with the use.

9.3.9 Off-Street Loading Requirements

a. Loading Facilities Required

Loading facilities shall be required where the normal operation of any use requires routine delivery of goods, merchandise or equipment.

b. Loading Space Ratios

Loading spaces shall be provided in accordance with Table 9.3-8.

Table 9.3-8 Loading Space Ratios

Land Use	Gross Floor Area	Spaces Required
Bars and taverns, food oriented retail, industrial, research and development, restaurants, convenience stores and shopping centers.	Less than 20,000 sq. ft	1
	20,000 sq. ft. and more	One for every 20,000 sq. ft. or fraction thereof, not to exceed 3 spaces.

c. Design Standards

- i. Off-street loading spaces shall be not less than 12 feet in width by 40 feet in length, with not less than 15 feet of vertical clearance.
- ii. Off-street loading facilities shall not encroach on or interfere with the public use of streets, sidewalks and lanes by automotive vehicles or pedestrians, unless otherwise approved by the City Manager or his or her designee. Adequate space shall be available for the unloading and loading of goods, materials, items or stock for delivery and shipping.

d. Access

Each off-street loading space shall be directly accessible from a street or lane without crossing or entering any other required off-street loading space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

e. Combined Off-Street Loading

Collective, joint or combined provisions for off-street loading facilities for two (2) or more buildings or uses may be made, provided that such off-street loading facilities are of sufficient quantity to adequately serve the proposed uses.

f. Screening for Loading Areas

See Sec. 9.5., Screening and Buffers.

g. Markings

Each off-street loading space shall be permanently marked and identified as a loading area where no parking shall be permitted.

9.3.10 Vehicle Stacking Standards

The following off-street vehicle stacking standards shall apply for the stated uses in Table 9.3-9 unless otherwise approved by the City Manager or his or her designee. The City Manager or his or her designee may require additional area for off-street stacking lanes where trip generation rates suggest that additional space will be needed.

a. Required Dimensions

- i. Off-street stacking shall be provided as follows:

Table 9.3-9 Vehicle Stacking Requirements

Type of Facility	Minimum Length (ft)	Measured From
Automated teller machine	60	Teller Window
Bank teller lane	80	Teller Window
Car wash, full-service	120	Bay
Car wash, automatic	40	Bay
Car wash, self-service	20	Bay
Child/Adult daycare home	60	Intersection of Driveway and Property Line
Dry cleaning/laundry drive-thru	60	Pick-up/Drop-off Window
Gasoline pump island	20	Pump Island
Pharmacy pickup	60	Pharmacy Window
Restaurant drive-thru	160	Pick-Up Window
Valet parking	60	Valet Stand
Quick Lubrication Facility	40	Bay
Gated Entrance	See Sec. 9.2, Access Management and Connectivity	
Other	Determined by Director of Development Services	

- ii. Drive-thru stacking lanes shall have a minimum width of 12 feet on curves and 10 feet on straight sections.

b. Location and Design

- i. Vehicle stacking is not permitted in the public right-of-way except where a right-of-way encroachment permit is granted.
- ii. Stacking lanes shall be designed so as not to block access driveways, inter-parcel connections or maneuverability in and out of off-street parking spaces.
- iii. Where pedestrian walkways intersect with drive-thru aisles, there shall be unobstructed visibility and a crosswalk.
- iv. All stacking lanes must be clearly identified, through the use of means such as striping, landscaping or signage. The City Manager or his or her designee may require stacking lanes to be separated from other internal driveways by raised medians if deemed necessary for traffic movement and safety purposes.

9.3.11 Nonconformities

Nonconforming off-street parking and loading facilities shall be regulated in accordance with Article 11.0, Nonconformities.

9.3.12 Reserved

Sec. 9.4 Reserved

Sec. 9.5 Screening and Buffers

9.5.1 Purpose

The purpose of this Section is to:

- a.** Protect all property and rights-of-way from potentially adverse effects of adjacent land use activity of a more intensive nature;
- b.** Improve the appearance of the community by enhancing the appearance of streets, buildings and parking areas;
- c.** Preserve trees and plants;
- d.** Maintain and increase property values by requiring site appropriate landscaping to be incorporated into development;
- e.** Reduce soil erosion and increase site permeability that is essential to stormwater management and aquifer recharge;
- f.** Mitigate air, water, dust, noise and heat pollution; and
- g.** Preserve existing vegetation as an integral part of wildlife habitats and incorporating plants and ecosystems into landscape design.

9.5.2 General Landscaping Requirements

In addition to the requirements of this Section, adherence to general landscaping requirements shall also apply. General landscaping requirements include, but are not limited to, minimum requirements for greenspace, tree and landscape quality points and tree protection. These requirements are located in City Code of Ordinances Part 4, Chapter 10, Landscape and Tree Protection Ordinance.

9.5.3 Screening of Service Areas

a. Intent

The intent of these requirements is to screen service areas from street rights-of-way and adjoining properties.

b. Applicability

- i.** The regulations of this Section shall apply to new construction with service areas, the addition of service areas to an existing development and the expansion or relocation of an existing service area.
- ii.** Service areas include, but are not limited to loading areas, utility service areas, mechanical equipment, refuse and recycling storage facilities and yellow grease bins.
- iii.** Properties within certain overlay districts may have additional screening standards. See Article 7.0, Overlay Districts. Where the standards of this Section conflict with any standard in Article 7.0, the standards of the overlay district shall apply.

c. Loading Areas

- i.** Loading areas incorporated into a building shall be located at the side or rear of such building, except those located in an IL-R, IL-T, I-L or I-H district.
- ii.** Where a change of use is proposed and the existing buffer is less than a Type B buffer as required by Sec. 9.5.4, loading areas located adjacent to a Residential zoning district or a street right-of-way shall be screened from view of the Residential-zoned property

or street right-of-way for its entire length, except for necessary access, with an opaque fence or wall that complies with Sec. 9.6.4.c.iii.

d. Utility Service Areas

- i. Utilities shall be located within a structure or underground to the extent possible but may be located above ground when approved by the City Manager or his or her designee.
- ii. Above ground utilities and any above ground components of underground utilities installed after the Effective Date of this Ordinance and not screened by an intervening building shall provide the following screening:

(1) Above Ground Utilities and Appurtenances to Underground Utilities Greater than 100 Square Feet

Portions of above ground utilities and any above ground components for underground utilities that exceed 100 square feet in size shall be completely screened by an opaque fence or wall, not to exceed eight (8) feet in height on three (3) sides and on the fourth side by a gate that screens the service area from view. The gate shall be made of decay-resistant wood and utilize heavy-duty steel posts and frames. The enclosure shall be made of masonry materials or wood with masonry columns that are the same or compatible material as any existing structures on site or within the vicinity, if applicable, and shall comply with Sec. 9.6, Fences and Walls. Landscaping shall be provided so that no more than one-half (0.5) of the surface area of the opaque fence or wall is visible from adjacent properties.

(2) Above Ground Utilities and Appurtenances to Underground Utilities that are 100 Square Feet or Less

Unless prohibited by the utility provider (Georgia Power, etc.), all other above ground utilities and any above ground components of underground utilities shall provide a contiguous row of evergreen plantings which are a minimum of two (2) feet tall at the time of planting, planted four (4) feet on center and shall reach a minimum mature height equal to or greater than that of the utility structure. Existing trees and vegetation may be used as an alternative or in combination with new plantings to achieve the opacity requirement subject to approval of the City Manager or his or her designee. Required access ways to these utilities are exempt from the screening provisions.

e. Mechanical Equipment

i. Screening for single-family detached, two-family and attached dwelling developments

All mechanical equipment shall be located at least 10 feet behind the plane of the front façade of the principal structure.

ii. Screening for multifamily and nonresidential development

- (1)** All roof, ground and wall mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) shall meet the district setbacks for principal buildings. All mechanical equipment not screened by an intervening building and installed after the Effective Date of this Ordinance, shall be positioned, screened, or both so that the mechanical equipment is not visible from any public right-of-way, common areas, adjacent property or property line on the far side of an adjacent public street right-of-way (See Figure 9.5-1).

- (2) Screening enclosures shall be the same as or compatible with the principal building, in terms of color, texture, quality, and material, and may include metal screening or louvers painted to blend in with the principal building.
- (3) The screening shall form a continuous enclosure around the mechanical equipment at least one (1) foot taller than the tallest equipment enclosed. Wall or ground mounted equipment screening may use plantings to meet the screening requirements.

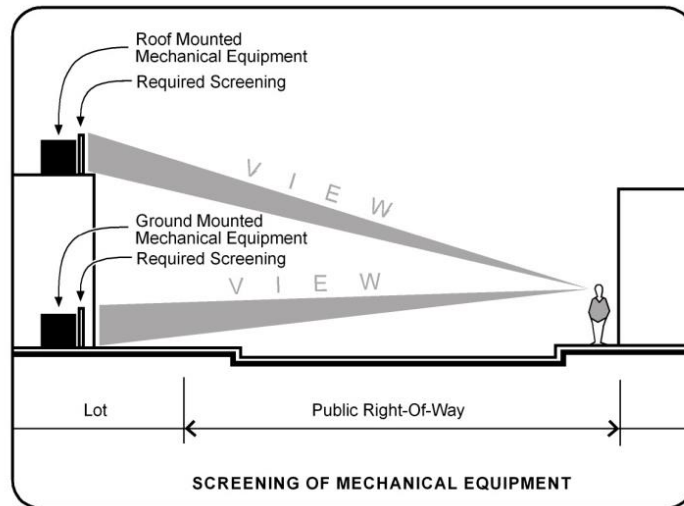


Figure 9.5-1
Screening of Mechanical Equipment

f. Refuse Storage Facilities

i. Applicability

A refuse storage area for the collection of trash and recycled goods shall be provided at the time that any nonresidential or multi-family use is established. Dwellings utilizing residential refuse and curbside recycling carts shall be exempt from these screening provisions. See Sec. 8.7.17, Accessory Structures and Uses, Recycling and Collection Units (Outdoor - Temporary or Permanent), for regulations regarding public drop off recycling and collection units that are accessory uses on private property.

ii. General Provisions

- (1) All refuse storage facilities shall be located on private property and limited to the area shown on an approved site plan. An encroachment permit must be obtained prior to installation where such facilities cannot be located on private property.
- (2) Refuse storage facilities shall not be located between a street facing façade of the structure and the street and shall be located so as to minimize visibility from street rights-of-way. Such storage facilities may be located within a structure.
- (3) Refuse storage facilities shall not be located in any required setback or buffer.
- (4) Each refuse storage facility within a multi-family residential development shall be designed to allow the convenient disposal of refuse by residents without having to open the main enclosure gates.
- (5) All refuse storage receptacles shall be located at least 15 feet away from any storm drains and shall have a lid to minimize the potential contamination of stormwater runoff.

- (6) All refuse storage facilities shall be located in such a manner as to provide 40 feet of maneuvering area for service vehicles.
- (7) Pads shall be constructed in compliance with the City of Savannah Stormwater Management Guidelines for Private Development (Section 04-11020), as amended. See the Georgia Rules and Regulations for Public Health, Chapter 290-5-14, as amended, for additional standards.

iii. Screening Methods

- (1) All refuse storage facilities shall be screened from public view by an opaque fence or wall including an opaque gate.
- (2) Refuse storage facility screening shall be accomplished by an opaque enclosure which is at least one (1) foot taller than the receptacle being screened, not to exceed eight (8) feet in height. The enclosure shall be made of masonry materials that are compatible with the materials of the principal building. The gate shall be made of wood, vinyl or comparable material as determined by the Planning Director.
- (3) Gates shall utilize heavy-duty steel posts and frames. Bollards shall be installed to prevent damage to the gate and enclosure.

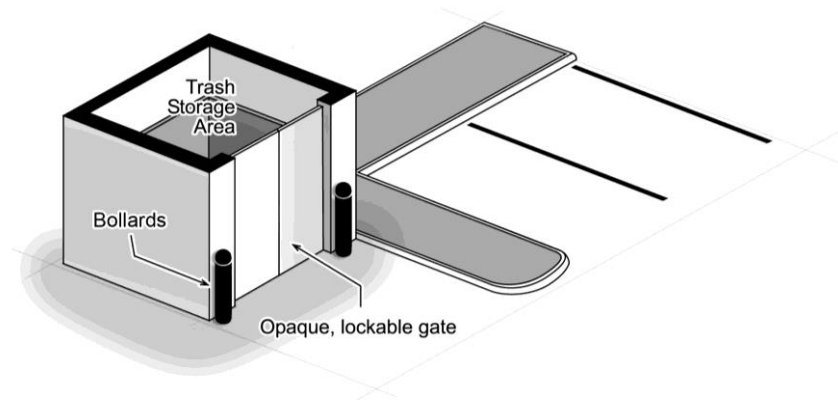


Figure 9.5-2
Refuse Storage Facility Screening

- (4) Space within the enclosure shall be provided for accessing and maneuvering the bins.

g. Yellow Grease Bins

- i. For all new construction, yellow grease bins shall be located within the building it is serving or other appropriate location as determined by the City Manager or her or his designee. Such location shall be an area that is not generally accessed by the public.
- ii. For existing buildings and renovations of existing buildings, yellow grease bins shall be located within the building it serves unless the City Water Reclamation Department determines that it is not feasible to do so.
- iii. Where permitted to be located outside, the standards in General Provisions (Sec. 9.5.3.f.ii.) and Screening Methods (Sec. 9.5.3.f.iii.) above shall apply.
- iv. Additional standards are required by City Code Part V, Municipal Utilities, Chapter 2, Sewage Collection and Disposal, Article E, Waste Cooking Oil Recycling, as amended.

- v. See the Georgia Rules and Regulations for Public Health, Chapter 290-5-14, as amended, for additional standards.

9.5.4 Buffers

a. Intent

The three types of buffers described within this Section – Use Buffer, Off-Street Parking Lot Buffer and Street Yard Buffer - are planted and/or preserved landscaped areas of varying depths intended to separate and screen incompatible land uses, to screen parking areas from street rights-of-way and adjacent properties and to provide trees and shrubs along street rights-of-way.

b. Applicability

- i. Buildings, structures and areas for parking, storage or display lawfully existing as of the Effective Date of this Ordinance, may be maintained or repaired without providing or modifying required buffers in conformance with this Section. This does not include an increase in gross floor area, building footprint, display area or impervious area meeting the threshold in ii. below or a change to a use in a higher land use classification as described in Sec 9.5.4.e.i. This shall not be construed as prohibiting the provision of landscaping or buffers in full conformance with this Ordinance.
- ii. Where a building, structure or area for parking, storage or display existed as of the Effective Date of this Ordinance, and such building, structure or area for parking, storage or display is enlarged in floor area, footprint or impervious area on the site by at least 25% or 2,000 square feet, whichever is less, required buffers as specified in this Section shall be provided as indicated below. Incremental expansions shall be considered cumulative in determining whether the threshold has been reached.
 - (1) Expansion of a parking area shall only require compliance with the Off-Street Parking Lot Buffer section except as in (3) below.
 - (2) Expansion of a building or structure shall require compliance only with the Use Buffer section except as in (3) below. Required compliance shall be only along the property line(s) or portion thereof affected by the expansion as determined by the Planning Director.

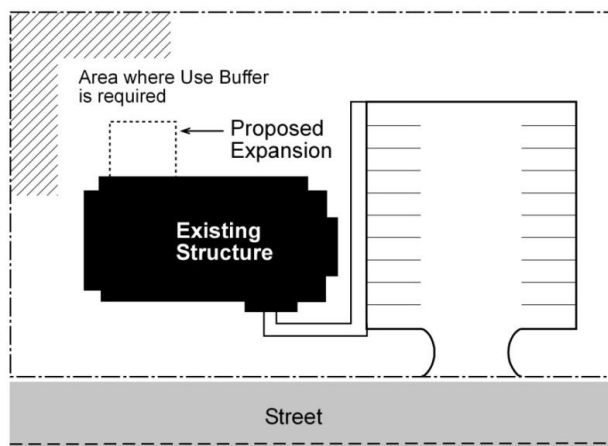


Figure 9.5-3
Example of Required Buffer for a Proposed Expansion

- (3) Any expansion exceeding the threshold and that is located within the front or side yard shall comply with the Use, Off-Street Parking Lot and Street Yard Buffers for the entire yard.

- iii. When a change of use to a use within a higher land use classification occurs that existed as of the Effective Date of this Ordinance, the Use and Street Yard Buffers shall be provided.
- iv. Where one section of this Ordinance specifies different buffering requirements (e.g., a different type of buffer) than another section, the more restrictive or specific provisions shall apply.
- v. When more than one use exists within the same building and on the same property, the required buffer shall be determined by the use with the highest land use class as determined in Sec. 9.5.4.e.i.

c. Exemptions

- i. Properties located within any Downtown zoning district shall be exempt from the buffer provisions of this Section with the exception of the Off-Street Parking Lot Buffer.
- ii. Properties located within any TN- or TC- zoning district shall be exempt from the Street Yard Buffer. Such properties shall also be exempt from the Use Buffer provisions of this Section only when the adjacent properties are within any TN-, TC- or D- zoning district. This exemption shall not apply to the Off-Street Parking Lot Buffer.
- iii. The requirements of this Section shall not apply to the portion of a property that abuts marshland.

d. General Provisions

i. Overlap with Required Setbacks

Use and Street Yard Buffers shall be measured from the property line and may overlap with the required development setback.

ii. Plant Location

The placement of required plants shall be the decision of each user, except that the following requirements shall be satisfied:

- (1) The spacing of plant material shall be in conformance with the Landscape and Tree Protection Ordinance.
- (2) Trees shall be located no closer than three (3) feet from any property line, except where a modified buffer has been approved.

iii. Minimum Planting Requirements

All trees and shrubs used to meet the minimum planting requirements of this Section shall meet the minimum size planting requirements in order to receive Tree or Landscape Quality Points as required by the Landscape and Tree Protection Ordinance regardless of whether points are awarded or not.

iv. Maintenance of Landscaping

Maintenance of required plant material shall comply with the Landscape and Tree Protection Ordinance.

v. Credit for Preserved Vegetation

(1) Declining, dead or structurally unsound trees

No credit will be allowed for any tree if the tree is declining, dead or structurally unsound as determined by the City Manager or his or her designee. The death of or replacement of any preserved tree which was used for credit requires the owner to plant new trees equal to the number of credited trees; such plantings shall meet the applicable requirements of this Ordinance.

(2) Relief from Minimum Planting Requirements

Where vegetation is proposed to be preserved within a required buffer, the City Manager or his or her designee shall be permitted to reduce or change the number and/or type of required plantings in order to protect the preserved vegetation.

(3) Existing Shrubs

Existing shrubs within a Use Buffer that meet the minimum plantings requirements of the Landscape and Tree Protection Ordinance may be used to meet the minimum number of required shrubs for such buffer.

vi. Calculation of Required Plantings within Buffers

When measurements determining number of plantings result in a fraction, then such fraction equal to or greater than 0.75 shall be rounded up to the next whole number.

vii. Design Variations for Use and Street Yard Buffers

- (1)** Buffers are typically calculated as parallel to the property line, but design variations are allowed. The average width of the buffer is calculated per 100 linear feet of buffer or portion thereof. The minimum width of a buffer in any case shall not be less than 75% of the required width of the required buffer, but no less than five (5) feet. The maximum width for the purposes of installing required landscaping, or receiving credit for existing vegetation, shall not be more than 125% of the required width of the required buffer.
- (2)** The average width of the buffer shall be determined by quantifying the width of the buffer for each 10 linear foot increment of buffer, summing these and dividing by the number of increments measured.

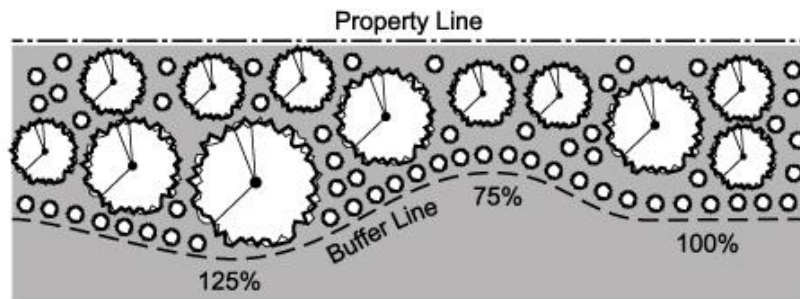


Figure 9.5-4
Varying Buffer Width

e. Use Buffers

The purpose of a Use Buffer is generally to provide a vegetative screen that serves to either obscure the view of adjacent buildings or uses or to achieve a degree of opacity that prevents clear recognition of the use being buffered. The width and opacity of the required Use Buffer increases with the degree of incompatibility between uses.

i. Land Use Classes

There are six (6) classes of land uses and zoning districts for the purpose of determining the type of Use Buffer that is required. Within each land use class are land use categories, specific land uses and zoning districts, as listed in Sec. 5.4, Principal Use Table. The zoning district shall be used to determine the land use class of vacant property. Wireless Communications Facilities shall provide a buffer in accordance with Sec. 8.9.

The following uses shall not be required to provide or be provided a use buffer: Dock, private; Community garden; and Minor utility.

Commentary: The six (6) classes of land uses shown below include both individual uses and land uses categories.

(1) Class 1

- (a)** Single-family residential; Two-family residential;
- (b)** Manufactured homes (excluding those in a manufactured home park);
- (c)** Monastery, convent;
- (d)** Personal care home, registered and family;
- (e)** Agriculture, restricted;
- (f)** Park, General;
- (g)** Golf course;
- (h)** Child/adult day care homes;
- (i)** Dock, Residential Community;
- (j)** Watercraft launch/Ramp;
- (k)** Class 1 Composting Facility; and
- (l)** Vacant land within the following zoning districts: C-, RSF-, TR-, RTF-.

(2) Class 2

- (a)** Three-Four Family, Townhomes; attached residential under 5 units per building;
- (b)** Children's home;
- (c)** Personal care home, group;
- (d)** Rooming house;
- (e)** Residential Amenity Area, Clubhouse (accessory to a residential use);
- (f)** Bed & Breakfast, Inn; Short-term Vacation Rental Unit; and
- (g)** Vacant land within the following zoning districts: RMHP, RMF-1, D-R, D-N.

(3) Class 3

- (a)** Attached residential 5 units or more per building and apartments;
- (b)** Group Living Uses (unless specifically listed in another Land Use Class);
- (c)** Campground, Recreational Vehicle Park;
- (d)** Agricultural Uses (Agriculture, general shall not be required to buffer against Agriculture, restricted); See Sec. 8.2.2 for Surface Mine/Borrow Pit buffer standards;
- (e)** All Civic Uses (unless specifically listed in another Land Use Class);
- (f)** Riding academy; equestrian center; horse stable, commercial;
- (g)** Uses as permitted (meeting the conditions of) in the OI-T zoning district;
- (h)** Class 1(a) Composting Facility; and
- (i)** Vacant land within the following zoning districts: RMF-2, RMF-3, A-1, OI-T, TN-, TC-, D-C, D-CBD, D-W, D-X.

(4) Class 4

- (a)** Parking facility;
- (b)** Library/Community Center (public);
- (c)** Post office;
- (d)** Shelter, emergency and transitional;
- (e)** Soup kitchen;
- (f)** Child/adult day care center;
- (g)** Child/adult care center, 24 hour;
- (h)** All Educational uses;
- (i)** Places of worship (301 seats or more);
- (j)** All Club or Lodge uses;
- (k)** All Office uses;
- (l)** Restaurants; bar; tavern; nightclub;
- (m)** Lodging (unless specifically listed in another Land Use Class);
- (n)** Indoor Recreation (unless specifically listed in another Land Use Class);
- (o)** Commercial Services (unless specifically listed in another Land Use Class);
- (p)** Retail Sales less than 100,000 square feet (unless specifically listed in another Land Use Class);
- (q)** Shopping Centers less than 100,000 square feet;
- (r)** Vehicle sales, rentals and leasing; Vehicle service, minor; Moped/scooter sales, rentals and leasing; Watercraft sales, rentals and service;
- (s)** Self-service storage;
- (t)** Taxi dispatch; Limousine service and other;
- (u)** Artisan/Craft - Industry/Manufacturing;
- (v)** Broadcast Transmission Tower; and
- (w)** Vacant land within the following zoning districts: OI, OI-E, B-L, B-N, B-C.

(5) Class 5

- (a)** Hospitals;
- (b)** Arena; convention center;
- (c)** Outdoor Recreation (unless specifically listed in another Land Use Class);
- (d)** Animal services; outdoor;
- (e)** Vehicle, Watercraft and Heavy Equipment sales and service (unless specifically listed in another Land Use Class);
- (f)** Adult-oriented businesses;
- (g)** Water-oriented uses (unless specifically listed in another Land Use Class); Water-oriented uses shall not be required to buffer against another water-oriented use, regardless of land use class;
- (h)** Retail Sales 100,000 sq ft or larger (unless specifically listed in another Land Use Class);
- (i)** Shopping Centers 100,000 sq ft or larger;
- (j)** Research, Testing and Development Laboratory;

- (k) Truck stop; Passenger Terminal;
- (l) Outdoor Sales; and
- (m) Vacant land within the following zoning districts: B-M, I-L-R.

(6) Class 6

- (a) Outdoor storage yard (principal use);
- (b) Transportation/Communication/Utility uses (unless specifically listed in another Land Use Class);
- (c) Industrial Uses (unless specifically listed in another Land Use Class);
- (d) Detention & Correctional Facilities;
- (e) Waste-related uses (unless specifically listed in another Land Use Class); and
- (f) Vacant land within the following zoning districts: I-L-T, I-L, I-H.

ii. Determination of Buffer Type

Table 9.5-1 identifies the buffer type required for a given development based on its land use class and the land use class of the adjacent property. A Use Buffer is not required between nonresidential uses in a development with outparcels or a combined development.

Table 9.5-1 Determination of Buffer Type

		Existing (Adjacent) Land Use Class					
		1	2	3	4	5	6
Proposed Land Use Class	1	N/A	N/A	N/A	N/A	N/A	N/A
	2	A	N/A	N/A	N/A	N/A	N/A
	3	B	B	N/A	N/A	N/A	N/A
	4	C	C	B ^[1]	N/A	N/A	N/A
	5	D	D	C ^[1]	N/A	N/A	N/A
	6	E	E	D	C	B	N/A

[1] This buffer is only required when the proposed use is adjacent to a residential use.

iii. Use Buffer Types and Options

The following tables contain the minimum standards for the various types of Use Buffers referenced in this Section. Options are available for most types. The minimum buffer planting standards listed for each type and option are per 100 linear feet of buffer. Small and/or medium understory trees may be used unless specifically stated.

(1) Type A Buffer Planting Standards

Type A Buffer Planting Options		
	7 ft buffer with 6 ft fence/wall	20 ft buffer with No fence/wall
Plantings (per 100 linear feet)	<ul style="list-style-type: none"> • 9 understory trees (small only) 	<ul style="list-style-type: none"> • 4 large trees • 7 understory trees • 40 shrubs

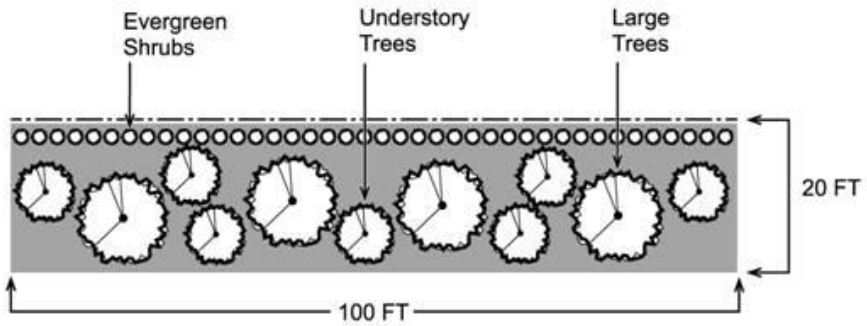
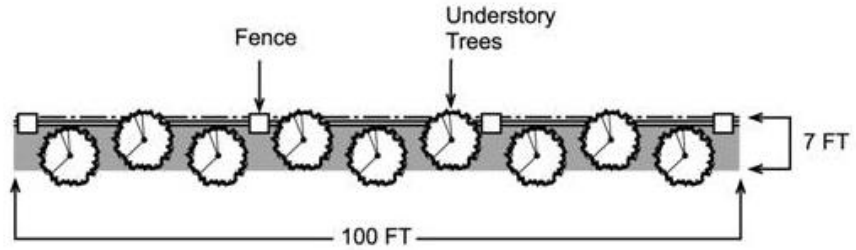
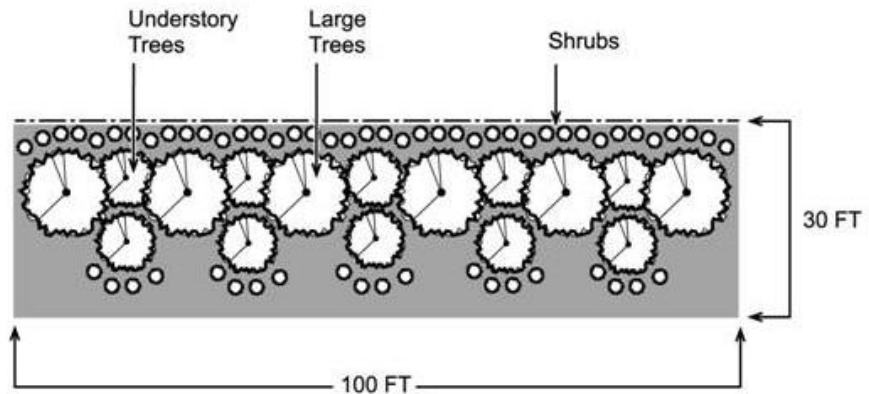
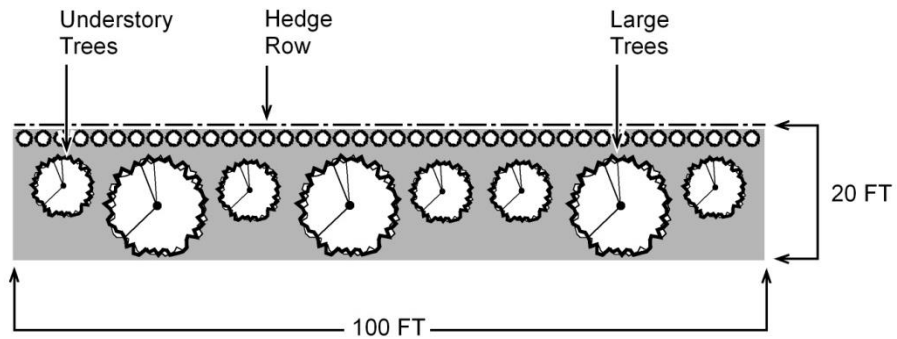
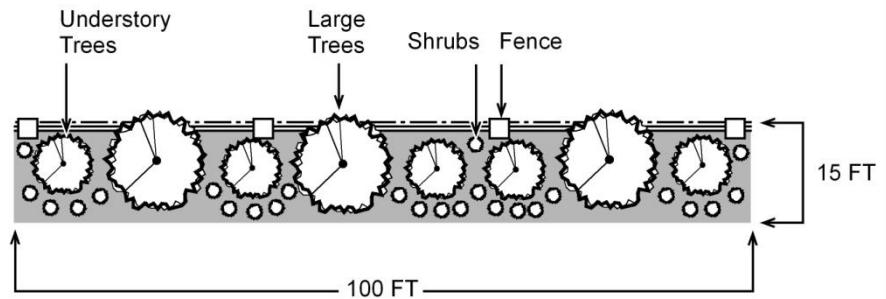


Figure 9.5-5
Type A Buffer Options

(2) Type B Buffer Planting Standards

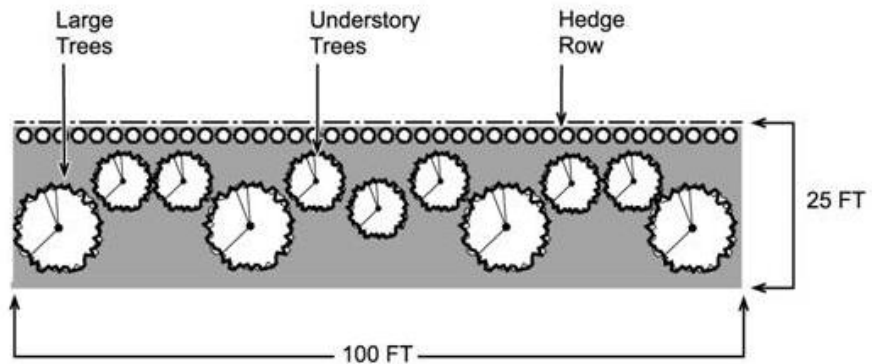
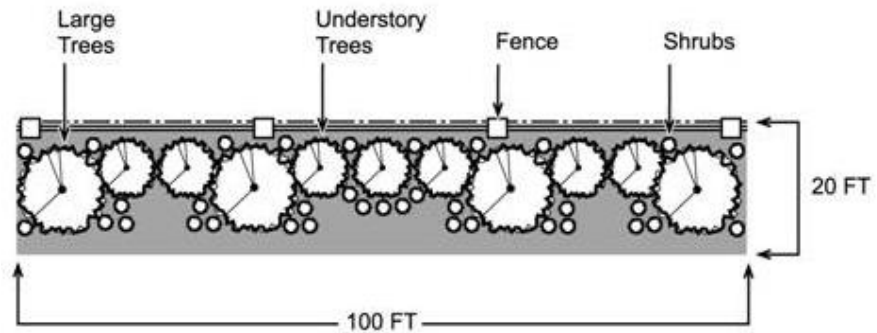
Type B Buffer Planting Options			
	15 ft buffer with 6 ft fence/wall	20 ft buffer with 6 ft hedge row	30 ft buffer with No fence/wall or hedge
Plantings (per 100 linear feet)	<ul style="list-style-type: none"> • 3 large trees • 5 understory trees • 25 shrubs 	<ul style="list-style-type: none"> • 3 large trees • 5 understory trees • Hedge row 	<ul style="list-style-type: none"> • 6 large trees • 10 understory trees • 60 shrubs



**Figure 9.5-6
 Type B Buffer Options**

(3) Type C Buffer Planting Standards

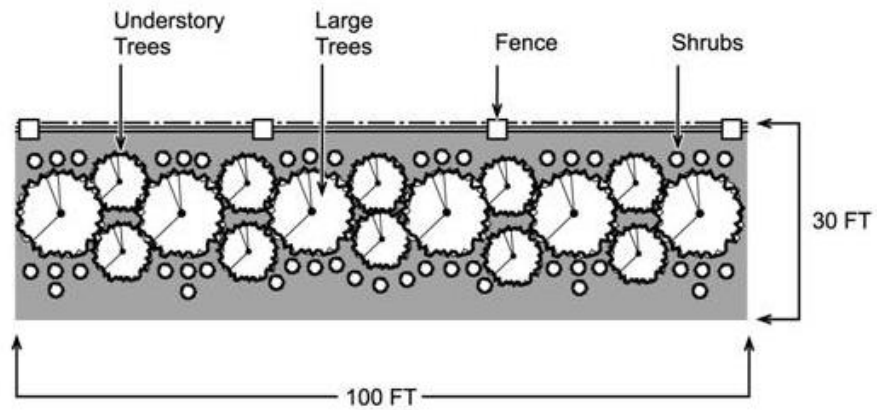
Type C Buffer Planting Options		
	20 ft buffer with 6 ft fence/wall	25 ft buffer with 6 ft hedge row
Plantings (per 100 linear feet)	<ul style="list-style-type: none"> • 4 large trees • 7 understory trees • 35 shrubs 	<ul style="list-style-type: none"> • 4 large trees • 7 understory trees • hedge row



**Figure 9.5-7
Type C Buffer Options**

(4) Type D Buffer Planting Standards

Type D Buffer Planting Option	
	30 ft buffer with 8 ft fence/wall
Plantings (per 100 linear feet)	<ul style="list-style-type: none"> • 6 large trees • 10 understory trees • 45 shrubs



**Figure 9.5-8
Type D Buffer**

(5) Type E Buffer Planting Standards

Type E Buffer Planting Option	
	40 ft buffer with 8 ft fence/wall
Plantings (per 100 linear feet)	<ul style="list-style-type: none"> • 8 large trees • 13 understory trees • 55 shrubs

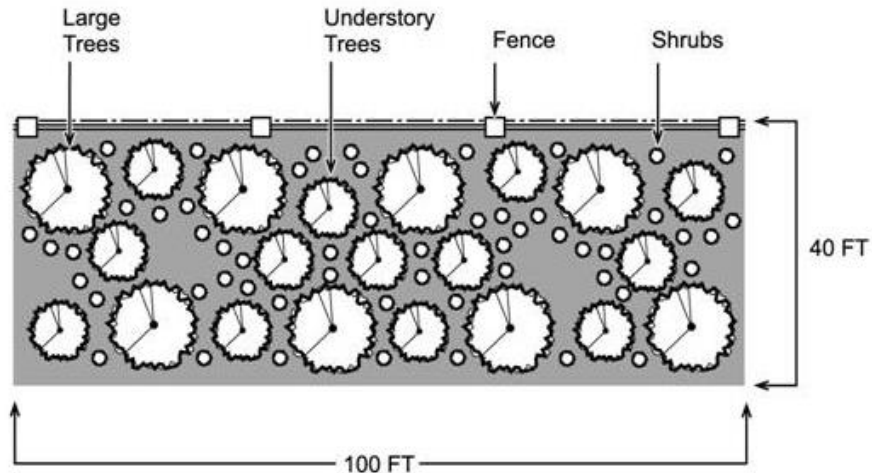


Figure 9.5-9
Type E Buffer

iv. Permitted Improvements within Use Buffers

- (1) Driveways or pathways designed to provide continuous connections between adjacent properties or streets at not less than a 75-degree angle;
- (2) Pedestrian or bicycle facilities designed to meander within the buffer provided that the planting requirements of the buffer are met. Such use may require additional buffer width to meet the minimum number of required plantings;
- (3) Clearing for visibility triangles as provided in Sec. 4.2;
- (4) All overhead utility lines. Only understory trees and shrubs may be located under existing overhead utility lines. If removal of plantings is required for maintenance of the utility lines, the property owner shall be responsible for the replacement of such plantings. Large trees, hedges and fences/walls shall be located outside of the utility easement; and
- (5) Utility, drainage and access easements provided that such easements shall not be at less than a 75-degree angle. When an easement is located parallel to the property line and within the required buffer area, the required buffer shall begin after the easement.

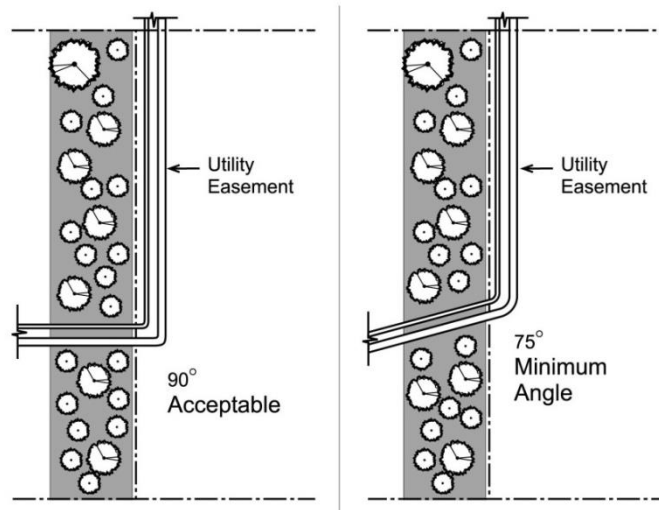


Figure 9.5-10
Example of an Easement Crossing a Buffer

v. Design Standards for Use Buffers**(1) Fences and Walls**

In addition to the requirements of Sec. 9.6, Fences and Walls, the following standards shall apply to all fences and walls required to be located within a buffer. Where standards conflict, the provisions of this Section shall apply.

- (a)** Any fence or wall shall be opaque as specified in Sec. 9.6, Fences and Walls and shall be constructed of textured or split-faced block, brick, stone, stucco over concrete block, architectural tile, decay-resistant wood or similar opaque materials. Wood fences shall be a board on board, shadowbox, or similar style.
- (b)** The height of a fence or wall shall not exceed eight (8) feet, except as required by other sections of this Ordinance.
- (c)** Fences and walls shall be interrupted at intervals not exceeding 30 feet by architectural features such as pilasters or columns.
- (d)** The fence or wall shall be located within one (1) foot of the property line or shall be set back at least 20 feet from the property line. In any case, the fence or wall shall be located within the required buffer.
- (e)** The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the fence or wall at the time of site development plan review.
- (f)** When a required fence or wall would be located parallel to an opaque fence or wall at least six (6) feet in height on an adjacent property, the fence or wall shall not be required.
- (g)** Pedestrian connections through fences, walls or hedges that connect to adjacent neighborhoods or other uses are encouraged.

(2) Plant Location

All plant materials within a Use Buffer shall be installed to achieve the maximum level of opacity.

(3) Trees

As a buffer matures, it is anticipated that understory trees may not survive the shading by large trees. Where the buffer opacity has been met, replacement of such understory trees shall not be required.

(4) Shrubs

Within Use Buffers, only large species of shrubs shall be used. Existing shrubs meeting the standard of Sec. 9.5.4.d.v may also be used.

(5) Hedges

- (a)** For newly established hedges, shrubs shall be a minimum of two (2) feet in height at the time of planting.
- (b)** Hedges shall be comprised of large shrubs planted no more than three (3) feet on center.
- (c)** At maturity, hedges shall be maintained at a height no less than six (6) feet.
- (d)** Only shrubs from Table 9.5-2 may be used for newly established hedges.

Table 9.5-2 Acceptable Shrub Species for Hedges in Use Buffers

Common Name	Scientific Name
Anise	Illicium parviflorum
Azalea (Southern Indica)	Rhododendron indicum
Bottlebrush	Callistemon lanceolatus
Burford Holly	Ilex cornuta 'Burfordii'
Cleyera	Ternstroemia gymnanthera
Ligustrum (Waxleaf)	Ligustrum lucidum
Viburnum	Viburnum macrophyllum
Wax Myrtle	Myrica cerifera

- (e) The area between the property line and the hedge shall be maintained in conformance with the City Code, Part 4, Chapter 8, Article B, Property Maintenance.

f. Off-Street Parking Lot Buffer

The purpose of this buffer is to screen vehicular parking areas from adjacent properties and street rights-of-way.

i. Applicability

- (1) This buffer shall be required along a parking lot containing four (4) or more parking spaces that adjoins other properties or where a parking lot abuts a street right-of-way. This buffer shall also be required for the drive aisles associated with such parking lot.
- (2) An Off-Street Parking Lot Buffer shall not be required where a Use Buffer is required.
- (3) The off-street parking lot buffer requirement shall not include areas designated for display of vehicle sales, rentals or leasing.

ii. Design Standards for the Off-Street Parking Lot Buffer

- (1) This buffer shall be comprised of either a minimum three (3) foot high opaque fence or wall or a minimum three (3) foot high hedge within a three (3) foot wide planted area.
- (2) Shrubs shall be a minimum of two (2) feet in height at the time of planting and spaced no more than three (3) feet on center.
- (3) When an Off-Street Parking Lot Buffer is located within a Street Yard Buffer, the plantings for the Off-Street Parking Lot Buffer may be used to meet the planting requirements of the Street Yard Buffer.

g. Street Yard Buffer

A Street Yard Buffer establishes a landscape planting area and/or maintains existing vegetation in a designated area parallel to street rights-of-way. With the exception of certain uses, the intent of these standards is not to completely screen development from view but instead, to promote the overall character and identity of the community.

i. Applicability

These standards apply to all multifamily and nonresidential development except where exempted by Sec. 9.5.4.b and c.

ii. Measurements

- (1) Driveway widths shall not be counted in the calculation of the plant material required nor the amount of impervious surface area within the street yard.
- (2) The Street Yard Buffer shall be measured from the existing or future right-of-way line (if applicable) as determined during site plan review.
- (3) If an unopened street right-of-way is platted, it shall be treated as a street.

iii. Reduction of Street Yard standards

Where existing parking areas, buildings or utility, drainage or access easements prevent planting, the Street Yard Buffer and its plantings must first be located on private property to the extent possible and then may be located within the street right-of-way upon approval of a right-of-way encroachment permit. The amount of required plantings may be reduced to the maximum amount that the private property and right-of-way can accommodate, as determined by the City Manager or his or her designee.

iv. Types of Street Yard Buffers

Most Street Yard Buffers vary by the type of street classification which is provided in the Street Classifications for Land Uses Table (Appendix A-1). Certain uses, however, require a specific buffer type regardless of street classification. Street yard buffers include:

(1) Limited Access Street Yard Buffer

One of the following planting options shall be provided along the lot frontage:

- (a) A 10-foot wide buffer containing three (3) large trees per 100 linear feet; or
- (b) Where overhead utility lines or easements are within the buffer, a 10-foot wide buffer with four (4) understory trees and 15 shrubs per 100 linear feet. Selected trees shall not have a mature height over 15 feet.

(2) Arterial or Collector Street Yard Buffer (including frontage roads)

One of the following planting options shall be provided along the lot frontage:

- (a) A 10-foot wide buffer containing three (3) large trees and 15 shrubs per 100 linear feet;
- (b) A 10-foot wide buffer containing two (2) large trees, two (2) understory trees and 13 shrubs per 100 linear feet;
- (c) Where overhead utility lines or easements are within the buffer, a 10-foot wide buffer with four (4) understory trees and 15 shrubs per 100 linear feet. Selected trees shall not have a mature height over 15 feet.
- (d) The following uses shall be permitted to reduce the number of required plantings by 50%: Outdoor Sales; all Vehicle, Watercraft and Heavy Equipment Sales, Rentals and Leasing uses.

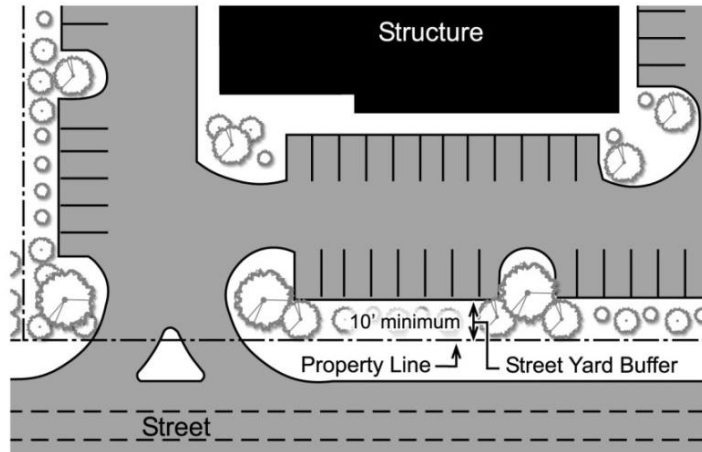


Figure 9.5-11
Street Yard Buffer Example

(3) Local Street Yard Buffer

Local Street Yard Buffers shall only be required for development within a nonresidential zoning district across a local street from any RSF- or RTF zoning district. In such case, at the time of development, the nonresidential development shall provide the required use buffer shown in Table 9.5-1 with the exception that a fence or wall shall not be required.

(4) Street Yard Buffer for Certain Uses

Salvage yards, outdoor vehicle repair and service areas, vehicle towing and impound facility, and similar uses shall provide a Type D Use Buffer along any street right-of-way, regardless of road classification, with the exception that a fence or wall shall not be required. For streets internal to a development, an Arterial and Collector Street Yard Buffer shall be required.

(5) Class 6 Land Uses Street Yard Buffer

Uses that are categorized as Class 6 land uses in Sec. 9.5.4.e. shall provide a Type E Use Buffer along any street right-of-way, regardless of road classification, with the exception that a fence or wall shall not be required. For streets internal to a development, an Arterial and Collector Street Yard Buffer shall be required.

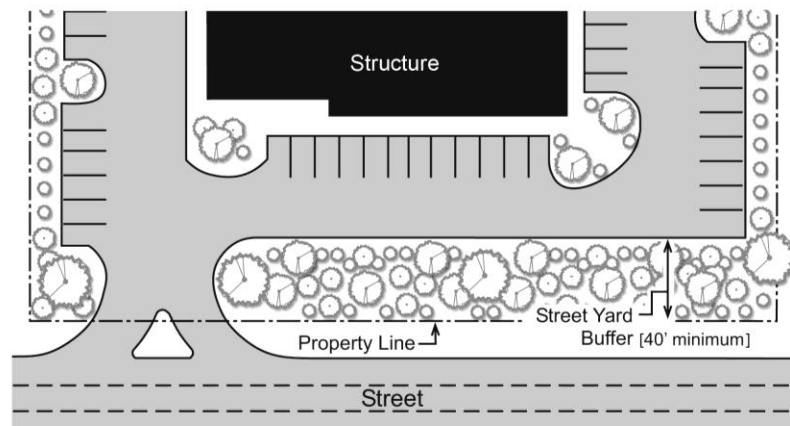


Figure 9.5-11
Class 6 Land Uses Street Yard Buffer Example

v. Permitted Development and Activity within Street Yard Buffers

- (1) Driveways that provide a continuous connection between adjacent properties or streets at not less than a 75-degree angle;
- (2) Pedestrian and bicycle facilities provided that the planting requirements of the buffer are met. Additional buffer width may be required to meet the minimum number of required plantings.
- (3) Signs;
- (4) Mailboxes;
- (5) Lighting fixtures;
- (6) Concrete drainage swales;
- (7) Clearing for visibility triangles as provided in Sec. 4.2;
- (8) Vegetative screening for loading, utility service, and display areas and plantings for vehicular surface areas and an Off-Street Parking Lot Buffer;
- (9) Overhead utility lines. If removal of plantings is required for maintenance of the utility lines, the property owner shall be responsible for the replacement of such plantings; and
- (10) Utility, drainage and access easements may cross the buffer provided that such easements shall not be at less than a 75-degree angle. When an easement is located parallel to the property line and within the required buffer area, the required buffer shall begin after the easement.

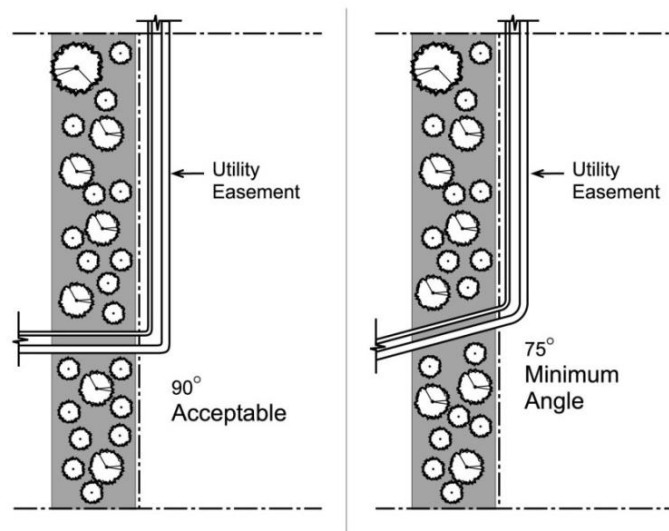


Figure 9.5-12
Example of an Easement Crossing a Buffer

vi. Design Standards for Street Yard Buffers

The Street Yard Buffer shall meet all of the following:

- (1) No more than 10% of this buffer shall be impervious. Driveways shall not be part of this measurement; and
- (2) Credit may be given to any tree over two (2) inches in caliper at one-half (0.5) foot above grade within the right-of-way if it prevents the planting of a tree on private property due to spacing requirements according to the Landscape and Tree Protection Ordinance.

h. Alternative Compliance

i. Applicability

Buffer requirements may be modified by the Planning Commission at the time of site development plan review upon a finding that a modification would be consistent with the purpose of this Section; that such modification would not adversely affect the land use compatibility or public interest; and that the subject property or modified buffer complies with one or more of the criteria listed below. Financial hardship due to meeting the requirements of this Section shall not be sufficient justification for alternative compliance.

- (1)** The required buffer is parallel and adjacent to an existing utility or drainage easement of at least 100 feet in width.
- (2)** The presence of an existing large tree or screening on an adjacent property would make it physically impossible to install and maintain the required buffer or screen in strict adherence to the requirements of this Section.
- (3)** Redevelopment of an existing site requires a buffer to be added, but a building, pavement or stormwater facility is existing where the buffer is required.
- (4)** The site has lost area from an existing buffer due to adjacent road widening.
- (5)** It can be shown that the required buffer area would occupy more than 30% of the site area. Off-Street Parking Lot Buffers shall not be used to calculate this percentage.

ii. Modification standards

- (1)** The modification shall involve the least amount of change to the standards of this Section.
- (2)** To the extent possible, the modified buffer shall meet or exceed the minimum amount of required plantings, despite the reduced buffer width. Where the required amount of plantings cannot be provided because the buffer width is inadequate, the City Manager or his or her designee shall determine the type and the highest number of plantings to be provided.
- (3)** The Planning Commission shall not eliminate a required fence, wall or hedge as part of a modified Use Buffer.
- (4)** The City Manager or his or her designee shall ensure that adequate provision for soil and moisture is provided for any plantings in a modified buffer. Such provisions may include raised or at-grade planters, or a requirement for pervious pavement in adjacent parking or other vehicular use areas.
- (5)** In no case shall a modified Use or Street Yard Buffer width be reduced below five (5) feet.

Sec. 9.6 Fences and Walls

9.6.1 Purpose

The purpose of this Section is to provide minimum standards for the design and placement of fences and walls.

9.6.2 Applicability

- a.** This Section applies to fences and walls visible from street rights-of-way and adjacent properties.
- b.** For properties located within certain overlay districts, there may be fence and wall standards in addition to this Section. See Article 7.0, Overlay Districts. Where any standard of this Section conflicts with a standard in an overlay district, the standard of the overlay district shall apply.

9.6.3 Exemptions

- a.** This Section shall not apply to retaining walls and noise barriers.
- b.** Detention and correctional facilities shall be exempt only from Sec. 9.6.4.d. Height and Sec. 9.6.4.e. Materials and Design Standards.
- c.** This Section shall not prohibit the erection of temporary fences or walls for construction sites or similar activities where approved by the City Manager or his or her designee.

9.6.4 General Provisions

a. Permit Required

A Fence Permit is required to construct a wood or chain link fence over seven (7) feet in height. Masonry and concrete fences or any type of fence structure that is intended to have a footing requires a Fence Permit.

b. Visibility Triangle

At the intersection of a driveway and a street and on all corner lots (the intersection of two streets), a visibility triangle shall be established as set forth in Sec. 4.2.

c. Fence and Wall Types

i. Open

A fence or wall that consists of more than 75% open voids, as viewed on a horizontal plane.

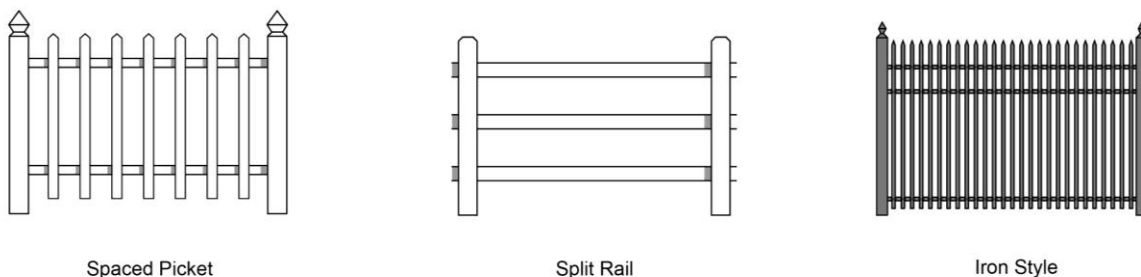


Figure 9.6-1
Examples of Open Fence styles

ii. Semi-Opaque

A fence or wall that consists of between 25% and 75% open voids, as viewed on a horizontal plane.

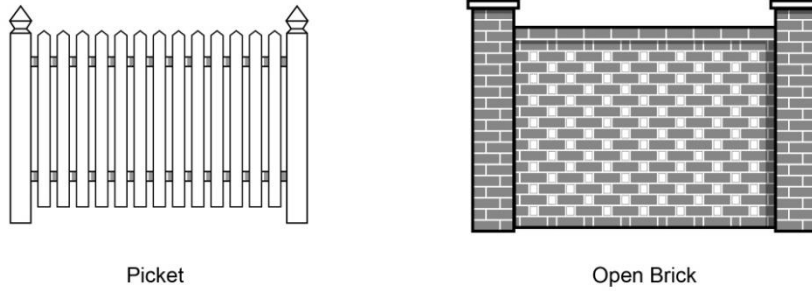


Figure 9.6-2
Examples of Semi-opaque Fence Styles

iii. Opaque

A fence or wall which has no openings, other than gates, or contains shiplap, tongue and groove or similar overlapping design if made of wood. Apart from opaque walls required by Sec. 9.5, Screening and Buffers, fences or walls that are less than 25% open as viewed on a horizontal plane shall be considered opaque.

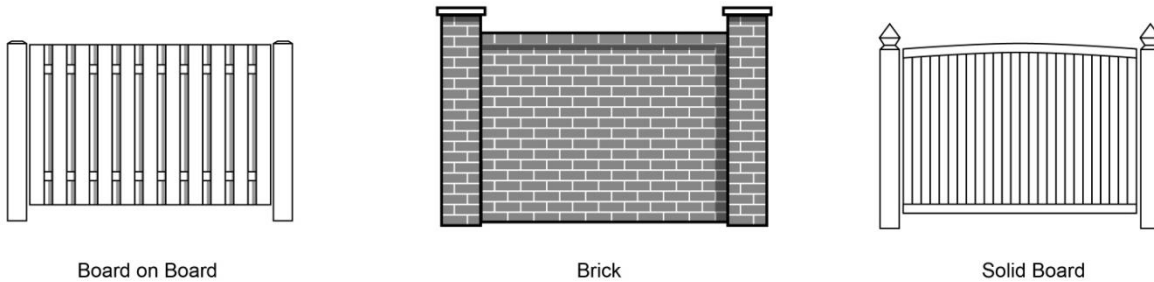


Figure 9.6-3
Examples of Opaque Fence Styles

d. Height

i. How to Measure

- (1) The height of a fence or wall shall be measured from the finished grade at the base of the fence or wall to the top of the fence or wall but shall not include posts or columns. Where the finished grade changes, the fence height shall change with the grade.

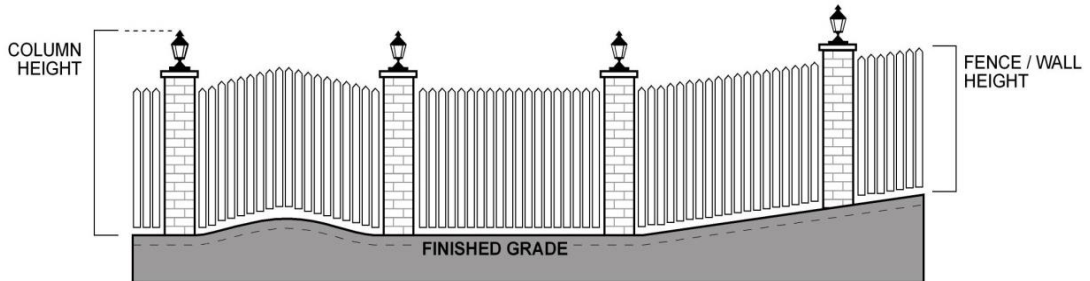


Figure 9.6-4
Height Measurement

- (2) A post or column, including decorative features, may extend above the maximum height of the fence or wall as follows:

- (a) One (1) foot above the height limit when the size of the post or column is less than six by six (6 x 6) inches; or
 - (b) Two (2) feet above the height limit when the size of the post or column is six by six (6 x 6) inches or greater.
- (3) Barbed or concertina wire, where permitted, shall not be included in the calculation of the height of a fence or wall. However, such wire assemblies or additions shall be restricted to no more than three (3) horizontal wire strands that do extend more than 18 inches above the top of the fence.
- (4) A fence or wall that is part of an entry feature or sign may not exceed 12 feet in height.

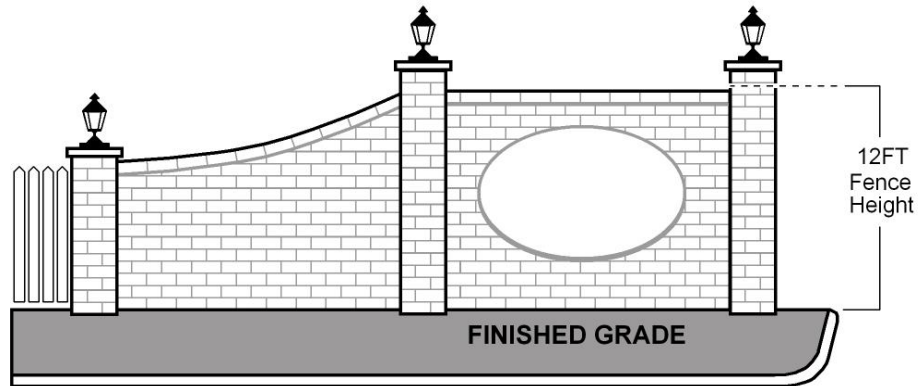


Figure 9.6-5
Fence or Wall Height when part of Entry Feature or Sign

- (5) The height of a fence or wall located on top of a retaining wall is measured from finished grade on the higher side of the retaining wall.

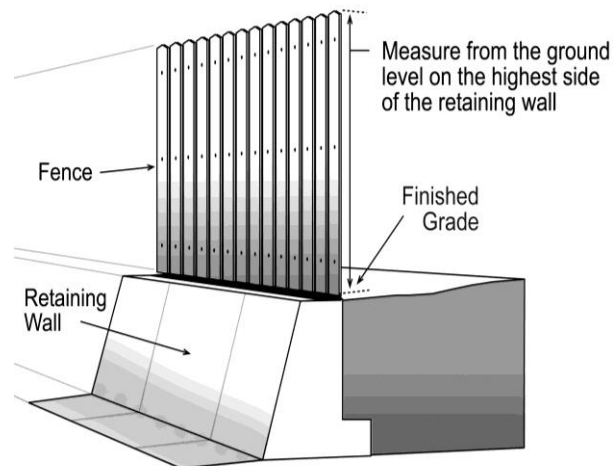


Figure 9.6-6
Measurement for Fences or Walls on Retaining Walls

ii. Residential and Mixed Uses

The maximum height of a fence or wall for Residential and Mixed Uses shall be as follows:

- (1) Front Yards and Side (Street) Yards (when forward of a front façade): four (4) feet maximum. Additional height may be permitted if the design standards of 9.6.4.e.iv. are met.
- (2) Side (Interior) Yards, Rear Yards and Side (Street) Yards (when behind a front façade): eight (8) feet maximum
- (3) Perimeter Fencing for a residential development or apartment complex: eight (8) feet

iii. Nonresidential Uses

The maximum height of a fence or wall for Nonresidential Uses shall not exceed eight (8) feet unless otherwise required by this Ordinance. Additional height may be requested in accordance with Sec. 3.12, Special Exceptions.

iv. Recreational Fencing

Open fences and walls along the perimeter of recreational uses, such as basketball and tennis courts, may not exceed 10 feet in height. The backstop fence for a baseball or softball field and batting cages shall be excluded from the maximum height standard.

e. Materials and Design Standards

- i. Only the following materials shall be permitted:
 - (1) Wrought iron and extruded aluminum;
 - (2) Split-face concrete masonry units (CMU);
 - (3) Brick;
 - (4) Stone with mortar or dry stack stones;
 - (5) EIFS or stucco;
 - (6) Composite materials;
 - (7) Vinyl;
 - (8) Decay-resistant wood that is at least 5/8 inch thick. Wooden fence surfaces other than cypress or cedar should be painted or stained in order to protect the wood from decay;
 - (9) Chain link for single- and two-family uses and any use within any Agricultural zoning district;
 - (10) Chain link within any Industrial zoning district shall be galvanized, polyvinyl chloride (PVC) color coated in either black, dark green or dark brown;
 - (11) Wire fences with wood or decorative posts for single- and two-family uses in and any use within any Agricultural zoning district;
 - (12) Barbed or concertina wire fences within any Industrial zoning district provided that:
 - (a) The barbed or concertina wire shall be located at least six (6) feet above the base of the fence; and
 - (b) Along a street right-of-way the fence shall be set back at least 10 feet from the property line and screened by vegetation. Table 9.6-1 provides the amount and type of plantings required per 100 linear feet of fencing in addition to that required by Sec. 9.5.4.g. This standard shall not apply where a Local Street Yard Buffer, Street Yard Buffer for Certain Uses or Class 6 Land Uses Street Yard Buffer as specified in Sec. 9.5.4.h. is provided.

Table 9.6-1
Vegetative Screening for Barbed or Concertina Wire Fences

Street Classification	Additional Understory Trees	Additional Shrubs
Local Street (Street Yard Buffer not required)	9	33
Collector/Arterial Street	4	10
Limited Access Highway	4	25

(c) Shrubs shall be a minimum of three (3) feet tall at the time of installation, spaced no more than three (3) feet on center and shall be of a variety found in Table 9.5-2, Acceptable Shrub Species for Hedges in Use Buffers.

(13) Barbed wire at any height for the following uses: agriculture, restricted; agriculture, general; and livestock sales/auction; and

(14) Other materials as approved by the Planning Director.

ii. Along street rights-of-way, opaque and semi-opaque fences and walls shall be interrupted at intervals not exceeding 30 feet by masonry pilasters or columns. This shall not apply to subdivisions and developments existing as of the Effective Date of this Ordinance or single- and two-family uses.

iii. Fences shall be constructed with the finished side facing adjacent properties or street rights-of-way.

iv. Front Yard Fences and Walls for Residential and Mixed Uses

The following design standards apply to fences and walls within the front yard of Residential and Mixed uses that exceed four (4) feet in height:

(1) The maximum height of the fence or wall shall be six (6) feet. For the purpose of this fence location, the height shall be measured to the top of the post or column.

(2) The overall design of the area of the fence or wall above three (3) feet in height shall be a minimum of 70% open.

v. Enclosures for Swimming Pools

(1) All swimming pools shall be completely enclosed by a fence or wall at least four (4) feet in height or a screen enclosure. Openings in the fence or wall shall not permit the passage of a four- (4) inch diameter sphere. The enclosure shall be equipped with self-closing and self-latching gates which shall open outwards away from the pool. Such fence or wall shall be set back at least one (1) foot from the property line for each foot it exceeds six (6) feet in height provided that the swimming pool is located within a rear yard. All other provisions pertaining to fences and walls, including design and location shall apply.

(2) Such fences or walls shall also comply with the Georgia Rules of Department of Public Health, Chapter 290-5-57 Swimming pools, Spas and Recreational water parks, as amended and the Standard Swimming Pool Code, as amended.

f. Landscaping Standards for Certain Opaque Fences and Walls

i. Applicability

Where an opaque fence or wall exceeding three and one-half (3.5) feet in height is located along a street right-of-way for 50 feet or more, landscaping shall be provided according to the following standards in order to enhance the appearance of long segments of such fence or wall.

ii. Exemptions

- (1) All fences and walls located within an historic overlay district;
- (2) Fences and walls existing as of Effective Date of this Ordinance
- (3) Fences and walls where a Street Yard Buffer is required; and

iii. Location

- (1) In those subdivisions with a homeowner's association, where there is more than one property, the fence or wall and the plantings shall be located within the common area of the development. The fence or wall and the plantings within the common area shall be the responsibility of the property or homeowner's association.
- (2) The minimum distance between the fence or wall and the street right-of-way shall be five (5) feet.

iv. Plantings required

- (1) All plantings shall be installed on the side of the fence that faces the street right-of-way.
- (2) No more than 30% of the plant material shall be deciduous.
- (3) The number of shrubs to be planted shall be calculated at a ratio of one (1) shrub per five (5) linear feet of property frontage along a street right-of-way. Small understory trees may be used and shall count as two (2) shrubs when calculating the required number of plantings.
- (4) Shrubs shall be a minimum of two (2) feet tall at the time of installation and shall be of a variety that under normal circumstances will grow to be two-thirds (2/3) the height of the fence or wall within three (3) years of erection.
- (5) Shrubs may be installed in a linear fashion or in a staggered, clustered or grouped fashion provided that there is no more than 30 feet of blank fence or wall at any given location.

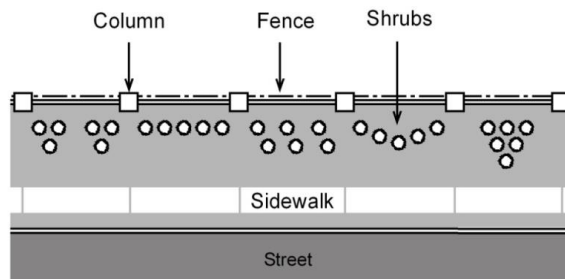


Figure 9.6-7
Example of planting arrangements along fences

- (6) Shrubs and small understory trees shall be planted in conformance with the City of Savannah Landscaping and Tree Protection Ordinance.

Sec. 9.7 Principal Use Outdoor Storage Areas

9.7.1 Purpose

The purpose of this Section is to provide standards for permanent and semi-permanent outdoor storage areas. The following standards have been established in order to ensure that such storage and display does not create an unsafe condition, impede pedestrian or vehicular movement or otherwise create a nuisance. The areas designated for the display of vehicle for sale, rental or lease will be exempt.

9.7.2 Applicability

- a.** This Section shall apply to permanent and semi-permanent outdoor storage and display areas that are not an accessory use or a temporary use. For outdoor storage and display as an accessory use to a permitted principal use, see Sec. 8.7, Accessory Structures and Uses. For temporary outdoor storage and display, see Sec. 8.8, Temporary Uses.
- b.** Principal use outdoor storage and display areas shall comply with all the standards of the zoning district, except as expressly set forth in this Section.

9.7.3 Site Development Plan Required

A site development plan (see Sec. 3.8, Development Plan Review) depicting the location and extent of the proposed area for outdoor storage and/or display area is required.

9.7.4 General Provisions

- a.** Outdoor storage and display areas may not be located within any setbacks (including parking area setbacks), buffers, floodplains, marshes or wetlands, unless permitted elsewhere in this Ordinance.
- b.** Storage and/or display areas are prohibited within rights-of-way and easements, unless an encroachment permit or written permission is provided by the City of Savannah or easement holder, as applicable.
- c.** Storage and/or display of bulk, toxic or hazardous materials within a floodplain is prohibited. Other materials may be stored or displayed in the floodplain as approved by the City Manager or his or her designee. See City of Savannah Code Part 4, Chapter 11, Stormwater Management for additional regulations.
- d.** No materials shall be stored or displayed in areas intended for vehicular or pedestrian movement including parking areas, fire lanes and sidewalks.
- e.** In addition to the standards in this Section, fences and walls shall comply with Sec. 9.6, Fences and Walls.

Sec. 9.8 Lighting

9.8.1 Purpose

The purpose of this Section is to regulate the placement, orientation, distribution patterns and fixture types of outdoor site lighting and to discourage excessive lighting and energy waste. This Section provides standards for lighting that, while providing safety, utility and security, shall also be designed to minimize atmospheric light pollution, spillover of light onto adjacent property and glare onto streets that could impair the vision of motorists.

9.8.2 Applicability

- a.** The provisions of this Section apply to any proposed outdoor lighting or alterations to existing outdoor lighting on private property for any nonresidential, mixed-use or multi-family development. For properties within an overlay district, additional standards may apply as provided in Article 7.0, Overlay Zoning Districts.
- b.** Lighting standards for subdivisions are located in the City of Savannah Code Part 8, Chapter 2, Article G and in the Traffic Engineering Site Plan Review Manual.
- c.** Additions or alterations to existing lighting shall be reviewed by the City Manager or his or her designee.

9.8.3 Exemptions

The following outdoor lights are exempt from all requirements of this Section:

- a.** Airport lighting that is required for the safe and efficient movement of aircraft during flight, takeoff, landing and taxiing. All other outdoor lighting at airport facilities shall comply with the provisions of this Ordinance; and,
- b.** Lighting for temporary uses shall be approved by the City Manager or his or her designee in accordance with Sec. 3.11 Temporary Uses.

9.8.4 Prohibited Lighting

- a.** The following light fixtures and sources shall not be used:
 - i.** Sodium and mercury vapor light sources;
 - ii.** Cobra-head-type fixtures having dished or drop lenses or refractors which house any light source other than incandescent sources; directional floodlights and any fixture with sag glass.
- b.** Promotional beacons, searchlights, strobe lights or any similar high intensity narrow-beam fixtures except as permitted according to Sec. 8.8, Temporary Uses.
- c.** Light strips around windows, including those inside the structure that are visible from the right-of-way.

9.8.5 Lighting Plan Required

A lighting plan shall be submitted and shall demonstrate the following:

- a.** Existing, if any, and proposed lighting fixture types and locations on the site;
- b.** The manufacturer's specifications for each newly proposed outdoor light fixture;
- c.** The proposed height of each outdoor light fixture;
- d.** The calculated post-development foot-candles. Such measurement shall be taken at ground level, with the light-registering portion of the meter held parallel to the ground pointing up,

and shall be measured at no more than a 10 square foot grid that covers the development site up to the property line; and

- e. The lighting plan shall meet IESNA (Illuminating Engineering Society of North America) standards.

9.8.6 General Lighting Standards

a. Maximum Lighting Height

Unless otherwise specified in Sec. 9.8.7, all outdoor lighting, including building mounted lighting, shall be no greater than 15 feet above grade for non cut-off lights and 35 feet above grade for full cut-off lights.

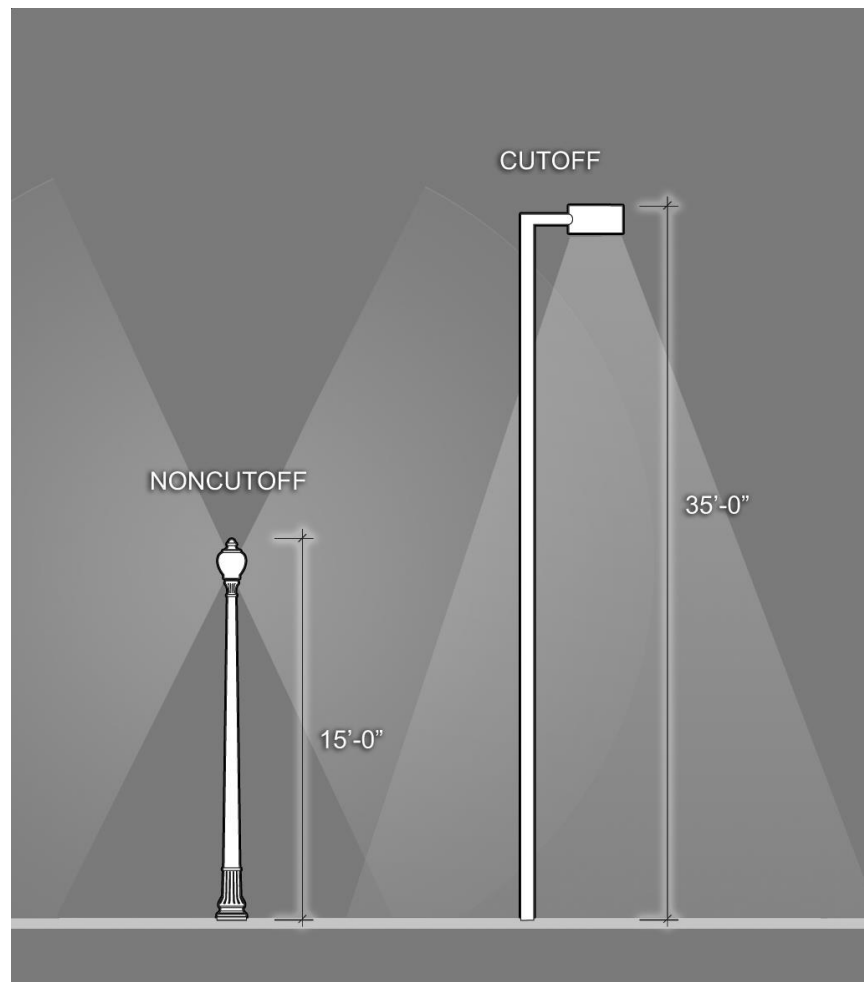


Figure 9.8-1
Maximum Lighting Height

b. Light Location

Pole-mounted lighting shall not be located within a required buffer except for the Off-street Parking Lot and Street Yard buffers.

c. Maximum Light Levels

- i. All site lighting shall be designed so that the level of illumination at any one point within a site does not exceed 15 foot-candles, except where otherwise established in Sec. 9.8.7 below.
- ii. Unless otherwise specified in Sec. 9.8.7 below, the maximum light level permitted at the property line shall be as follows:
 - (1) One-half (0.5) foot-candle at any property line adjacent to a Conservation or Residential zoning district or a conforming residential use;
 - (2) One (1) foot-candle at any property line abutting any Mixed-use or Nonresidential zoning district; or
 - (3) Three (3) foot-candles at any property line along any street rights-of-way.
- iii. Where off-site lighting causes onsite lighting levels to exceed the permitted foot-candles, no increase in lighting levels will be permitted.

9.8.7 Specific Lighting Standards

The purpose of this subsection is to provide exceptions and additions to the standards in Sec. 9.8.6 General Lighting Standards.

a. Sign Lighting

Sign illumination standards are set forth in Sec. 9.9, Signs.

b. Flood Lights and Flood Lamps

- i. Flood light fixtures must either be aimed down at least 45 degrees from vertical, or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.
- ii. Any flood light fixture located within 50 feet of a street right-of-way must be mounted and aimed perpendicular to the right-of-way, with a horizontal aiming tolerance not to exceed 15 degrees.
- iii. All flood lamps emitting 1,000 or more lumens must be aimed at least 60 degrees up from horizontal or shielded so that the main beam is not visible from adjacent properties or the street right-of-way.

Commentary: Flood lights fixtures are mounted on or near the ground. Flood lamps are mounted on buildings or poles.

iv. Accent Lighting

Lighting used to accent architectural features, flag poles, monuments, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky.

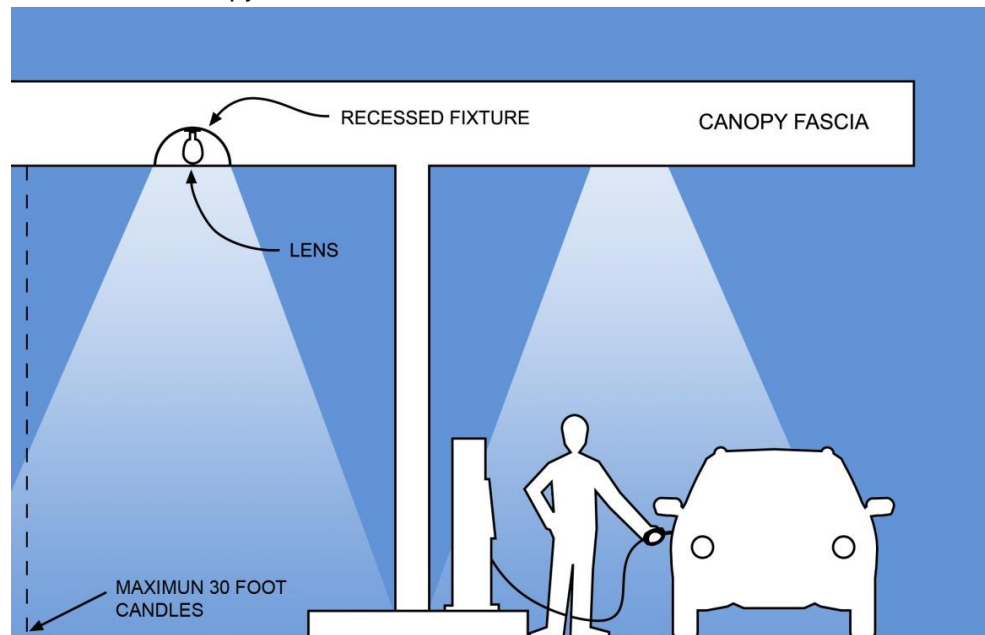
c. Nonresidential Security Lighting

- i. Building-mounted security lighting shall not project above the fascia or roof line of the building and shall be shielded.
- ii. Security lighting shall not “directed toward” properties within a Residential zoning district or a conforming residential use.
- iii. Security lighting shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

- iv. Security lighting shall use the lowest possible illumination to effectively allow surveillance, not to exceed one-half (0.5) foot-candle.

d. Vehicular Canopy Lighting

- i. Areas under a vehicular canopy shall not exceed an average of 30 foot-candles as measured at the ground level at the inside of the outside edge of the canopy. Areas outside of the canopy shall be regulated by the standards of Sec. 9.8.6(c) above.
- ii. Lighting fixtures mounted on canopies shall be installed parallel to the ground and such that the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy and does not project below the bottom of the canopy. No lighting except that permitted by Sec. 9.9, Signs shall be permitted on the top or sides of the canopy.



**Figure 9.8-2
Vehicular Canopy Lighting Standards**

e. Outdoor Display Areas, Vehicle and Watercraft Sales or Rental Lots

Outdoor display areas and vehicular or watercraft sales or rental lots shall not exceed 30 foot-candles within any outdoor vehicle display area. All other light levels shall adhere to the standards of Sec. 9.8.6.c. above.

f. Outdoor Sports Fields/Outdoor Performance Area Lighting

- i. Lighting fixtures for outdoor sports fields/outdoor performance areas shall be equipped with glare control features (including louvers, shields or similar devices). The fixtures must be aimed so that their beams are directed and fall within the primary play or performance area and ancillary areas such as bleachers, stands and similar areas.
- ii. Lighting fixtures shall be mounted no higher than 80 feet above grade. Additional height may be approved by the Planning Commission in accordance with the major site development plan review process in Sec. 3.8, Development Plan Review.

- iii.** The outdoor lighting of outdoor sports fields/outdoor performance areas shall not be subject to the maximum illumination levels of Sec. 9.8.6. All other outdoor lighting such as that found in parking lots and similar areas are not exempt.
- iv.** The hours of operation for the lighting system for any outdoor sports field/outdoor performance area shall not exceed one (1) hour after the end of the event. A low-level lighting system may be installed to facilitate activities such as exiting of patrons leaving the facility, cleanup and nighttime maintenance.

Sec. 9.9 Signs

9.9.1 Purpose

The purpose of this Section is to provide standards that allow for a comprehensive and balanced system of signs that will preserve the right of free speech and expression, optimize communication between people and their environment and reduce the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. The specific purposes of the sign regulations are to:

- a.** Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to cluttered, distracting, or illegible signage;
- b.** Encourage signage that is aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire for quality development;
- c.** Protect viewsheds within the community;
- d.** Address the business community's need for adequate business identification and advertising communication by improving the readability and therefore the effectiveness of signs by preventing improper placement and illumination, over-concentration, excessive height, area and bulk;
- e.** Acknowledge the differing design concerns and needs for signs in certain specialized areas, such as historic districts;
- f.** Minimize the possible adverse effect of signs on nearby public and private property;
- g.** Protect public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces by exercising reasonable control over the character and design of sign structures; and
- h.** Enable the fair and consistent enforcement of these sign regulations.

Having considered the following studies, which the City finds to be relevant, useful and applicable to Savannah, Ga., the Mayor and Aldermen find that the size, location and quantity of sign structures within the City must be regulated in order to achieve the above-stated intents and purposes: University of Georgia Land Use Clinic (2003, June 26). Sign Control on Rural Corridors: Model Provisions and Guidance; Wisconsin Department of Transportation (1994, December). Milwaukee County Stadium Variable Message Sign Study: Impacts of an Advertising Variable Message Sign on Freeway Traffic; Scenic America (2007). Billboards in the Digital Age: Unsafe (and Unsightly) at Any Speed. *Scenic America Issue Alert*; Nasar, Jack L. and Hong, Xiaodong (1999, September). Visual Preferences in Urban Signscapes. *Journal of Environment and Behavior*, 31(5), 671-691; Office of Safety Research and Development, Federal Highway Administration (2001, September 11). Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction. *U.S. Department of Transportation*; New York State Department of State, Division of Local Government Services (2006, January). Municipal Control of Signs. *James A. Coon Local Government Technical Series*; Weinstein, Alan C. *A Study of Local Regulation of Outdoor Advertising in 268 U.S. Jurisdictions*. Outdoor Advertising Association of America, Inc.; City Club of Portland (1996, September 6). Billboard Regulation in Portland. *City Club of Portland Bulletin*, 78(13), 1-40; Smily, Alison and Persaud, Bhagwant, et al. (2005). Traffic Safety Evaluations of Video Advertising Signs. *Transportation Research Record: Journal of the Transportation Research Board*, No. 1937, 105-112.

In adopting these sign regulations, the City and the County especially recognize the vast number of court decisions, coming from Georgia courts, the federal courts, and courts throughout the United States, which recognize that the regulation of the size, location and quantity of sign structures is a valid and lawful means of achieving the above-stated intents and purposes, and that such intents and purposes are valid and lawful governmental interests, which include the following: Granite State Outdoor Advertising, Inc. v. Cobb County, Ga., 193 Fed.Appx. 900 (C.A.11th 2006) (finding that the stated goals within a sign ordinance of protecting against traffic hazards and the adverse impact on the county's aesthetic qualities are substantial government interests); Gregory v. Clive, 2007 WL 2914515 (Ga. S.Ct. 2007) (recognizing as within a local government's police power to enact legislation governing billboards and signs, as such legislation clearly addresses the public health, safety, or general welfare of the community); H & H Operations, Inc. v. City of Peachtree City, Ga., 248 Ga. 500 (1981) (holding that, under its police power, a municipality can enact and enforce reasonable regulations governing the erection and maintenance of signs within its jurisdiction); Harnish v. Manatee County, Florida, 783 F.2d 1535 (C.A. 11th 1986) (finding that aesthetics is a substantial governmental goal which is entitled to and should be accorded weighty respect, and that the governmental entity charged with the responsibility of protecting the environment must be given discretion in determining how much protection is necessary and the best method of achieving that protection); Lamar Advertising Company v. City of Douglasville, Ga., 254 F.Supp.2d 1321 (N.D.Ga. 2003) (finding that where a sign ordinance asserts the goals of public safety, traffic safety, health, welfare and aesthetics, a municipality has shown an important or substantial governmental interest unrelated to the suppression of free speech); Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981) (holding that the goals of traffic safety and aesthetics advanced by a municipality as justification for regulating signs is a substantial governmental interest); St. Louis Poster Advertising Co. v. City of St. Louis, 249 U.S. 269 (1919) (finding that billboards may be prohibited in the residential districts of a city in the interest of the safety, morality, health and decency of the community); Members of the City Council of the City of Los Angeles v. Taxpayers for Vincent, 466 U.S. 789 (1984) (finding that a government entity can regulate signs and billboards when necessary to advance a significant and legitimate state interest, such as the protection of the aesthetics and quality of life within its jurisdiction); City of Doraville v. Turner Communications, Corp., 236 Ga. 385 (1976) (finding that under its police power authority, a municipality can regulate the location and maintenance of outdoor advertising signs within their territorial jurisdiction); Spratlin Outdoor Media, Inc. v. City of Douglasville, 2006 WL 826077 (N.D.Ga. 2006) (upholding sign ordinance where the ordinance's height and setback restrictions were rationally related to its stated goals of promoting the health, safety, morality and general welfare of the community, promoting the orderly and beneficial development of the city and county, promoting adequate access to natural light and air, improving the aesthetic appearance of the city and county, and encouraging the most appropriate use of land and buildings in accordance with the comprehensive plan); Reed v. City of Gilbert, Ariz., 135 S. Ct. 2218 (2015) (Sign regulations that are content neutral are subject to less scrutiny); Solantic, LLC v. City of Neptune, 410 F 3d 1250 (11th Cir. 2005) (Sign regulations unrelated to the content of speech are subject to intermediate level of scrutiny).

The City Clerk is directed to make each of the studies and judicial decisions cited above a part of the record of the adoption of this Ordinance.

9.9.2 Applicability

- a.** All signs shall be erected, constructed or maintained in accordance with the provisions of this Section, and only those signs listed in this Section shall be erected.
- b.** Existing signs shall not be altered (except for routine general maintenance and repair), moved (except when necessitated by a roadway improvement project per the City Manager or his or her designee) or relocated unless the sign complies with all provisions of this Section.
- c.** A change of sign face is not an alteration or replacement for the purposes of this Section.

- d.** Except for those in Sec. 9.9.10, Signs Allowed without a Permit, no sign shall be erected, constructed, relocated, expanded or altered in any manner until a sign permit (see Sec. 3.15, Sign Permit) has been issued by the City Manager or his or her designee.
- e.** Nonconforming signs shall comply with the requirements of Article 11.0, Nonconformities.
- f.** Additional standards for special sign districts are set forth in Sec. 9.9.7.
- g.** Modified sign standards associated with Planned Development districts are maintained at the office of the Metropolitan Planning Commission.

9.9.3 General

a. Other Ordinances and Plans

- i.** This Section is not intended to interfere with, abrogate or annul any other section, rule or regulation, statute or other provision of law. The requirements of this Section should be considered minimum requirements. Where any provision of this Section imposes restrictions or protective standards different from those imposed by any other section, rule, regulation or other provision of law, the more restrictive provision applies.
- ii.** Within the City, approval by the Historic Site and Monument Commission may be required before a sign permit for markers, monuments and public art can be issued. See *The Markers, Monument and Public Art Master Plan and Guidelines* for the City of Savannah for additional standards.

b. Numerical Address on Ground Sign Required

In the interest of public safety and convenience, all ground signs shall incorporate a street address number or address range. Street address numbers shall be a minimum of six (6) inches high or larger if required by the Fire Official. The area of the address number shall not be computed as part of the sign area unless it exceeds twice the minimum height requirement. All such street address numbers shall be displayed in accordance with any applicable City and State standards.

c. Sign Conditions

i. Unsafe Signs

- (1)** Whenever a sign becomes structurally unsafe or otherwise endangers the safety of the building or the public, the City Manager or his or her designee shall order such sign be made safe or removed.
- (2)** The person owning or using the sign or the owner of the building or premises on which such unsafe sign is affixed or erected shall have 10 days to comply with such order. The City Manager or his or her designee shall be permitted to extend the time reasonably necessary for compliance with such order.

ii. Signs Not Maintained

- (1)** Signs and sign structures shall be kept clean, neatly painted and maintained free of rust, holes, broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letter or sign copy. Whenever a sign is physically damaged or is not maintained in good condition and is determined by the City Manager or his or her designee, the City Manager or his or her designee shall order such sign be properly maintained or removed.
- (2)** The person owning the sign or the owner of the building or premises on which such sign is affixed or erected shall have 10 days to comply with such order. The City Manager or his or her designee shall be permitted to extend the time reasonably necessary for compliance with such order.

- (3) Any sign that is not repaired or removed as required by order of the City Manager or his or her designee may not be reused unless the owner is granted a permit for a new sign. As a new sign, it will be required to conform to the regulations in place at the time of application.

d. Sign Clearance

Adequate sign clearance shall be provided to ensure that pedestrian or vehicular traffic movements and safety are not adversely affected. Except in the Factors Walk Sign District, the minimum clearance shall not be less than 15 feet above an area utilized for vehicular access to ingress, egress, park or circulate in any area where vehicular traffic is legally permitted. Minimum clearance for signs extending or hanging over any sidewalk or pedestrian walkway shall comply with the provisions established for each sign type. No sign shall extend over any street right-of-way unless a right-of-way encroachment permit has been issued.

e. Exempt from Sign Standards

- i. The posting of the address on a building, or where the address is used to identify multiple buildings in a development, except where the address is greater than 12 inches. Where the name of the development or business is the address of the building, such address shall not be exempt;
- ii. Signs inside a building that cannot be seen from outside the building;
- iii. Signs inside a breezeway or entranceway, under the roof of the building but outside the actual entrance door, when such sign cannot be seen outside the building;
- iv. Signs inside an enclosed outdoor space that cannot be seen outside the enclosed space; and
- v. Signs that are an integral part of and located inside an athletic field.

f. Fire Safety, Light and Air

- i. No sign shall be erected or constructed that will violate any City regulations as to health, required light, safety or air, as defined in the Building Code.
- ii. Signs shall be capable of withstanding wind pressure as required by the Building Code.

g. Commercial or Noncommercial Copy Permitted

Notwithstanding any other restrictions in this Sign Ordinance, any sign, display or device allowed under this Ordinance may contain any commercial or noncommercial message, or any political or non-political message; except that such messages cannot depict obscenity, as defined by O.C.G.A. §16-12-80, nor can they depict sexual conduct or sexual explicit nudity, as defined on O.C.G.A. §36-60-3, nor advertise any activity illegal under the laws of Georgia or the United States.

h. Definitions

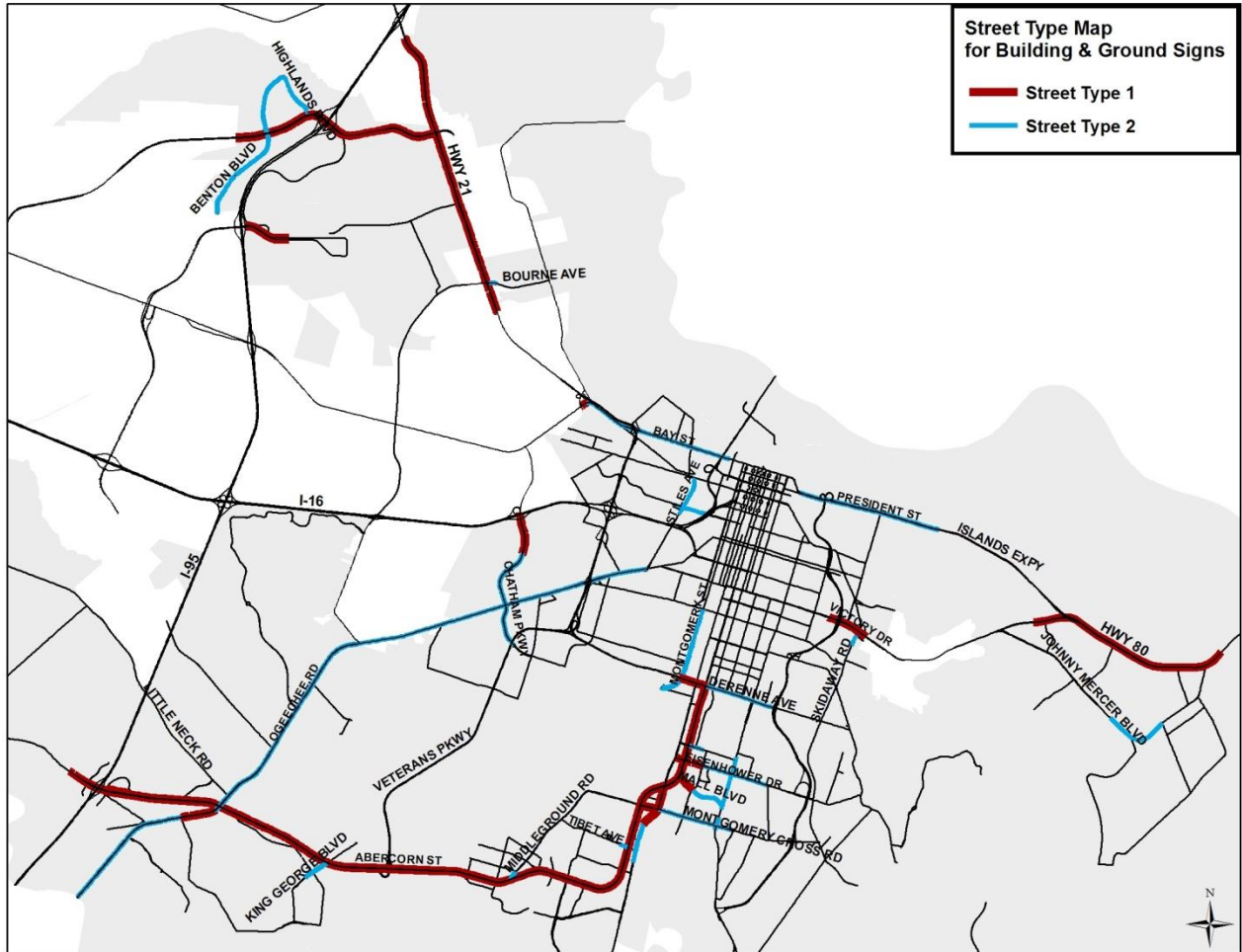
Words and phrases that are specific to this Section are defined in Sec. 13.4, Defined Terms, Signs.

9.9.4 Street Type Map for Building and Ground Signs

The following street type map shall apply for the purpose of this Section in determining the maximum size and height for all building and ground signs. Where a frontage road or other access

street separates a sign from a street of greater type, the standards for the greater type street shall apply.

**Figure 9.9-1
Street Type Map for Building and Ground Signs**



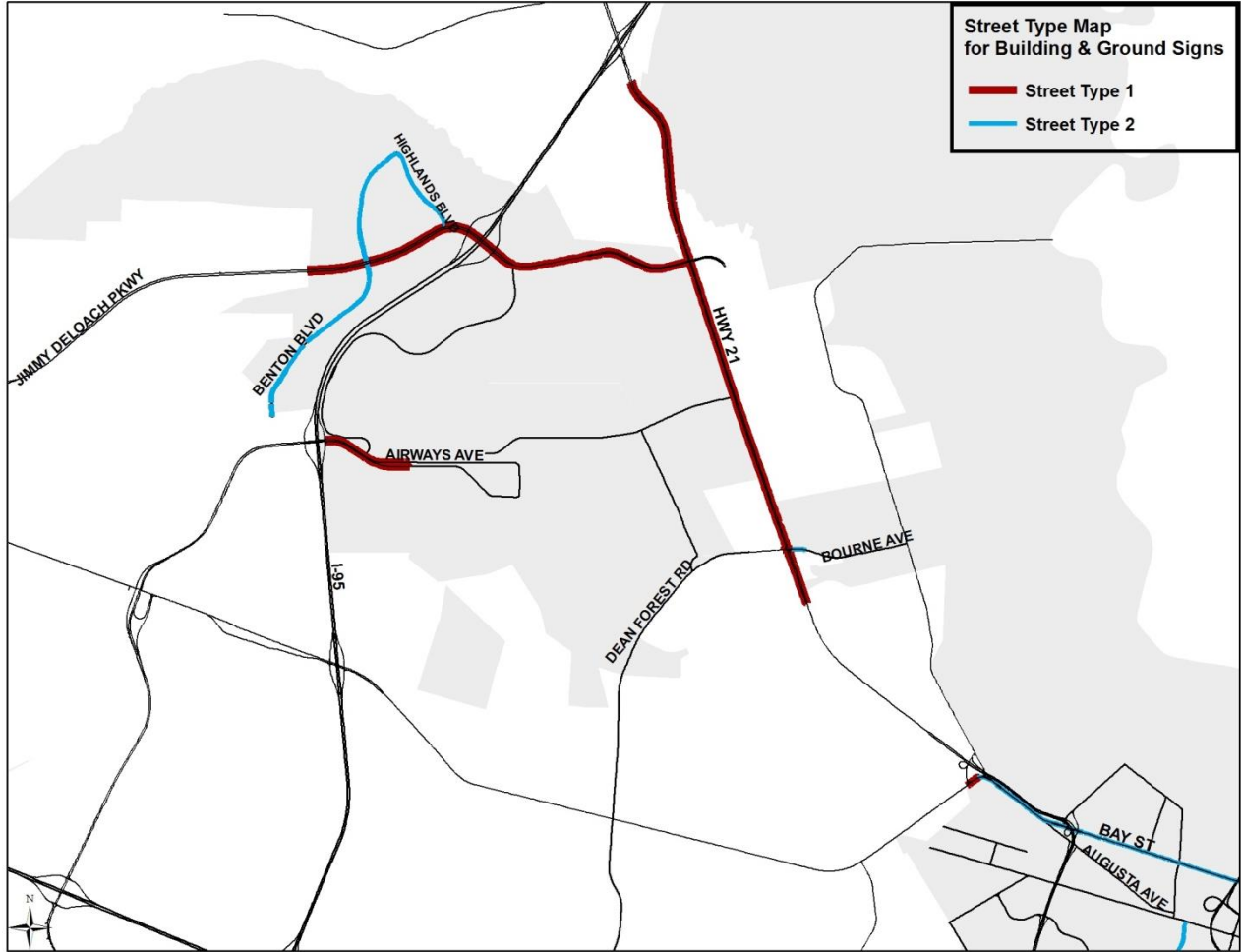


Figure 9.9-2
Inset 1 for Street Type Map for Building and Ground Signs

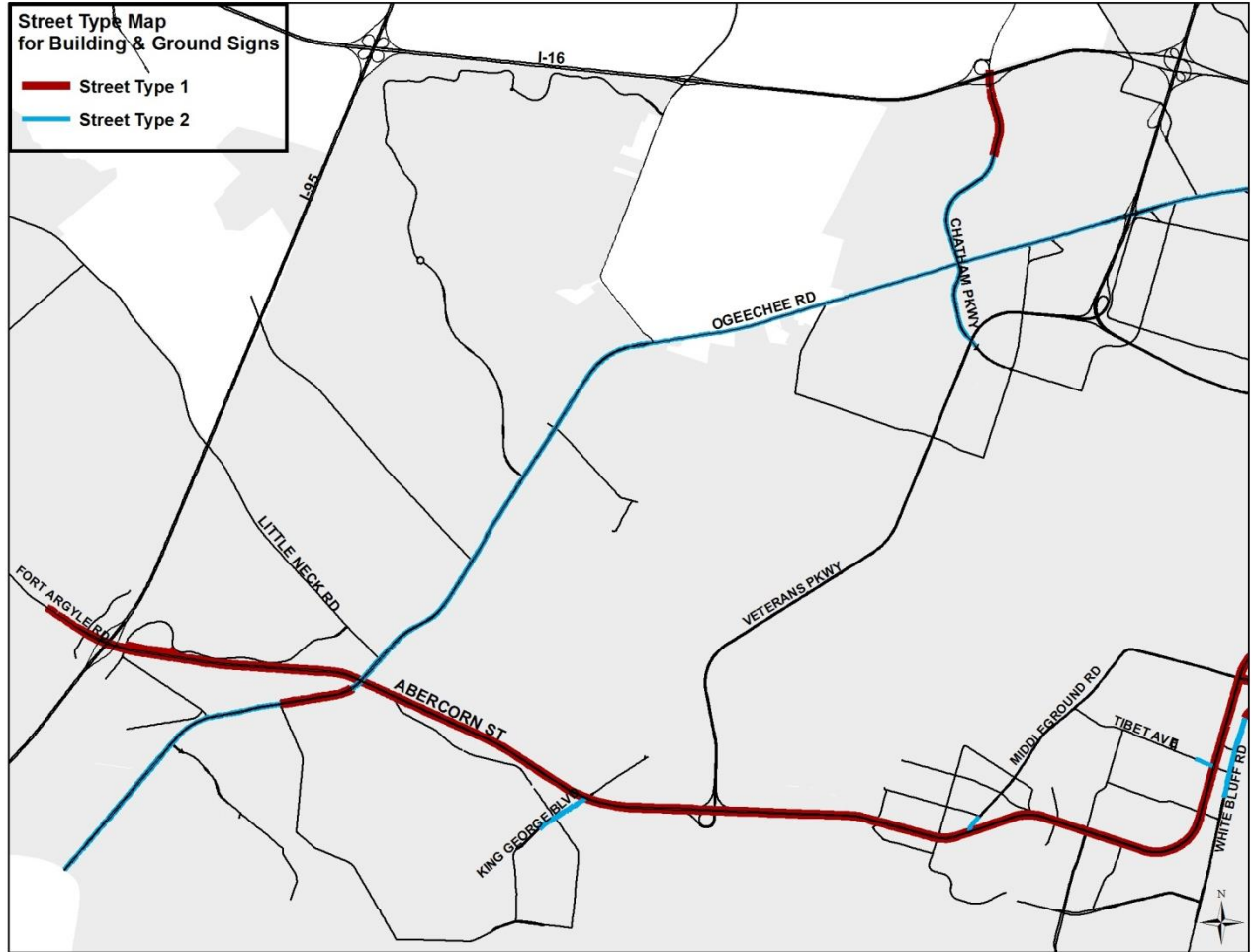


Figure 9.9-3
Inset 2 for Street Type Map for Building and Ground Signs

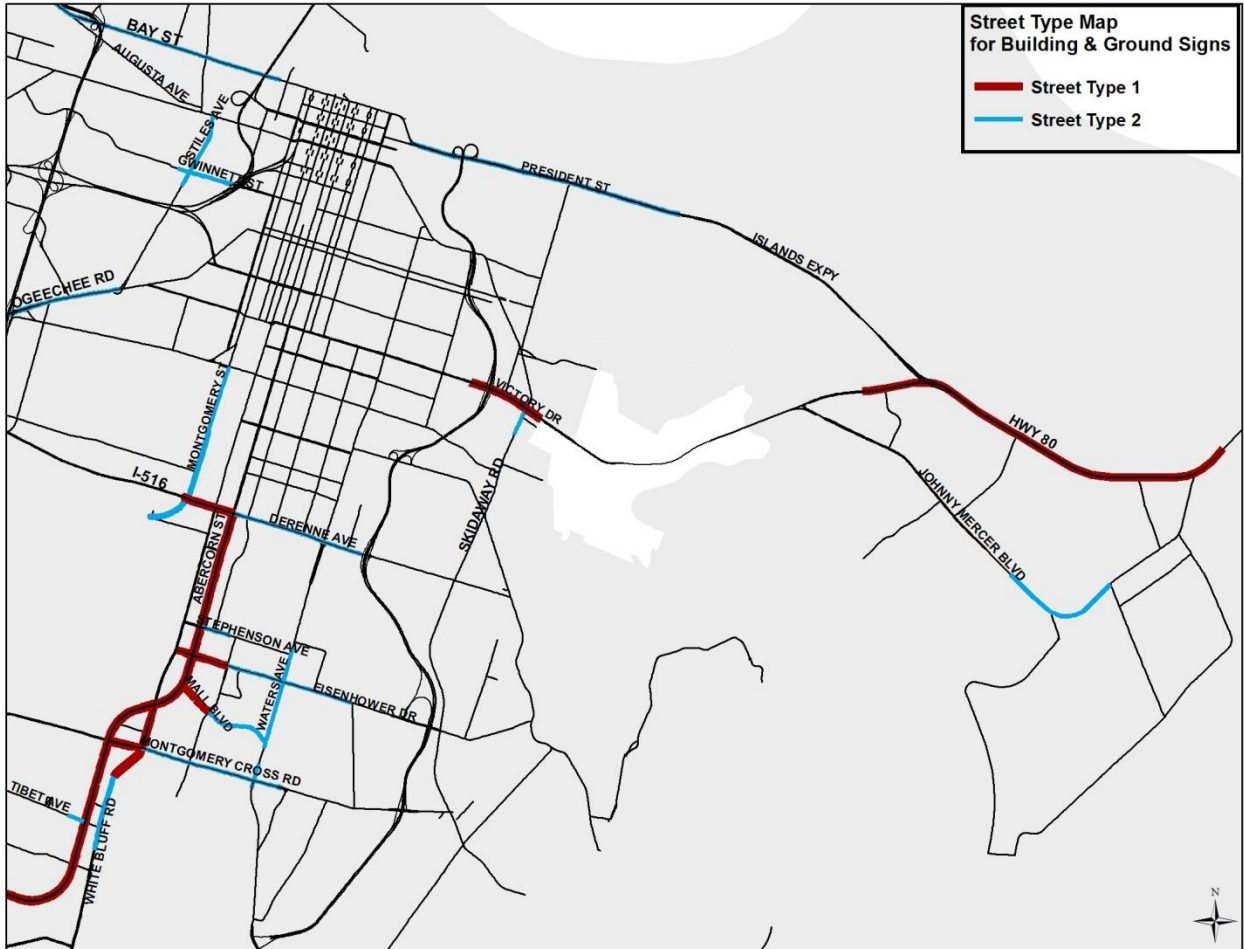


Figure 9.9-4
Inset 3 for Street Type Map for Building and Ground Signs

9.9.5 Sign Calculation Standards

a. Sign Area

- i. The area of a sign shall include all lettering, wording, designs, logos and symbols, together with the background, whether open or enclosed, on which they are displayed. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign.

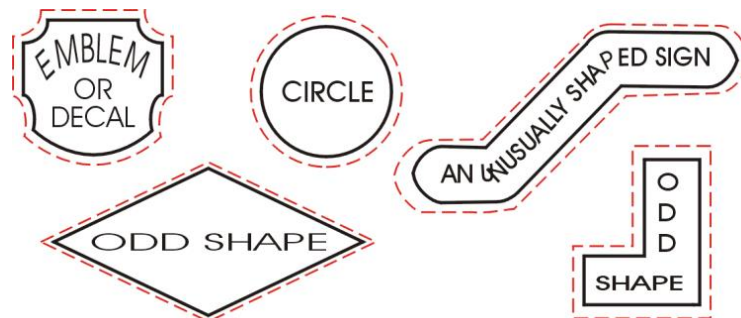


Figure 9.9-5
Calculation of Sign Area

Commentary: An example of the supporting structure or bracing being made part of the message of the sign would be if the “golden arches” at McDonald’s, were used as the support for a sign therefore being clearly integral to the sign message. In that case, the supporting structure, the “golden arches” would be included in the computation of the area of the sign face.

- ii. Where a sign consists of individual letters, words or symbols attached to a surface, building, canopy, awning, wall or window and all such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the surface, building, canopy, awning, wall or window. With the exception of cabinet signs where such sign includes multiple words or symbols, each word or symbol located in the same plane shall be computed separately.



Figure 9.9-6
Calculation of Sign Area

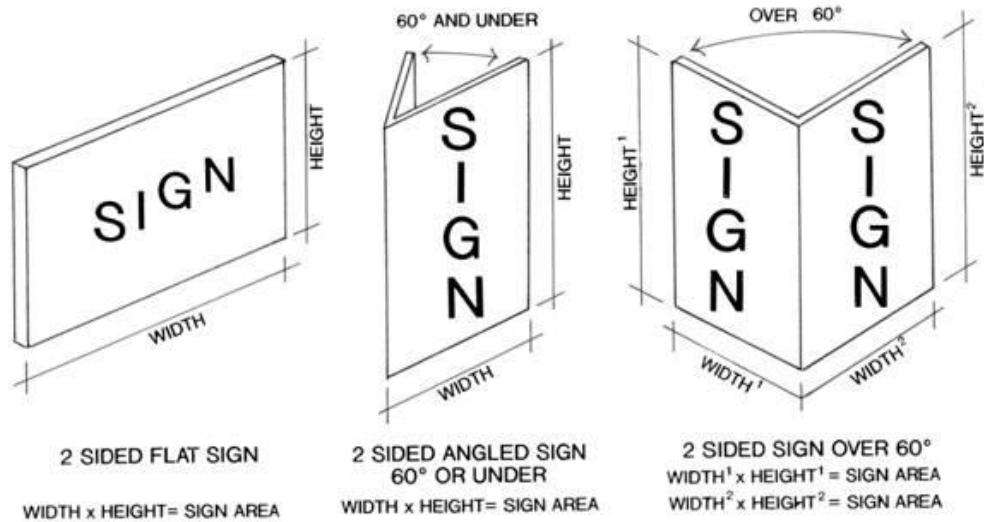
Commentary: Channel letter signs, mounted logos and similar items are treated differently than cabinet signs in that the wall area between multiple elements does not count as sign area.

- iii. Where a sign is framed by lights including, but not limited to neon, the area of the sign shall be calculated by including the area within the lighted area.



Figure 9.9-7
Calculation of Sign Area

- iv. The area for a sign with more than one (1) face shall be computed by adding together the area of all sign faces, except where the angle at which the two (2) sign faces are placed does not exceed 60 degrees.

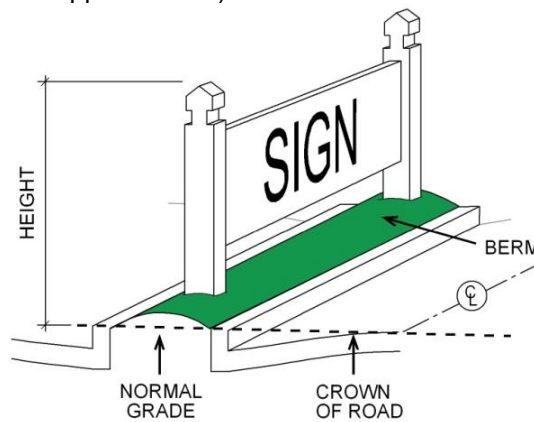


**Figure 9.9-8
Calculation of Sign Area (Multiple Sign Faces)**

- v. The entire surface area of a multi-tenant sign shall count toward the total aggregate area of the sign.

b. Sign Height

The height of a sign shall be computed as the distance from the base of the sign at the crown of the street to the top of the highest attached component of the sign (including the sign face, sign structure, or any other appurtenance).



**Figure 9.9-9
Measurement of Sign Height**

c. Sign Separation

When separation between signs is required, the distance between two (2) signs shall be measured in a straight line between the closest points of the signs.

9.9.6 Sign Illumination

- a.** Sign illumination, where permitted, shall be designed and installed so that it does not cast light directly from any source of illumination onto any street or adjacent property.
- b.** Billboard illumination standards are set forth in Sec. 9.9.15.
- c. Electronic changeable copy signs/reader boards**
 - i.** Such signs shall be equipped with automatic dimming technology that adjusts the sign's brightness in direct correlation with natural ambient light conditions.
 - ii.** Such signs shall not exceed a brightness level of 0.3 footcandles above ambient light as measured using a footcandle (Lux) meter at a preset distance depending on sign area. Such distance is calculated by taking the square root of the product of the sign area and 100. For example, the calculation for the measurement distance for a 40 square foot sign would be $\sqrt{(40 * 100)} = 63$ feet.
 - iii.** In Residential zoning districts, only amber lights shall be permitted.
- d.** Enclosed lamp, neon or exposed fluorescent lighting shall not be permitted within any Residential district or across the street from any residential use.
- e.** External illumination devices shall be a steady stationary light source, shielded and directed solely at the sign.
- f.** Internally illuminated signs shall be designed with:
 - i.** Individual illuminated letters, i.e. channel letters, including illumination with exposed neon lighting; or
 - ii.** An opaque background.

9.9.7 Prohibited Locations

No sign shall be erected or located on any street or right-of-way, curb, hydrant, lamppost, tree, rock or other natural feature, barricade, temporary walk, utility pole, public fence, fire alarm or police call box.

9.9.8 Prohibited Signs

The following signs shall not be allowed:

a. Windblown or Inflated Signs

Banners, pennants, streamers, balloons or other inflatable objects, pinwheels and other similar attention-getting devices shall be prohibited, except when used as a public event temporary sign or where specifically permitted in conjunction with a temporary use in accordance with Sec. 9.9.11.

b. Roof-Mounted Signs

Except for a wall sign attached to a hip or mansard-type roof, signs erected wholly upon or above a roof of any building shall be prohibited.



Figure 9.9-10
Permitted Roof-Mounted Sign

c. Decorative Pole Signs

Decorative pole signs shall be prohibited, except as permitted in a Special Sign District (see Sec. 9.9.17).



Figure 9.9-11
Permitted Decorative Pole Signs

d. Pole Signs

Pole signs shall be prohibited.

e. Portable Signs

Portable, folding or similar movable signs shall be prohibited, except when used as a public event temporary sign or where specifically permitted in conjunction with a temporary use in accordance with Sec. 9.9.11. Such signs shall include any sign that is not permanently attached to the ground or to a building or structure, with the exception of signage on a vehicle or a permitted sandwich board or A-frame sign as permitted in a Special Sign District (See Sec. 9.9.17). Signage located on a trailer when that trailer is not attached to a vehicle is considered a portable sign and shall not be located in any front yard.

f. Moving Light Signs

Any sign with revolving, rotating, scrolling, blinking, or flashing light shall be prohibited except as follows:

- i.** Changeable copy/Reader board signs as permitted in Sec. 9.9.11.
- ii.** A digital changeable copy for the purposes of order confirmation shall be permitted in conjunction with a menu board as permitted in Sec. 9.9.11.

iii. Public announcement signs shall be permitted in accordance with Sec. 9.9.14.

g. Bandit or Snipe Signs

Bandit or snipe signs shall be prohibited.

h. Traffic Safety Signs

No sign shall be erected that:

- i. Obstructs the sight distance at an intersection or along a street right-of-way according to Sec. 4.2, Visibility Triangle;
- ii. Would tend by its location, color, use of colored lights or nature to be confused with or obstruct the view of traffic signs or traffic signals or may be construed as traffic control devices by motorists or pedestrians;
- iii. Uses admonitions such as "stop", "go", "slow", "danger", which might be confused with official traffic directional signs; or
- iv. Imitates governmental signs.

i. Other Signs

Any sign which the City Manager or his or her designee determines obstructs the view of pedestrians, bicyclists or motorists using any street, private driveway or approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.

9.9.9 Signs Allowed by District

Signs allowed in special sign districts (including all D- districts) are set forth in Sec. 9.9.17.

9.9.10 Signs Allowed Without a Permit

The following descriptions and illustrations define the types of signs that shall be allowed, subject to the specified standards, without a sign permit. The standards applicable to each type of sign are set forth below. The following signs shall not be illuminated unless illumination standards are specified below. Any sign that exceeds the specified dimensional standards as set forth below shall require a sign permit and be classified as a ground or building sign in accordance with Sec. 9.9.11 and require a permit in accordance with Sec. 3.15, Sign Permit.

SIGNS ALLOWED WITHOUT A PERMIT

SIGN THREE (3) SQUARE FEET IN SIZE OR LESS

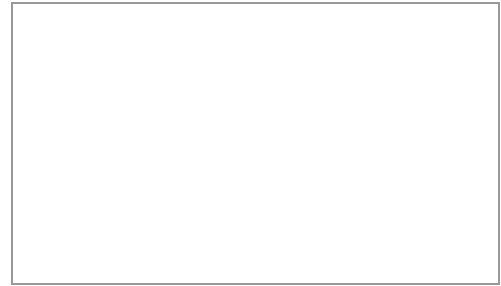
A ground or building sign that is three (3) square feet in size or less.

STANDARDS:

- (a) One (1) such sign per nonresidential use shall be permitted.
- (b) Such sign shall not exceed three (3) square feet in area.

WHERE PERMITTED:

All districts; for nonresidential uses only



RESIDENTIAL SIGN

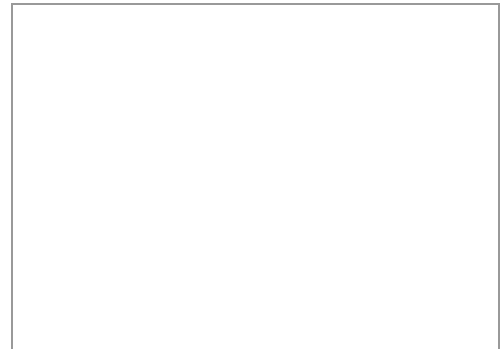
A ground or building sign that is two (2) square feet in size or less.

STANDARDS:

- (a) One (1) such sign per residential use shall be permitted.
- (b) Such sign shall not exceed two (2) square feet in area.

WHERE PERMITTED:

All districts



AGRICULTURE SIGN

A sign located where agriculture products are grown or produced.

STANDARDS:

- (a) One (1) such sign shall be permitted for every 100 feet of street frontage.
- (b) Such sign shall not exceed 12 square feet in area and shall be at least five (5) feet from the nearest property line.
- (c) Such sign shall be removed during seasons when sales have ceased.

WHERE PERMITTED:

A-1 district



SIGNS ALLOWED WITHOUT A PERMIT

BUILDING MARKER

A sign or tablet that is cut into a masonry surface or mounted flat against the building.

STANDARDS:

(a) Such sign shall not exceed six (6) square feet in area.

Commentary: This sign type is intended to be a permanent and integral part of the building, remaining in place regardless of ownership changes.

WHERE PERMITTED:

All districts



BULLETIN BOARD SIGN

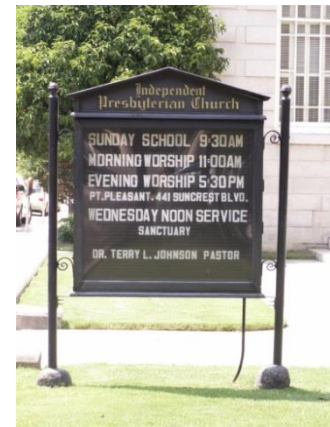
A building or ground sign located on a lot with a public, charitable or educational institution or place of worship with manual changeable lettering.

STANDARDS:

- (a) One (1) such sign shall be permitted per property.
- (b) Such sign shall not exceed 15 square feet in size.
- (c) Such sign shall be placed flat against the principal use structure or not less than five (5) feet from any property line.
- (d) Such sign may be illuminated in accordance with Sec. 9.9.6.
- (e) If such sign exceeds 15 square feet in size, it shall be considered a manual changeable copy/reader board sign and shall be subject to regulation as such.

WHERE PERMITTED:

All districts



CONSTRUCTION SIGN

A sign located on a construction site.

STANDARDS:

- (a) Such sign shall not exceed 16 square feet in area when located within any Residential or Mixed-Use district.
- (b) Such sign shall not exceed 24 square feet in area when located within any Nonresidential district.
- (c) Such sign shall be removed from the site within seven (7) days after completion of the project.

WHERE PERMITTED:

All districts



SIGNS ALLOWED WITHOUT A PERMIT

DIRECTIONAL SIGN

A sign in conformance with public traffic sign standards directing traffic movement into, out of or within a development, that has a purpose secondary to the use of the lot on which it is located. Examples include “entrance”, “exit”, “no trespassing”, “loading only” and other types of directional signs.

STANDARDS:

- (a) The size of such sign shall not exceed four (4) feet in height and four (4) square feet.
- (b) Such sign may be illuminated in accordance with Sec. 9.9.6.

WHERE PERMITTED:

All districts



HANGING SIGN

A pedestrian-oriented sign that hangs perpendicular to a building wall that hangs down from and is supported by or is attached to the underside of a canopy or awning.

STANDARDS:

- (a) Only one (1) such sign is permitted per customer entrance.
- (b) Such sign shall not exceed three (3) square feet in area.
- (c) The bottom edge of such sign shall be located a minimum of eight (8) feet above the pedestrian walkway.

WHERE PERMITTED:

All districts; for nonresidential uses only



HISTORICAL MARKER

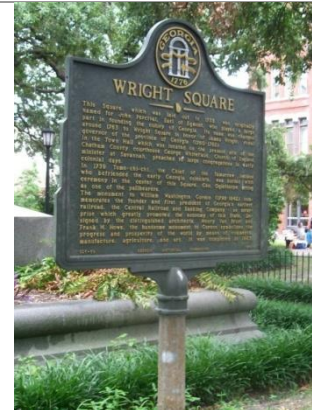
Any permanent or semi-permanent plaque with text that is embedded into the ground, mounted on a structure.

STANDARDS:

- (a) Such sign shall not exceed 16 square feet in area.
- (b) Approval by the Historic Site and Monument Commission may be required before sign installation. See *The Markers, Monument, and Public Art Master Plan and Guidelines for the City of Savannah* for additional standards.

WHERE PERMITTED:

All districts



SIGNS ALLOWED WITHOUT A PERMIT

INCIDENTAL SIGN

A pedestrian-oriented sign attached flat against a building wall or window at any public entrance or exit.

STANDARDS:

- (a) One (1) such sign shall be permitted per public entrance. Where multiple businesses take access from an entrance, each business shall be permitted one (1) such sign; however, in no case shall the aggregate sign area exceed the maximum sign area as set forth below.
- (b) Such sign shall not exceed three (3) square feet per principal use up to a maximum aggregate sign area of six (6) square feet.
- (c) The sign shall be mounted flat against the wall of the principal building with the closest edge of the sign no more than two (2) feet from the main entrance.
- (d) Such sign may be illuminated in accordance with Sec. 9.9.6

WHERE PERMITTED:

All districts; for nonresidential uses only



MEMORIAL SIGN

A memorial sign, tablet or historical plaque providing information that is historic in nature and related to the site on which the sign is located. Such signs shall be attached flat against a building or a wall or located on the ground.

STANDARDS:

Such sign shall not exceed two (2) square feet in area.

WHERE PERMITTED:

All districts



PARKING DIRECTIONAL SIGN

Signs located at off-street parking facilities.

STANDARDS:

- (a) The size of such signs shall not exceed four (4) square feet.

WHERE PERMITTED:

All districts



SIGNS ALLOWED WITHOUT A PERMIT

PARKING REGULATION SIGN

A sign located where there is a prohibition on parking in a private parking lot or parking area during certain hours or at specified times.

STANDARDS:

- (a) Such sign shall be located at each designated entrance to a parking lot or parking area where parking prohibitions are to be effective. Where there is no designated entrance, such signs shall be erected so as to be clearly visible from each and every parking space. All such signs shall be visible and readable at all hours.
- (b) Such sign shall be seven and one-half (7.5) square feet in area (2.5' x 3').
- (c) The bottom of such sign located at a designated entrance to a parking lot shall be four (4) feet above the site grade; provided that where there is no designated entrance, the bottom of such signs shall be six (6) feet above the grade if vehicles are to be parked between the sign and the maneuvering area for the parking space.
- (d) Such sign shall be in compliance with O.C.G.A. §44-1-13.

WHERE PERMITTED: All districts



CERTAIN TEMPORARY SIGNS

The following are the types of temporary signs permitted without a permit. A property shall be permitted one (1) of each type per street frontage.

STANDARDS:

- (a) Signs by public, charitable or educational institutions or places of worship.
 - i. One (1) sign shall be permitted per street frontage.
 - ii. The sign shall not exceed 15 square feet in area.
 - iii. The sign shall be on the premises of the institution.
 - iv. The sign may be installed up to two (2) weeks prior to an event and shall be removed seven (7) days after such event.
- (b) Signs erected during the sale, lease or rental of the property upon which the sign is located.
 - i. One (1) sign shall be permitted per street frontage.
 - ii. The sign shall not exceed six (6) square feet in area in any Conservation or Residential district. In Mixed-use districts such signs may be 16 square feet in area. The sign shall be placed no closer than five (5) feet from the street right-of-way or shall be attached to the principal use structure.
 - iii. The sign shall not exceed 32 square feet in area in any Nonresidential district and shall be placed no closer than 10 feet from the street right-of-way or shall be attached to the principal use structure.
 - iv. Any such sign shall be removed within seven (7) days after the property has been sold, leased or rented.
- (c) A sign erected related to a local, state or federal election or referendum on which there will be a public vote.



SIGNS ALLOWED WITHOUT A PERMIT

- i. The sign shall be not exceed 16 square feet.
- ii. The sign shall not be located within a street right-of-way nor located closer than eight (8) feet to the edge of the street pavement. Where sidewalks are in place, such sign may be located closer than eight (8) feet from the edge of pavement as long as it is on the back side of the sidewalk, away from the street.

WHERE PERMITTED:

All districts



WINDOW PROMOTIONAL SIGN

A sign that is attached to or painted on a window or within three (3) feet of the window and oriented so as to be legible from outside of the window.

STANDARDS:

- (a) The sum of such signs shall not exceed 10% of the window area of each façade.
- (b) For the purpose of sign area calculation, such signs shall be considered building signage. In no case shall the aggregate sign area exceed the maximum sign area for building signs as set forth in Sec. 9.9.13.

WHERE PERMITTED:

All districts, except any C-district, for nonresidential uses only.



9.9.11 Signs Requiring Permits

The following descriptions and illustrations define the types of signs that require a sign permit issued in accordance with Sec. 3.15, Sign Permit. The standards applicable to each type of sign are set forth below.

SIGNS REQUIRING PERMITS

BUILDING SIGN

A sign which is attached, erected, etched or painted on an exterior wall or window of a building or structure.

STANDARDS:

- (a) Building signs shall be erected only on building façades facing a street or a private drive if a lot has no frontage on a street. For the purpose of this Section, lots adjacent to waterways are considered to have lot frontage.
 - (i) Additional building signs may be placed on façades that do not have frontage when they can be seen from a public or private street. The maximum allowable size of the additional building signs will be based on the maximum sign area permitted for the façade with frontage. The maximum sign area permitted for the façade with frontage can be distributed between the façades without frontage.
- (b) No portion of a building sign may extend above the roofline; however such a sign may be attached to a hip or mansard-type roof provided the location of the sign shall be restricted to the roof area between the base of the roof and one-half (0.5) the distance to the peak of the roof.

SIGNS REQUIRING PERMITS

- (c) In multi-tenant buildings, the amount of building signage that is allocated per tenant is dependent upon the length of building frontage (i.e. store front/bay width) occupied by the tenant.
- (d) Tenant signs must be located on the façade of the tenant space being identified.
- (e) The aggregate area of all building signs shall not exceed the maximum sign area as set forth in Sec. 9.9.13. For single and two (2) tenant buildings, the maximum sign area set forth in Sec. 9.9.13 shall be the maximum for the entire building. For multi-tenant buildings (those buildings with three (3) or more tenants), the maximum sign area set forth in Sec. 9.9.13 shall be per tenant.
- (f) Signs shall not cover or interrupt major architectural features.
- (g) With the exception of marquees and projecting signs, building signs shall not project out from the building more than 15 inches.
- (h) A building sign may be illuminated in accordance with Sec. 9.9.6.

CANOPY OR AWNING SIGN

A sign painted on, attached to or otherwise displayed on a canopy or awning. This sign type cannot be combined with an above- or below-canopy or awning sign. This sign type does not include canopies over gas pumps (see fuel/gas station canopy sign).

STANDARDS:

- (a) One (1) such sign shall be permitted for each entrance providing public access. Signs on the opposite ends of a canopy or awning shall be considered a single sign.
- (b) Such sign shall not exceed an area of more than one (1) square foot of sign area per horizontal linear foot of canopy or awning, or a maximum of 20 square feet, whichever is less.
- (c) Such shall not be less than eight (8) feet above a pedestrian walkway.

WHERE PERMITTED:

All districts, except any C- district.



ABOVE-CANOPY OR ABOVE-AWNING SIGN

A sign attached parallel above a canopy or awning. This sign type cannot be combined with a canopy or awning sign or a below-canopy or awning sign.

STANDARDS:

- (a) One (1) such sign attached to a canopy or awning shall be permitted for each principal pedestrian entrance providing public access.
- (b) Such sign shall not exceed an area of more than one (1) square foot of sign area per horizontal linear foot of canopy or awning.
- (c) Such sign shall not be less than eight (8) feet above the pedestrian walkway and shall not be less than one (1) foot from the outer edge of the canopy or awning.

WHERE PERMITTED:

All districts, except any C- district. For nonresidential uses only.



SIGNS REQUIRING PERMITS

UNDER-CANOPY OR UNDER-AWNING SIGN

A sign attached parallel to the underside of a canopy or awning. This sign type cannot be combined with a canopy or awning sign or an above-canopy or awning sign.

STANDARDS:

- (a) One (1) such sign attached to a canopy or awning shall be permitted for each principal pedestrian entrance providing public access.
- (b) Such sign shall not exceed an area of six (6) square feet.
- (c) Such sign shall not be less than eight (8) feet above the pedestrian walkway and shall not be less than one (1) foot from the outer edge of the canopy or awning.
- (d) Letters or symbols shall not exceed 10 inches in height.

WHERE PERMITTED:

All districts, except any C- district. For nonresidential uses only.



MARQUEE SIGN

A sign attached to the face of marquee not projecting above or below the face of the marquee. A marquee is a permanent roof-like structure that projects from the façade of a building over an entrance.

STANDARDS:

- (a) One (1) such sign shall be permitted for each building façade with an entrance providing public access.
- (b) The lowest point of such sign shall not be less than 10 feet above the pedestrian walkway.
- (c) Such sign shall not exceed an area of one (1) square foot per linear foot of building frontage or 90 square feet, whichever is less.
- (d) Copy shall not be changed more than once every 24 hours.
- (e) Copy shall not be animated, revolve, flash or have running lights.

WHERE PERMITTED:

TN-1, TN-2, TC-1, TC-2, OI, B-N, B-C, I-L-T districts, for nonresidential uses



SIGNS REQUIRING PERMITS

PROJECTING SIGN

A sign attached perpendicular to an exterior wall of a building or structure.

STANDARDS:

- (a) Such sign shall not extend above the top of the wall to which it is attached, except that a sign 18 inches or less in width may extend up to a maximum of 24 inches beyond the top of the wall.
- (b) Such sign shall not exceed an area of one (1) square foot per linear foot of building frontage.
- (c) Only one (1) such sign per establishment shall be permitted.
- (d) There shall be a minimum horizontal separation of 25 feet between such signs.
- (d) No portion of such sign shall be less than eight (8) feet above a pedestrian walkway.

WHERE PERMITTED:

TN-1, TN-2, TC-1, TC-2, OI, B-L, B-N, B-C, B-M, I-L-R, I-L-T, I-L, I-H districts, for nonresidential uses.



WALL/WINDOW SIGN

A permanent sign which is attached, erected, etched or painted on a wall or window of a building or structure.

STANDARDS:

- (a) Such sign shall not exceed an area of two (2) square feet per linear foot of building frontage.
- (b) Where such signs are attached, erected, etched or painted on a window, the sum of such signs shall not exceed 10% of the window area of each façade.

WHERE PERMITTED:

All districts, for nonresidential uses only.



GROUND SIGNS

A freestanding sign that is placed in or upon the ground surface, and not attached to any building or structure. The following standards apply to all ground signs listed below. Additional standards may apply to specific sign types.

- (a) The maximum height of each ground sign shall be in accordance with Sec. 9.9.12.

SIGNS REQUIRING PERMITS

(b) One (1) ground sign shall be permitted for every 400 feet of lot frontage; however, the number of ground signs shall not exceed three (3) signs per frontage. There shall be at least 400 feet of separation between such signs. The number of ground signs shall not be variable (i.e. additional ground signs shall not be permitted). For the purpose of this Section, lots adjacent to waterways are considered to have lot frontage.

Commentary: One (1) ground sign shall be permitted for lots with between one (1) and 400 linear feet of lot frontage. Two (2) ground signs shall be permitted for lots with between 401 and 800 linear feet of lot frontage. Three (3) ground signs shall be permitted for lots with 801 or more linear feet of lot frontage.

(c) Where a lot has frontage on a street but does not take access from said street, only one (1) ground sign is permitted for that frontage regardless of the length of frontage. For lots with lot frontage on limited access facilities, no ground sign shall be permitted along that frontage.

(d) Where a user places signage on a multi-tenant sign, no additional signage by such user shall be placed on another ground sign with the same frontage as the multi-tenant sign unless additional signs are permitted due to length of lot frontage (see (b) above).

(e) The location of the sign shall not create a hazard or conflict with the movement of pedestrian or vehicular traffic and shall be set back at least 20 feet from any street or driveway intersection.

(f) No portion of the sign shall be located within two (2) feet of a street right-of-way.

(g) No portion of the sign shall be located within 10 feet from the edge of the pavement or driving surface of any public or private road, drive or lane and five (5) from the edge of pavement of any vehicular access easement.

(h) Ground signs may be illuminated in accordance with Sec. 9.9.6.

DECORATIVE POST SIGN

A low-profile freestanding sign mounted on two (2) posts placed at the outermost sides of the sign face or within six (6) inches of the edge of the sign face. A decorative post sign is similar to a monument sign except that the base is not solid.

STANDARDS:

(a) Such sign shall not exceed six (6) feet in height.

(b) Such sign shall not exceed an area of 16 square feet in size or shall be in accordance with Table 9.9-2, Maximum Sign Area for Ground Signs, whichever is less.

(c) Such sign shall either be a dimensional sign (i.e. the sign copy is sandblasted, carved and/or layered) or have a minimal thickness of one and one-half (1.5) inches.

Commentary: The intent of the above standard is to give the appearance of a sign that is not flat. The minimal thickness may be achieved by providing a raised border/frame on both sides of the sign face (e.g. a one-half (0.5) inch border on each side of a one-half (0.5) inch piece of wood) in lieu of an entire sign panel that is one and one-half (1.5) inches in width.

(d) Such signs shall be externally illuminated only.

WHERE PERMITTED:

All districts, for multi-family and nonresidential uses only.



SIGNS REQUIRING PERMITS

MONUMENT SIGN

A freestanding sign permanently attached to the ground with a continuous base not less than 70% of the width of the widest point of the sign. Where a sign base includes voids such as arches or cut-outs that at no point exceed 40% of the width of the base as an architectural element of the sign, the void shall be considered solid in calculating the width of the base.

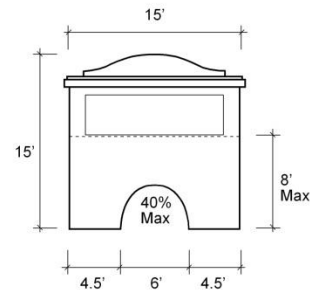
STANDARDS:

- (a) Such sign shall be permitted one (1) square foot of sign area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area as set forth in Table 9.9-2.
- (b) The sign copy shall begin no higher than eight (8) feet from the crown of the road.
- (c) The base of such sign shall either be landscaped, include architectural features such as a string course (i.e. projecting horizontal band), or be of a different material than that of the remaining sign structure.
- (d) Where landscaping is used to meet the requirement of (c) above, shrubs shall be of a variety that under normal circumstances will grow to be one-half (0.5) the height of the base within three (3) years of erection of the structure. Plantings must be evenly distributed around the sign base but may be grouped and located so as to maintain visibility of the sign and the site.
- (e) The height to width ratio of such sign that is 10 feet in height and taller shall not exceed the following:
 - i) Signs that are 10-15 feet in height shall have a ratio of 1.0 or less.
 - ii) Signs that are greater than 15 feet in height shall have a ratio of 0.5 or less.

Commentary: *The height to width ratio shall be calculated by dividing the width of the sign at its widest point by the height of the sign at its tallest point.*

WHERE PERMITTED:

All districts, for multifamily and nonresidential uses



SIGNS REQUIRING PERMITS

CERTAIN TEMPORARY SIGNS

A property shall be permitted one (1) of each type per street frontage.

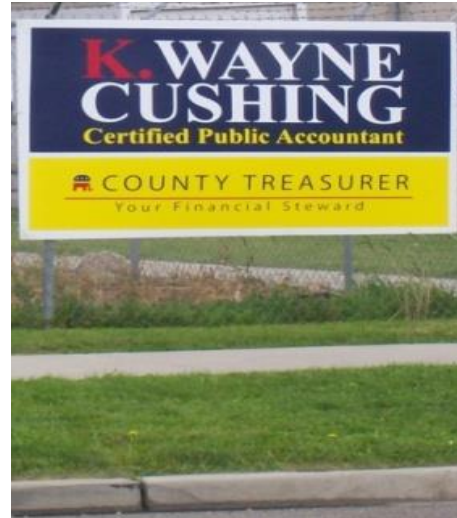
STANDARDS:

(a) A sign erected related to a local, state or federal election or referendum on which there will be a public vote.

- i. The sign shall be no taller than six (6) feet.
- ii. The sign shall be 16 square feet or larger.
- iii. The sign shall not be located within a street right-of-way nor located closer than eight (8) feet to the edge of the street pavement. Where sidewalks are in place, such sign may be located closer than eight (8) feet from the edge of pavement as long as it is on the back side of the sidewalk, away from the street.

WHERE PERMITTED:

All districts



SIGNS REQUIRING PERMITS

MULTI-TENANT SIGN

A monument or pylon ground sign located at a multi-tenant development.

STANDARDS:

(a) Each multi-tenant monument sign shall be permitted one (1) square foot of sign display area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area for a monument sign as set forth in Table 9.9-2.

(b) Each multi-tenant pylon sign shall be permitted one-half (0.5) square foot of sign display area per lot foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area for a pylon sign as set forth in Table 9.9-3.

(c) The sign copy for a monument sign shall begin no higher than eight (8) feet from the crown of the road.

(d) The base of such signs shall either be landscaped, include architectural features such as a string course (i.e. projecting horizontal band), or be of a different material than that of the remaining sign structure.

(e) Where landscaping is used to meet the requirement of (e) above, shrubs shall be of a variety that under normal circumstances will grow to be one-half (0.5) the height of the base within three (3) years of erection of the structure. Plantings must be evenly distributed around the sign base but may be grouped and located so as to maintain visibility of the sign and the site.

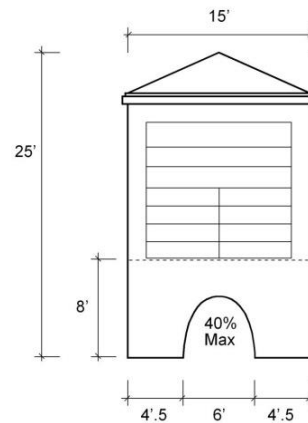
(f) The height to width ratio of a monument sign 10 feet in height and taller shall not exceed the following:

- i) Signs that are 10-15 feet in height shall have a ratio of 1.0 or less.
- ii) Signs that are greater than 15 feet in height shall have a ratio of 0.5 or less.

COMMENTARY: *The height to width ration shall be calculated by dividing the width by the height of the sign.*

WHERE PERMITTED:

All districts, for multifamily and nonresidential uses



SIGNS REQUIRING PERMITS

PYLON SIGN

A freestanding sign permanently attached to the ground by a single support that is at least 40% but less than 70% of the width of the widest point of the sign.

STANDARDS:

- (a) Such sign shall be permitted three-quarter (0.75) square foot of sign display area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area as set forth in Table 9.9-3.
- (b) No portion of the sign face shall be less than nine (9) feet above an area used for vehicular access to ingress, egress, park or circulate in any area where vehicular traffic is legally permitted.

WHERE PERMITTED:

Permitted in nonresidential, commercial and mixed use districts.



ALL OTHER SIGNS AS LISTED BELOW

- (a) The location of any sign shall not create a hazard or conflict with the movement of pedestrian or vehicular traffic and shall be set back at least 20 feet from any street or driveway intersection.
- (b) No portion of the sign shall be located within two (2) feet of a street right-of-way.
- (c) Signs shall not be illuminated unless specifically indicated below.

MANUAL CHANGEABLE COPY/READER BOARD SIGN

A wall/window or ground sign with manual or mechanized changeable copy designed to change numbers, letter or images. Such signage shall comply with the standards regulating wall/window or ground signs in addition to the following standards. Marquee signs are exempt from these standards.

STANDARDS:

- (a) One (1) such sign, whether that be electronic or manual, shall be permitted per frontage.
- (b) Sign area shall be limited to one (1) square foot of area for each foot of lot frontage occupied by the principal use provided that such sign shall not exceed the standards set forth below. This area shall be in addition to that otherwise permitted in this Section.
 - (i) In Residential zoning districts, copy shall not exceed 24 square feet for Type I and Type II streets and 15 square feet for all other streets.
 - (ii) In Nonresidential zoning districts, copy shall not exceed 75% of the total sign area or 40 square feet, whichever is less, for Type I and Type II streets or 24 square feet, whichever is less, for all other streets.
- (c) Copy shall not be animated, revolve, flash or have running lights.
- (d) Copy shall be securely fastened to the sign.
- (e) Such signs may be illuminated in accordance with Sec. 9.9.6, with the exception of Sec. 9.9.6.e.ii.

WHERE PERMITTED:



SIGNS REQUIRING PERMITS

All districts located outside of any National Register Historic District provided that only public uses, public and private schools, colleges and universities and places of worship shall be permitted to have such signs in the RSF-, RTF, TR-, RMF- or RMHP zoning districts. For nonresidential uses only.

ELECTRONIC CHANGEABLE COPY/READER BOARD SIGN

A wall/window or ground sign with electronic changeable copy designed to change numbers, letter or images. Such signage shall comply with the standards regulating wall/window or ground signs in addition to the following standards. Marquee signs are exempt from these standards.

STANDARDS:

- (a) One (1) such sign, whether that be electronic or manual, shall be permitted per frontage.
- (b) Copy shall not be changed more than once per 24 hours.
- (c) Sign area shall be limited to one (1) square foot of area for each foot of lot frontage occupied by the principal use provided that such sign shall not exceed the standards set forth below. This area shall be in addition to that otherwise permitted in this Section.
 - (i) In Residential zoning districts, copy shall not exceed 24 square feet for Type I and Type II streets and 15 square feet for all other streets.
 - (ii) In Nonresidential zoning districts, copy shall not exceed 50% of the total sign area or 40 square feet, whichever is less, for Type I and Type II streets or 32 square feet, whichever is less, for all other streets.
- (d) Copy shall not be animated, revolve, flash or have running lights.
- (e) Such signs may be illuminated in accordance with Sec. 9.9.6.

WHERE PERMITTED:

All districts located outside of any National Register Historic District provided that only public uses, public and private schools, colleges and universities and places of worship shall be permitted to have such signs in the RSF-, RTF, TR-, RMF- or RMHP zoning districts. For nonresidential uses.



SIGNS REQUIRING PERMITS

FLAG SIGNS

STANDARDS:

- (a) One (1) flag sign shall be permitted per property.
- (b) The flag shall be flown from a freestanding flagpole or mast arm. See Sec. 8.7 Accessory Structures and Uses for additional standards.
- (c) The flag shall not exceed 24 square feet in size.
- (d) Any flag not meeting these standards shall be considered a banner and shall be subject to the regulations as such.

WHERE PERMITTED:

All districts



FUEL/GAS STATION CANOPY SIGN

A sign which is attached flat against the face of a fuel/gas station canopy.

STANDARDS:

- (a) Such sign shall be permitted on no more than two (2) sides of each canopy.
- (b) Such sign shall not be more than 30% of the length of each canopy face or 20 square feet, whichever is less. The remainder of the canopy face may contain colored features provided that no message is displayed.
- (c) No portion of such sign may extend above the roofline, except where the canopy has a minimum roof pitch of 4:12.
- (d) An on-site accessory car wash is permitted two (2) additional building signs not to exceed eight (8) square feet each.
- (e) Such sign may be illuminated in accordance with Sec. 9.8, Outdoor Site Lighting.
- (f) Fuel Pump Signs shall be subject to the following standards:
 - i) Each pump shall be permitted to have two (2) square feet of signage only on each side of the pump containing a fuel dispensing nozzle.
 - ii) Such signs shall not project beyond the outer edge of the canopy.
 - iii) Such signs shall not require a permit.

WHERE PERMITTED:

Any district where Fuel/ Gas stations are permitted.



DRIVE-THRU SIGN

A permanently mounted sign located near or at the drive-thru.

STANDARDS FOR ALL DRIVE-THRU SIGNS:

- (a) The text of such sign shall not be legible from the public right-of-way or any adjacent Residential district.
- (b) Such sign may be illuminated in accordance with Sec. 9.9.6.



Drive-Thru (large)

SIGNS REQUIRING PERMITS

DRIVE-THRU STANDARDS:

- (a) Two (2) such signs per drive-thru lane shall be permitted.
- (b) One (1) of the two (2) signs shall not exceed 36 square feet in area.
- (c) The second sign shall not exceed six (6) square feet in area.
- (d) Digital changeable copy shall comprise no more than 20% of the sign area of such sign or two (2) square feet, whichever is less.
- (e) Only one (1) such sign may contain digital changeable copy.

DRIVE-IN STANDARDS:

- (a) No single sign shall exceed six (6) square feet in area.
- (b) Double-sided signs may be placed on both sides of a parking space.

OUTDOOR SEATING STANDARDS:

- (a) Such sign shall not exceed six (6) square feet in area.

WALK-UP STANDARDS:

- (a) One (1) such sign per frontage providing a window for ordering shall be permitted.
- (b) Such sign shall not exceed 24 square feet in area.

WHERE PERMITTED:

TC-2, OI, any B- and I- district, for nonresidential uses

MULTI-TENANT DIRECTIONAL SIGN

A freestanding sign located adjacent to an internal drive within a nonresidential, multi-tenant development. The text of the sign shall not be legible from any public right-of-way or adjacent property except for outparcels associated with the development (internal directory signs visible from any public right-of-way shall be considered a ground sign).

STANDARDS:

- (a) One (1) such sign shall be permitted at each internal intersection provided the sign is not visible from the public right-of-way.
- (b) Such sign shall not exceed four (4) square feet in area per user. The total area of such sign shall not exceed 40 square feet.
- (c) Such sign shall not exceed five (5) feet in height.
- (d) The location of such signs shall be approved by the City Manager or his or her designee, as appropriate.
- (e) Such signs may be illuminated in accordance with Sec. 9.9.6.

WHERE PERMITTED:

All districts, except any C- district



Drive-Thru (small)



Drive-In



Walk-Up



SIGNS REQUIRING PERMITS

TEMPORARY SIGN ON PUBLIC PROPERTY

A temporary sign may be allowed on any public land or park, subject to a temporary sign permit.

STANDARDS:

- (a) Such signs shall not be illuminated.
- (b) Such sign shall not exceed 32 square feet in area.
- (c) Such sign shall be located along a collector or arterial street.
- (d) Such sign shall not be erected more than seven (7) days before and two (2) days after a public event and shall not be located for more than 30 days per public event unless otherwise authorized by the City Manager or his or her designee.
- (e) Such sign may be allowed by the City Manager or his or her designee for a period longer than 30 consecutive days or 60 days per calendar year provided the sign is maintained in a good order.
- (f) Such signage shall comply with the provisions as set forth in Sections 6-1252 and 6-1254 of the Savannah City Code. No banners shall be erected over any street, lane or highway with any insignia or printed or written letters or pictures and no banner shall be attached to any tree or utility pole unless the sign is erected and removed by the City Manager or his or her designee or an agency approved by the City Manager or his or her designee.

WHERE PERMITTED:

All districts



SUBDIVISION/NEIGHBORHOOD ENTRY SIGN

A sign located at the entrance of a residential, commercial or industrial development or a residential neighborhood.

STANDARDS:

- (a) One (1) monument style or decorative post sign, not exceeding 30 square feet in area (excluding architectural embellishments and decorative sign support structures), shall be permitted at each principal vehicular entrance to a residential, commercial or industrial development.
- (b) Such signs that are a monument style shall not exceed 12 feet in height. Decorative post signs shall not exceed six (6) feet in height.
- (c) The location of such sign shall be as approved by the City Manager or his or her designee, as applicable.
- (d) Such signs may be illuminated in accordance with Sec. 9.9.13.

WHERE PERMITTED:

All districts



SIGNS REQUIRING PERMITS

TEMPORARY SIGNS REQUIRING PERMITS

Certain temporary signs and attention-getting devices are permitted on a limited basis with the issuance of a temporary sign permit.

STANDARDS:

- (a) Such signs shall be displayed for no more than 30 days.
- (b) No more than one (1) such sign per street frontage shall be permitted at a time.
- (c) A minimum of 90 days between temporary sign permits is required.
- (d) One (1) additional temporary sign permit during the opening of a business not previously located on the property shall be allowed for a maximum of 14 days, not more than 14 days prior to the opening and within the first four (4) months of business.
- (e) Banners shall not exceed 32 square feet. Inflated devices shall not exceed 10 feet in height.
- (f) Such signs shall be maintained in good condition.
- (g) Such signs shall not be located on the roof of a structure.
- (h) A temporary window sign during the relocation or closing of a use may be permitted for a period of up to 90 days prior to the date of closing and shall be limited to 10% of the glassed area of the window or door pane on which it is located.

WHERE PERMITTED:

All districts, except any C- district.



TEMPORARY SIGNS ASSOCIATED WITH A TEMPORARY USE

Certain temporary signs associated with a temporary use are permitted on a limited basis with the issuance of a temporary sign permit.

STANDARDS:

- (a) Such signs shall be located on the same lot of land as the permitted temporary use.
- (b) Such signs shall be permitted for a period not to exceed 30 days per quarter or 60 days per calendar year.
- (c) No more than two (2) such signs per property shall be permitted at a time. No additional signage shall be permitted.
- (d) The maximum size of any such sign shall not exceed 16 square feet.
- (e) Such signs shall be secured in a manner required by the City Manager or his or her designee to protect the public safety and welfare.
- (f) Such signs shall be maintained in good condition.
- (g) Such signs shall not be located on the roof of a structure.

WHERE PERMITTED:

All districts where the temporary use is permitted.

9.9.12 Maximum Sign Height

A ground sign shall not exceed the maximum height based on the zoning district, street type, sign type and number of tenants (see the appropriate street type map in Sec. 9.9.4 to determine street types). The maximum sign heights listed below shall not apply when a specific height standard is provided in Sec. 9.9.10 and 9.9.11. The maximum sign height standards for signs within the Special Sign Districts are set forth in Sec. 9.9.17.

Table 9.9-1 Maximum Sign Height for Ground Signs

Zoning District	Monument Signs		Pylon Signs	
	1-2 tenants	3+ tenants	1-2 tenants	3+ tenants
C-, RSF, RTF, TR, TN, RMHP	6	6	6	6
OI-T, TC	6	8	6	8
B-M	8	10	8	10
RMF-, B-L, A-1	8	12	10	12
D-X, B-N, OI, IL-R on All Other Streets	8	12	8	12
D-X, B-N, OI, IL-R on Type II Streets	10	15	12	15
D-X, B-N, OI, IL-R on Type I Streets	12	20	15	20
OI-E, B-C, IL-T, IL, IH on All Other Streets	10	15	10	15
OI-E, B-C, IL-T, IL, IH on Type II Streets	12	20	15	20
OI-E, B-C, IL-T, IL, IH on Type I Streets	15	25	20	25

[1] For properties with frontage on Abercorn Street between Stephenson Avenue and Largo Drive the maximum sign height for principal use freestanding signs shall be 40 feet. For signs between 20 and 40 feet in height, support by two poles is permitted.

9.9.13 Maximum Sign Area

The total sign area for each use shall not exceed the following maximum sign areas, except for signs associated with a monumental building, hospital, or park (see the appropriate street type map in Sec. 9.9.4 to determine street types). Where a ground sign is associated with a monumental building, hospital or park, it shall be permitted a minimum sign area of 30 square feet or the maximum sign area established below, whichever is greater. The maximum sign areas listed below shall not apply when a specific sign area standard is provided in Sec. 9.9.10 and 9.9.11. The maximum sign area standards for signs within the Special Sign Districts are set forth in Sec. 9.9.17.

Table 9.9-2 Maximum Sign Area for Ground Signs-Monument Style

Zoning District	1 st Tenant (Total Maximum Sign Area)	2 nd Tenant (Additional Sign Area)	3 ⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
C-, RSF-, RTF, TR-, TN-, RMHP	15	-	-	15
OI-T, TC-	15	10	-	25

Zoning District	1 st Tenant (Total Maximum Sign Area)	2 nd Tenant (Additional Sign Area)	3 ⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
B-M	15	10	-	25
RMF-, B-L, A-1	20	10	10	40
D-X, B-N, OI, IL-R on All Other Streets	20	10	10	50
D-X, B-N, OI, IL-R on Type II Streets	35	10	10	65
D-X, B-N, OI, IL-R on Type I Streets	50	10	10	80
OI-E, B-C, IL-T, IL, IH on All Other Streets	25	10	10	60
OI-E, B-C, IL-T, IL, IH on Type II Streets	50	15	12	125
OI-E, B-C, IL-T, IL, IH on Type I Streets	75	25	12	160

[1] For properties with frontage on Abercorn Street between Stephenson Avenue and Largo Drive, the maximum sign area for principal use freestanding signs shall be 125 square feet. Business uses which provide outdoor retail sales lots such as vehicles or heavy equipment may increase the sign area by 35 square feet within the BC district; provided such sign shall be set back not less than 35 feet from the street right-of-way. For signs between 20 and 40 feet in height support by at least two poles shall be permitted.

Table 9.9-3 Maximum Sign Area for Ground Signs-Pylon Style

Zoning District	1 st Tenant (Total Maximum Sign Area)	2 nd Tenant (Additional Sign Area)	3 ⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
C-, RSF-, RTF, TR-, TN-, RMHP	12	-	-	12
OI-T, TC-	12	8	-	20
B-M	12	8	-	20
RMF-, B-L, A-1	15	10	5	30
D-X, B-N, OI, IL-R on All Other Streets	12	10	10	32
D-X, B-N, OI, IL-R on Type II Streets	20	10	10	45
D-X, B-N, OI, IL-R on Type I Streets	25	10	10	65
OI-E, B-C, IL-T, IL, IH on All Other Streets	20	10	10	45
OI-E, B-C, IL-T, IL, IH on Type II Streets	40	15	10	95
OI-E, B-C, IL-T, IL, IH	50	15	10	115

on Type I Streets				
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[1] For properties with frontage on Abercorn Street between Stephenson Avenue and Largo Drive the maximum sign area shall be 125 square feet. Business uses which provide outdoor retail sales lots such as vehicles or heavy equipment may increase the sign area size by 35 square feet within the BC district; provided such sign shall be set back not less than 35 feet from the street right-of way.

Commentary: The tables above do not mandate the allocation of sign area per tenant; rather establish the amount of sign area permitted per tenant up to a maximum sign area. For example, an OI-T property with three (3) tenant signs on a monument style sign is permitted a total of 25 sq. ft. of signage. The sign area can be distributed evenly with 8.3 sq. ft. of signage per tenant or two (2) tenants can have 10 sq. ft. of signage and the third can have five (5) sq. ft. of signage. The allocation of the signage is at the discretion of the sign owner. However, there must be at least three (3) tenants with signage on the sign in order to be permitted the 25 sq. ft. of signage. It is not sufficient to have three (3) or more tenants on the property and only one (1) or two (2) tenant signs on the sign.

Table 9.9-4 Maximum Sign Area for Building Signs

Zoning District	Type I Street (sq. ft.)	Type II Street (sq. ft.)	All Other Streets (sq. ft.)
C-, RSF-, RTF, TR-, TN-, RMHP	20	20	20
OI-T, TC-	32	26	20
B-M	64	48	32
RMF-, B-L, A-1	75	55	40
D-X, B-N, OI, IL-R	200	150	100
OI-E, B-C, IL-T, IL, IH*	300	250	200

* In addition to the above maximum sign area for building signs requirements, one (1) additional sq. ft. of building sign area per two (2) linear feet of building frontage shall be allowed for each two (2) linear feet of building frontage greater than 100 feet along one street within the B-C, IL-T, IL, and IH districts. (For example, a use on a Type II street in a B-C district having 150 feet of building frontage would net an additional 25 sq. ft. of sign area for a building sign--i.e., $150 - 100 = 50$; $50 \text{ divided by } 2 = 25$; $25 + 250 = 275$.)

9.9.14 Special Public Signs

- b.** A special public sign in which the sign copy, message, image or display is changed electronically but which generally has the appearance of a stationary message board shall be permitted in conjunction with uses which present, on a regular basis, on-site events or performances of public interest. Such uses include publicly owned civic centers, stadiums and arenas.
- c.** A special public sign may be a wall/window sign or ground sign and shall meet the following requirements:
 - i.** The image or copy of the sign shall be changed no more than once every 15 minutes;
 - ii.** Such sign must front onto an arterial street;
 - iii.** Such sign shall be permitted one (1) square foot of sign area for each linear foot of lot frontage occupied by the principal use, up to a maximum of 150 square feet;

- iv. Only one (1) such sign shall be permitted per principal use in lieu of any ground sign permitted on the frontage where the special public sign is located; and
- v. The maximum height for such signs shall be 25 feet.

9.9.15 Billboards

The standards for billboards shall also apply to digital and billboards and multiple-message signs, unless otherwise provided in this Section.

a. Where Permitted

- i. Billboards shall only be permitted on a site which abuts a street classified as an arterial roadway or a limited access highway and is located in a B-C, IL-T, IL, IH or PD zoning district. Such signs shall not be permitted inside the boundaries of any locally designated Historic District or Property or any National Register Historic District. Billboards along roadways identified on the Street Type Map for Billboards in subsection b. below shall comply with the “protected” and “restricted” roadways provisions of this Section.
- ii. In addition to the above, digital billboards and other multiple-message signs shall only be permitted along four (4)-lane or more arterial roadways as identified in Appendix A-1, except that digital billboards shall not be permitted inside the boundaries of any urban redevelopment areas as defined by the City of Savannah.
- iii. Effective October 7, 2011 no more than three (3) new digital billboard faces shall be erected or converted in the City.

b. Street Type Map for Billboards

The following Street Type Map for Billboards shall apply for the purpose of this Section in determining arterial, “protected”, and “restricted” roadways. All “protected” and “restricted” roadways are arterials.

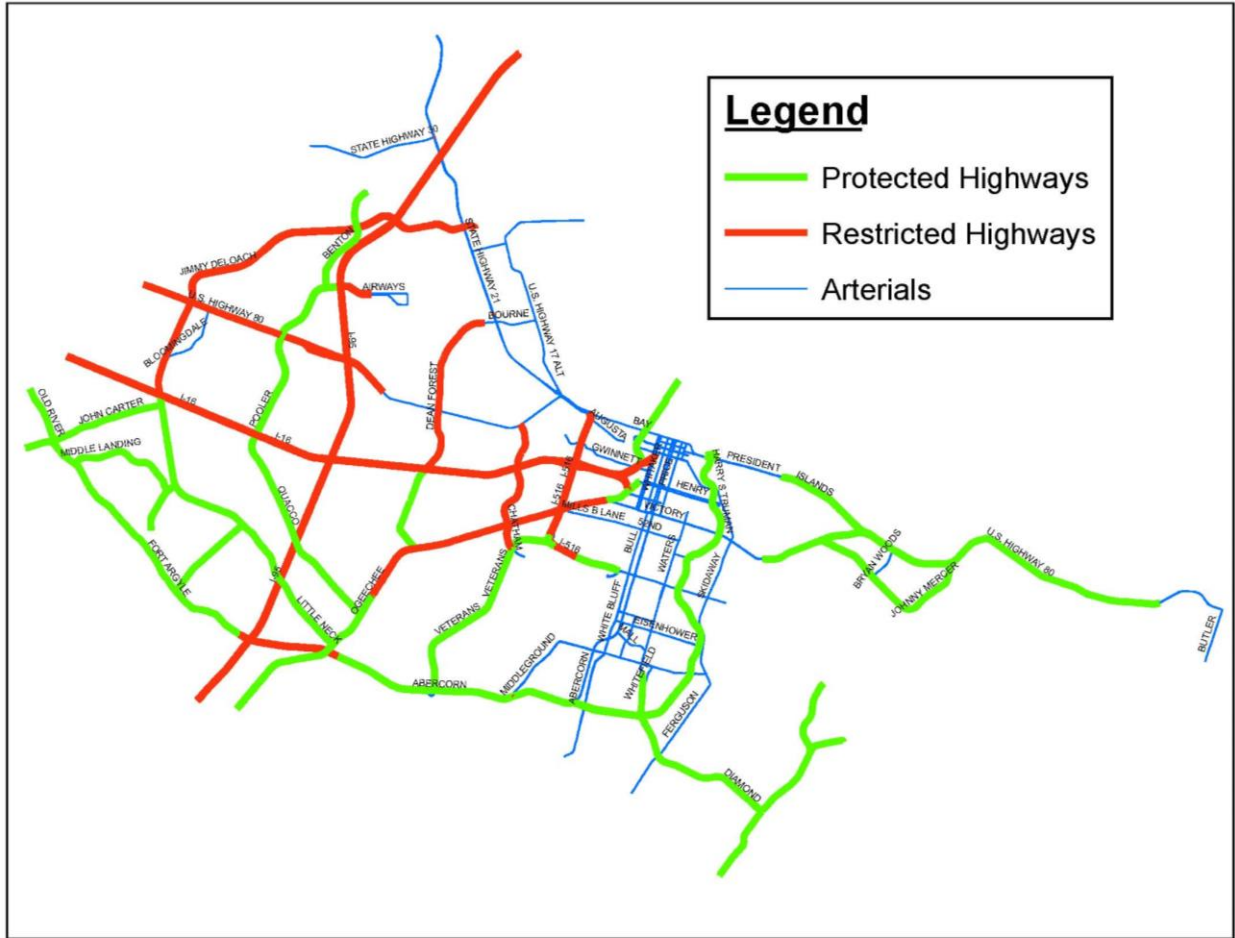


Figure 9.9-12
Arterial, Protected and Restricted Highways Map
of city of Savannah

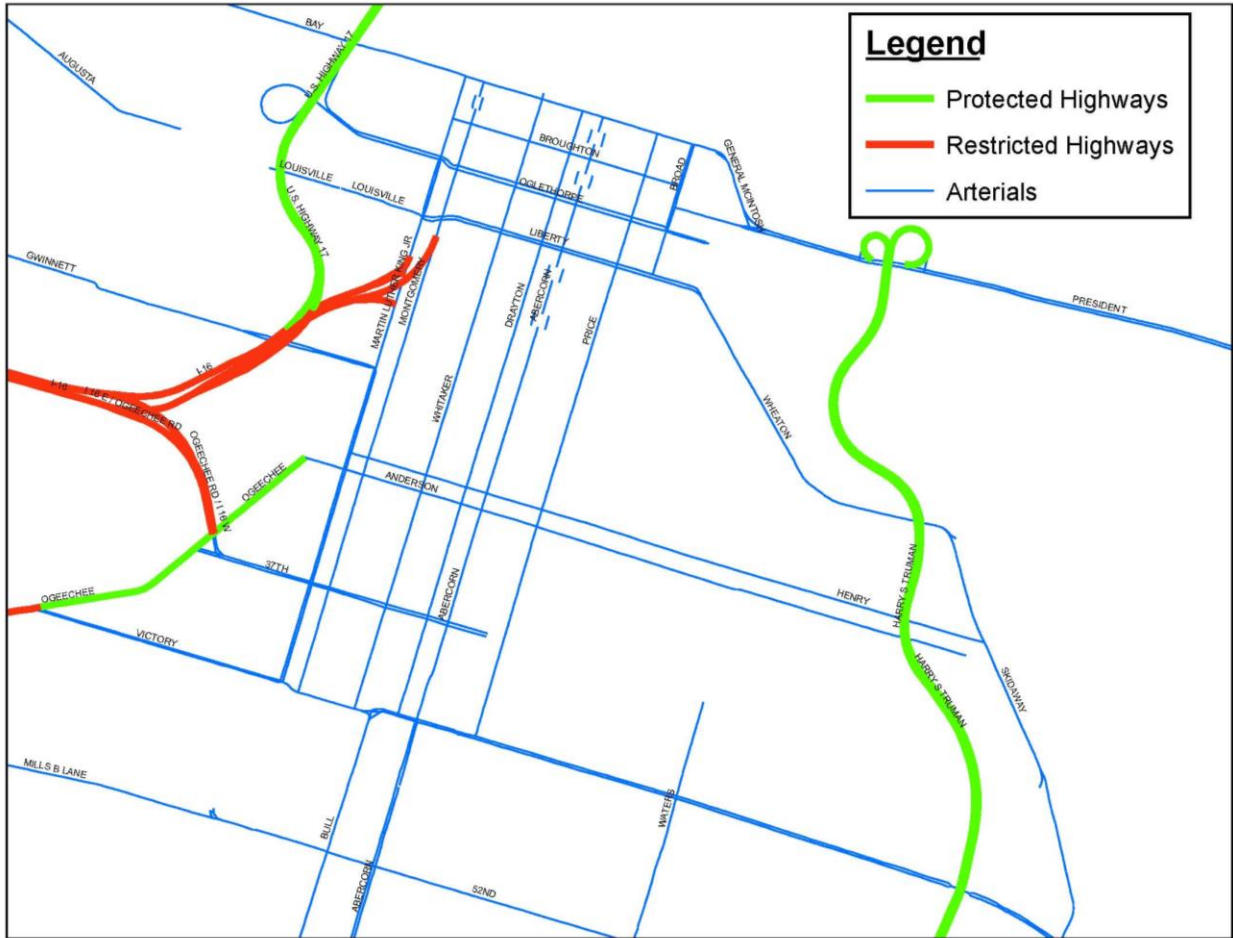


Figure 9.9-13
Inset for Arterial, Protected and Restricted Highways Map
of city of Savannah

c. Signable Quadrant

The signable quadrant is an area extending for a set distance along the roadway from the intersection of the right-of-way of two (2) or more arterial streets (excluding the area along a protected or interstate roadway) and 660 feet perpendicular to the right-of-way of such roadways.

i. Signable Quadrant for Restricted Roadways

An area extending (1) 3,000 feet along the roadways from the intersection of the rights-of-way of a restricted roadway with an arterial street or another restrict roadway and (2) 660 feet parallel to the rights-of-way of both such roadways.

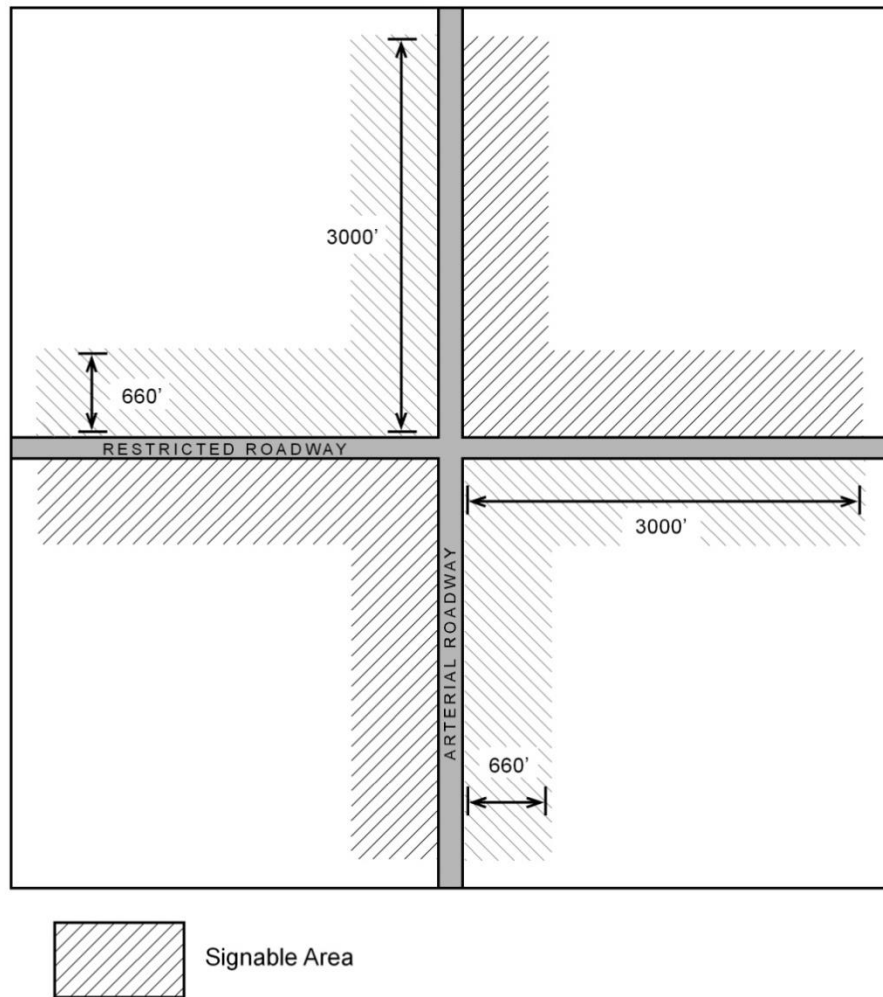
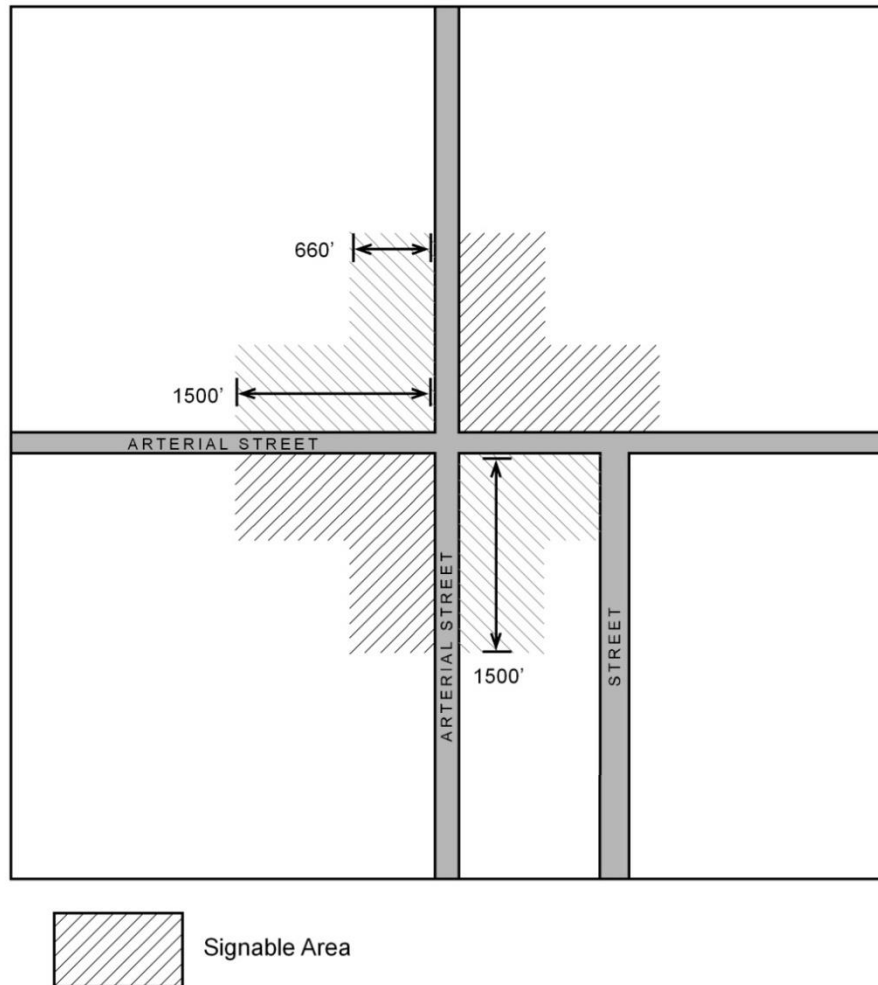


Figure 9.9-14
Signable Quadrant for Restricted Roadways

ii. Signable Quadrant for Arterials

An area extending (1) 1,500 feet along the roadway from the intersection of the rights-of-way of two or more arterial streets (excluding protected, restricted or interstate roadways) or to the next intervening street if less than 1,500 feet and (2) 660 feet parallel to the rights-of-way of both such streets.



**Figure 9.9-15
Signable Quadrant for Arterials**

d. Interstate Highway

- i. Billboards adjacent to an Interstate Highway shall be limited to three (3) signs per roadway frontage per interchange quadrant with the signs being restricted to an area 1,200 feet in length, beginning 500 feet from the point where the pavement commences or ceases to widen at exits from or entrances to the main-traveled way, as measured to accommodate the longest entrance or exit ramp.
- ii. All signs shall be in compliance with GDOT standards and Georgia law. Further, all signs within the same quadrant shall be a minimum of 500 feet apart at their nearest points and shall be located within 660 feet of an Interstate Highway right-of-way.

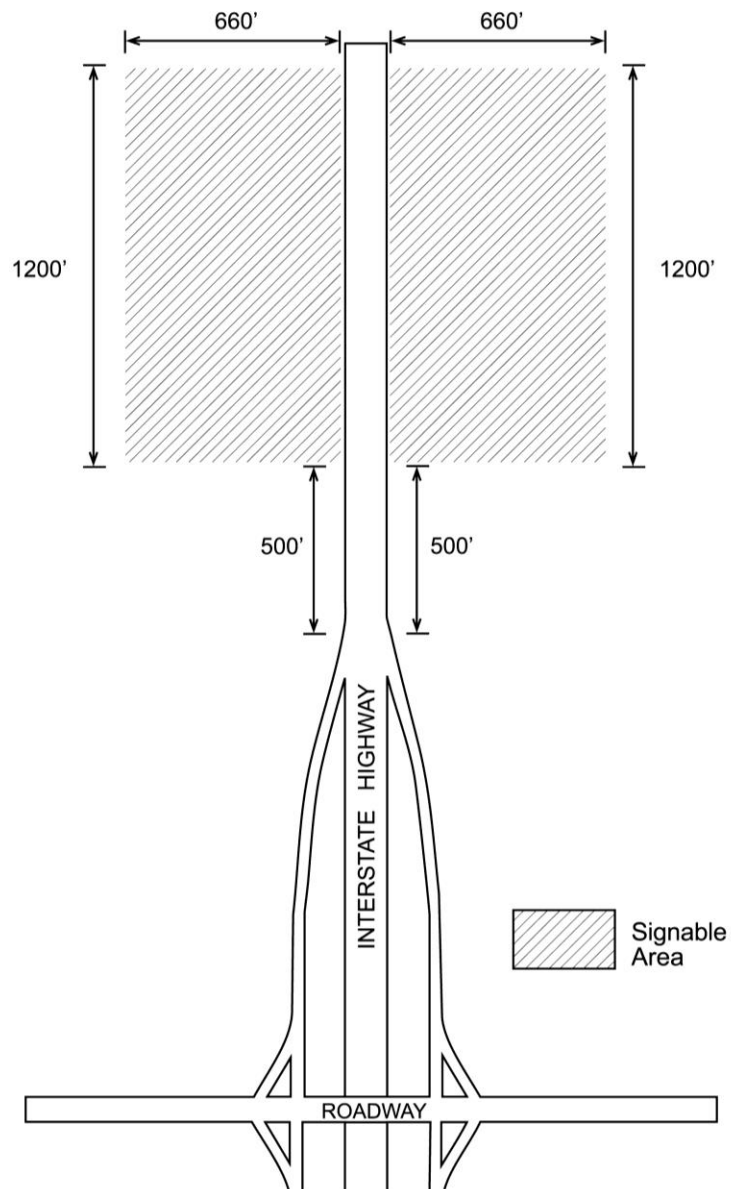


Figure 9.9-16
Signable Quadrant for Billboards along Interstate Highways

e. Signs along Protected Roadways

Billboards shall not be permitted within 660 feet of the right-of-way of a protected highway except where the sign is oriented toward the travel way of an adjacent arterial street and the sign, including the sign support, is blocked from view from the travel way of the protected roadway by a permanent structure.

f. Signs along Restricted Roadways (other than Interstate Highways)

- i.** Billboards shall not be permitted within 660 feet of the right-of-way of a restricted roadway except as provided for in subsection g. below.
- ii.** A billboard may be permitted where such sign is oriented toward the travel way of an adjacent arterial street and the sign, including the sign support, is blocked from view from the travel way of the restricted roadway by a permanent structure.

g. Signs within a Signable Quadrant

Billboards shall be permitted within a signable quadrant subject to the following conditions:

- i.** The property is zoned to allow a billboard.
- ii.** The billboard complies with all design standards and separation requirements.
- iii.** No more than three (3) billboards shall be permitted within each signable quadrant of the intersection.
- iv.** The signs do not violate the interstate and protected roadway provisions of these regulations.

h. Signs within Overlapping Signable Quadrants

Where the signable quadrant of an intersection overlaps with one (1) or more other signable quadrants, no billboards shall be permitted which would increase the number of signs within any one (1) quadrant above three (3).

i. Sign Separation

- i.** Except for digital billboards, other multiple-message signs, and billboards located within a Signable Quadrant (as provided for in paragraphs c. through h. above), the minimum distance between billboards shall be 1,250 feet on the same side of the street and 500 feet on the opposite side of the street.
- ii.** Except for digital billboards and other multiple-message signs, the minimum distance between billboards within a Signable Quadrant shall be 500 feet in any direction.
- iii.** The minimum distance between digital billboards and other multiple-message signs shall be 5,000 feet on the same side of the street and 2,500 feet on the opposite side of the street.
- iv.** Sign separation standards are not variable.

j. Maximum Sign Area

- i.** The maximum billboard sign area per property shall be limited to the following:
 - (1)** For properties fronting on I-16 or I-95 the maximum area shall be 672 square feet.
 - (2)** For properties fronting on I-516 or located within an Industrial district and adjacent to an Industrial district along the front and side property lines, the maximum area shall be 378 square feet.
 - (3)** For all other properties where a billboard is permitted, the maximum area shall be 300 square feet.

- ii. The sign structure shall contain no more than two (2) signs facing in any one direction; however, the total sign area shall not exceed the permitted sign area per Sec. 9.9.15.i.i. above.
- iii. Temporary cutouts or extensions shall be permitted on all signs except digital billboards; provided, however, that in no event shall the cutout or extension exceed 15% of the total area.
- iv. **Nonconforming billboards required to be removed**
 - (1) One (1) new digital billboard or other multiple-message signs face will be permitted when a number of existing nonconforming billboards that correspond to a ratio is removed, unless provided herein. The ratio shall be two and one-half (2.5) square feet of existing nonconforming billboard face space for every one (1) square foot of digital billboard face to be erected. The nonconforming billboard(s) removed shall be located within the jurisdiction where the new digital billboard is to be constructed. Nonconformity shall be determined by applicable sections of this Ordinance.
 - (2) The required nonconforming billboard area shall first be removed within the same aldermanic district in which the digital billboard or other multiple-message sign is located. If no nonconforming billboard area exists within such district, the removal of nonconforming billboard area shall occur on a rotating basis beginning with Aldermanic District 1. For example, if the removal of nonconforming billboard area equals two (2) billboard faces and no nonconforming billboard area existed in the same aldermanic district, the first billboard would be removed from District 1 and the second would be removed from District 2. Upon the approval of another digital billboard in a district where no nonconforming billboard area existed, nonconforming billboard area would be removed from District 3, and so on.
 - (3) Should an applicant for a digital billboard or other multiple-message sign not own or operate any existing nonconforming billboards within the corporate limits of the City of Savannah, such applicant shall be allowed to convert an existing conforming billboard to a digital billboard or other multiple-message sign provided the applicant meets all other requirements and development standards of this ordinance. Such applicant shall be required, as a prerequisite to the issuance of a permit, to submit an affidavit that certifies that the applicant does not have any interest in any existing nonconforming billboards within the corporate limits of the city. The affidavit shall be submitted to the City Manager or his or her designee.
 - (4) Final approval for new billboard faces shall not be granted until the number of nonconforming billboard faces are removed and certified by the City Manager or his or her designee, the petitioner shall be required to meet all other requirements of the City Code, unless otherwise permitted herein.

k. Sign Height

i. Non-Interstate Highways

No portion of a billboard adjacent to an arterial or limited access highway as identified in Appendix A-1, Street Classifications for Land Uses (excluding an Interstate Highway) shall be more than 50 feet in height. Provided, however, that where such sign is adjacent to an elevated roadway, the height requirement may be extended to not more than 50 feet above the driving surface of such street or highway.

ii. Interstate Highways

The maximum height of billboards located adjacent to an Interstate Highway shall be 70 feet above the highest point of the driving surface of the highway lanes closest to the sign.

iii. Minimum Height of Sign

No portion of a billboard face shall be less than 15 feet above the ground.

l. Design Standards

- i.** Billboards shall be freestanding unless otherwise approved by the Planning Commission. Sign supports shall not consist of wooden material. Sign supports shall be uniformly painted or covered with other protected coatings as approved by the City Manager or his or her designee and shall be constructed from a metal material with no more than two (2) upright support poles. No portion of the supporting structure shall be visible above the top of the sign.
- ii.** A billboard may be constructed so as to provide back-to-back signs facing opposite directions.
- iii.** Billboards shall be located no less than 500 feet from:
 - (1)** A school, place of worship, public building or historically rated building, as measured from the nearest corner of such structure; or
 - (2)** A park, playground, cemetery, historic site or any other place of public assembly, as measured from the nearest property line.
- iv.** Billboards shall not be less than 250 feet from the property line of any property located within any Residential or Conservation zoning district or a residential land use within a Planned Development district or any conforming residential use, with the exception of residential uses in a mixed-use building, in a nonresidential district. Conversion of existing signs, whether conforming or nonconforming, to a digital billboard shall not be permitted within 150 feet of a Residential zoning district or the closest point of a property line of a residential use.
- v.** A billboard operating lawfully is not rendered in violation of this Ordinance by the subsequent location of any of the uses listed above.
- vi.** In addition to those listed above, digital billboards and other multiple-message signs shall comply with the following design standards:
 - (1)** The message must not change displays over a period of not less than 10 seconds, with all moving parts or illumination moving or changing simultaneously;
 - (2)** The sign shall not display any illumination that moves, appears to move or changes in intensity during the static display period;
 - (3)** No auditory message or mechanical sounds may be emitted from the sign;
 - (4)** Any such sign shall contain a default design that will freeze the sign in one (1) position if it malfunctions;
 - (5)** Each sign structure shall have no more than one (1) digital display per direction with a maximum of two (2) signs per structure;
 - (6)** No cut outs shall be permitted; and
 - (7)** Images shall be confined to the digital sign face.
 - (8)** In the City, no sign structure shall support more than one (1) digital billboard face effective October 7, 2011.

m. Sign Illumination

- i. All digital billboards shall be modulated so that from dawn to dusk, the brightness shall not be more than 7,500 NITS (candles per square meter). From dusk to dawn, the brightness shall not be more than 350 NITS.
- ii. All other billboards shall be subject to the illumination standards of Sec. 9.9.6.

n. Sign Maintenance

Billboards, together with their supports, braces, guys and anchors, shall be kept in good repair. A sign remaining unused for a period exceeding 45 days shall be considered a discontinued sign and shall be removed by the sign owner, at the sign owner's expense. All trash and unused materials shall be removed from the area by the sign owner.

o. Sign Identification

Each billboard shall have information attached identifying the agent or agency responsible for its construction and maintenance and the permit number issued by the City Manager or his or her designee for such sign.

p. Required Modification

A digital billboard or other multiple-message signs may be ordered modified by the City Manager or his or her designee based solely on accident statistics and/or reports which demonstrate a causal connection between increased accident levels and a sign permitted under this Section.

9.9.16 Bus Stop Bench Signs

Bus stop bench signs authorized by the Mayor and Aldermen shall be permitted subject to the following requirements:

- a. Such signs shall be prohibited in any local historic district or property.
- b. The sign area shall not exceed 10 square feet (of which maximum overall measurements shall be five (5) feet in length and two (2) feet in height) and shall be restricted to the occupant side of the bench backrest.
- c. The copy area, including pictorials, shall not exceed 40% of the sign area and shall not include any lettering greater than eight (8) inches in height.
- d. High-gloss, reflective or metallic paints shall not be used for any portions of the sign.
- e. The backrest (sign area) shall be shaped similar to the illustration provided below with a minimum of a two (2)-inch-wide solid unbroken border along the outside edge of the sign face.

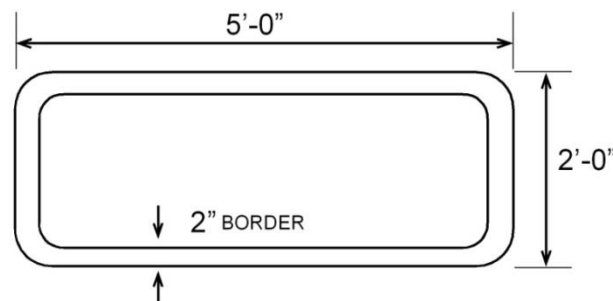


Figure 9.9-17
Sign Area for Bus Stop Benches

9.9.17 Special Sign Districts

a. f. Purpose

The purpose of this Section is to provide supplemental sign standards for areas identified as special sign districts due to historic and other unique characteristics.

b. g. Establishment of Special Sign Districts

The following special signs districts are established:

i. Historic Special Sign Districts

- (1) Savannah Downtown Historic Sign District;
- (2) City Market Sign District;
- (3) Broughton Street Sign District;
- (4) Factors Walk Sign District;
- (5) Neighborhood Sign District;
- (6) Plant Riverside Sign District;

ii. Other Special Sign Districts

- (1) Stephenson Avenue Sign District.

c. h. General

- i. It shall be unlawful for any person to place, erect or maintain sign any within a Special Sign District except as provided for in this Section.
- ii. In addition to the requirements of Sec. 9.9.1 through 9.9.13, signs in the following special sign districts shall comply with the provisions of this Section, provided that where such provisions are in conflict with any requirements of Sec. 9.9.1 through 9.9.13, the requirements of this Section shall prevail.

d. i. Historic Special Sign District Boundaries

i. Savannah Downtown Historic Sign District

The Savannah Downtown Historic Sign District shall include any area located within the Savannah Downtown Historic Overlay District (see Sec. 7.8.2 Boundaries), with the exception of the City Market, Broughton Street, ~~and~~ Factors Walk, and Plant Riverside Sign Districts listed below.

ii. City Market Sign District

The City Market Sign District shall include all lots fronting St. Julian Street from Montgomery Street on the west to Barnard Street on the east.

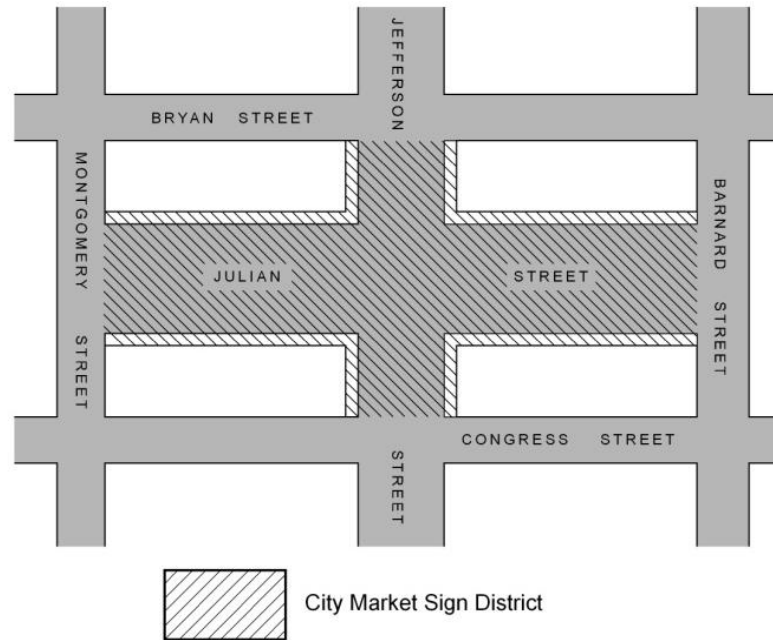


Figure 9.9-18
City Market Sign District

iii. Broughton Street Sign District

The Broughton Street Sign District shall be bounded on the north by the centerline of Congress Street Lane, on the east by the western right-of-way line of Habersham Street, on the south by the centerline of Broughton Street Lane, or the extension thereof, and on the west by the eastern right-of-way line of Martin Luther King, Jr., Boulevard. ~~any area located within the Broughton Street Character Area of the Savannah Downtown Historic Overlay District (see Sec. 7.8.11).~~

iv. Factors Walk Sign District

The Factors Walk Sign District shall include any area located within the Factors Walk Character Area of the Savannah Downtown Historic Overlay District (see Sec. 7.8.11). This area is divided into two (2) sectors:

- (1) Sector "A" is that area located between Bay Street and the building line or extension thereof of the structures situated along Factors Walk and above a line equal to the ground elevation of the centerline of Bay Street.
- (2) Sector "B" is made up of the remainder of the area within this special sign district. In general, Sector "B" includes all areas and spaces fronting on River Street and all streets or walkways perpendicular thereto, as well as those levels of Factors Walk below a line equal to the centerline elevation of Bay Street.

(3) The boundaries of the River Street-Factors Walk sign district shall exclude the Plant Riverside sign district.

v. Neighborhood Sign District

The Neighborhood Sign District shall include any area located within the following districts: the Victorian Historic Overlay District (see Sec. 7.9.2 Boundaries), the Cuyler-Brownville Historic Overlay District (see Sec. 7.10.2 Boundaries), and the Streetcar Historic Overlay District (see Sec. 7.11.2 Boundaries).

vi. Plant Riverside Sign District

Plant Riverside sign district shall be that area of the City of Savannah fronting River Street from Tract B, formerly lands of Georgia Power Company (consisting of approximately 1.12 acres) on the west, and Wharf Lot 1 and the northern portion of Wharf Lots 2 and 3, on the east.

e. j. Signs Allowed in Historic Special Sign Districts

Sign types in historic special sign districts shall be allowed in accordance with the following table. Regardless of sign type, with the exception of decorative pole signs and signs painted on walls, non-illuminated signs that are three (3) square feet in size or less shall be permitted without a sign permit.

Table 9.9-5 Signs Allowed in Historic Special Sign Districts					
Sign Type	Savannah Downtown Historic and City Market	Broughton Street	Factors Walk	Neighborhood	Plant Riverside
✓ = Sign Type Allowed		* = Sign Type Allowed for Nonresidential Uses Only			
-- = Sign Type Not Allowed		COA = Certificate of Appropriateness Required			
Allowed Without Permit	Without Permit				
Agriculture Sign	--	--	--	--	=
Building Marker	✓	✓	✓	✓	✓
Bulletin Board Sign	✓	✓	✓	✓	=
Construction Sign	✓	✓	✓	✓	✓
Directional Sign	✓	✓	✓	✓	✓
Historical Marker	✓	✓	✓	✓	✓
Memorial Sign	✓	✓	✓	✓	✓
✓ = Sign Type Allowed * = Sign Type Allowed for Nonresidential Uses Only -- = Sign Type Not Allowed					
COA = Certificate of Appropriateness Required					
Parking Directional Sign	✓	✓	✓	✓	✓
Parking Regulation Sign	✓	✓	✓	✓	✓
Temporary Sign Not Requiring a Permit	✓	✓	✓	✓	✓
Permit Required					
Building Signs					
Incidental-Sign	✓COA	✓COA	✓COA	✓COA	✓COA
Canopy or Awning Sign	*COA	*COA	*COA	*COA	✓COA
Under-Canopy or Under-Awning Sign	*COA	*COA	*COA	*COA	✓COA
Above-Canopy or Above-Awning Sign	*COA	*COA	*COA	*COA	✓COA
Hanging Sign	*COA	*COA	*COA	*COA	✓COA
Marquee Sign	*COA Downtown Historic District Only	*COA	--	--	=
Projecting Sign	*COA	*COA	*COA	*COA	✓COA
Signs Painted on Walls	*COA	*COA	*COA	*COA	✓COA
Window Sign ^[1]	*	*	*	*	✓COA
Wall Sign ^[1]	*COA	*COA	*COA	*COA	✓COA
Ground Signs					
Decorative Pole Sign	*COA	*COA	*COA	*COA	=
Decorative Post Sign	--	--	--	--	=

Table 9.9-5 Signs Allowed in Historic Special Sign Districts					
Sign Type	Savannah Downtown Historic and City Market	Broughton Street	Factors Walk	Neighborhood	Plant Riverside
✓ = Sign Type Allowed		* = Sign Type Allowed for Nonresidential Uses Only			
-- = Sign Type Not Allowed		COA = Certificate of Appropriateness Required			
Monument Sign	*COA	--	--	*COA	=
Multi-tenant Sign	*COA	--	--	*COA	=
All Other Signs					
Directory Sign	--	--	*COA	--	✓COA
Flag Sign	--	--	--	--	=
Fuel/Gas Station Canopy Sign	*COA Downtown Historic District Only	--	--	*COA	=
Manual Changeable Copy/Reader Board Sign	*COA Downtown Historic District Only	--	--	*COA	=
Drive-Thru Sign	--	--	--	*	=
Sandwich Board/ A-frame Sign	* City Market District Only	--	--	--	=
✓ = Sign Type Allowed — * = Sign Type Allowed for Nonresidential Uses Only — -- = Sign Type Not Allowed COA = Certificate of Appropriateness Required					
Special Public Sign	*COA	--	--	--	=
Subdivision/Neighborhood Entry Sign	--	--	--	--	=
Temporary Sign on Public Property	✓COA	✓COA	✓COA	✓COA	✓COA
Temporary Sign Requiring a Permit	✓	✓	✓	✓	✓
[1] For the purposes of the Historic Special Sign Districts, window signs and wall signs shall be considered separate sign types and shall be subject to the standards established for each type below.					

f. k. Review of Signs within a Historic Special Sign District

Except for signs listed as “Allowed without a Permit” in Table 9.9.5, Signs Allowed in Historic Special Sign Districts, no sign shall be constructed, erected, relocated, expanded or altered in any manner until a sign permit (see Sec. 3.15, Sign Permit) has been issued by the City Manager or his or her designee. Such permit shall be issued if the application for a permit complies with the restrictions and standards set forth this ordinance. A Certificate of Appropriateness (Sec. 3.18 and 3.19) may be required before a sign permit can be issued. Approval by the Historic Site and Monument Commission may be required before a sign permit can be issued. See *The Markers, Monument and Public Art Master Plan and Guidelines for the City of Savannah* for additional standards.

i. Historic Board of Review

Per Table 9.9-5, Signs Allowed in Historic Special Sign District, all illuminated signs within the Savannah Downtown Historic Sign District, City Market Sign District, Broughton Street Sign District, and the Factors Walk Sign District shall require review by the Historic Board of Review in accordance with Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District. Non-illuminated signs exceeding three (3) square feet in area shall require review by the Planning Director in accordance with Sec. 3.19.

ii. Historic Preservation Commission

Per Table 9.9-5, Signs Allowed in Historic Special Sign District, all illuminated signs and all signs exceeding three (3) square feet in area within the Neighborhood Sign Districts shall require review by the Historic Preservation Commission in accordance with Sec. 3.18, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties.

g. **i. Special Sign Standards for the Savannah Downtown Historic, City Market, Broughton Street, Factors Walk and Neighborhood Sign Districts****i. Sign Illumination**

- (1) Signs shall not be illuminated unless specifically indicated below.
- (2) Signs in the City Market Sign District or in any TN- district or the D-R district shall not be internally illuminated.
- (3) Enclosed lamp, neon or exposed fluorescent lighting shall not be permitted within any D-R or TN- zoning district or within the Factors Walk Sign District.
- (4) Where illumination is permitted, reverse silhouette or “cut-out” letters are encouraged to reduce glare where back lighting is applied.

ii. Restrictions on Materials

- (1) Within Sector “B” of the Factors Walk Sign District, all ground, projecting and wall signs, except those located on a canopy or awning, shall be constructed from wood or from a material of similar texture or appearance. Lettering shall be restricted to either raised, painted, indented or carved characters or designs on the sign;
- (2) Signs using reflective paint, lettering or graphics; and
- (3) Paper, cardboard and dry erase boards shall not be used as materials for signs.

iii. Prohibited Signs

In addition to Sec. 9.9.8, Prohibited Signs, the following signs are not allowed within the Savannah Downtown Historic, City Market, Broughton Street, Factors Walk, and Neighborhood Sign Districts:

- (1) Banners, pennants and streamers, except when approved as a temporary sign in accordance with Sec. 9.9.11.
- (2) Signs placed upon a structure in any manner so as to damage or conceal any window opening, door or significant architectural feature or detail of any building;
- (3) Pole and pylon signs, except for decorative pole signs;
- (4) Roof-mounted signs;
- (5) Portable, folding and similar movable signs, unless permitted as a temporary use sign, except for sandwich board/A-frame signs within the City Market Sign District;
- (6) Ground signs within the Factors Walk Sign District, excluding directory or decorative pole signs located entirely on private property;
- (7) Channel lettering; and
- (8) Any sign type not specifically allowed in Table 9.9-5, Signs Allowed in Historic Special Sign Districts above.

iv. Historic Marker

- (1) Historic markers erected through the Georgia Historical Society marker program shall be permitted without a sign permit.
- (2) Such sign shall be permitted in addition to a ground, projecting or wall sign.

v. Incidental Sign

- (1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted adjacent to each entrance providing public access. Where multiple businesses take access from an entrance, each business shall be permitted one (1) such sign; however, in no case shall the aggregate sign area exceed the maximum sign area as set in Table 9.9.6.
- (2) Such sign shall be mounted flat against the building wall.
- (3) Individual letters may be attached directly to the face of the building, window or door.
- (4) Such signs may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.
- (5) The maximum aggregate sign area for such signs shall not exceed the following:

Table 9.9-6 Maximum Sign Area for Incidental Signs

Sign District	Maximum Sign Area	
	D-R, D-N, TN-, TR- Districts	D-C, D-CBD, D-W, D-X, IL, IL-T, B-N, TC- Districts
Savannah Downtown Historic and City Market Sign Districts	1.5 sq. ft. per principal use, up to a maximum aggregate sign area of 4 sq. ft. per entrance	4 sq. ft. per principal use, up to a maximum aggregate sign area of: 30 linear feet of lot frontage or less: 9 sq. ft. 30+ linear feet of lot frontage: 1 sq. ft. of additional signage per 2 linear feet of building frontage for each linear foot of frontage greater than 30 feet along the street on which the entrance is located, up to a maximum aggregate sign area of 20 sq. ft.
Broughton Street Sign District	4 sq. ft. per entrance	4 sq. ft. per entrance
Factors Walk Sign District	3 sq. ft. per entrance	3 sq. ft. per entrance
Neighborhood Sign District	4 sq. ft. per entrance	4 sq. ft. per principal use, up to a maximum aggregate sign area of: 30 linear feet of lot frontage or less: 9 sq. ft. 30+ linear feet of lot frontage: 1 sq. ft. of additional signage per 2 linear feet of building frontage for each linear foot of frontage greater than 30 feet along the street on which the entrance is located, up to a maximum aggregate sign area of 20 sq. ft.

Commentary: A use on a 50-foot lot having 32 feet of building frontage would net an additional 1 sq. ft. of business identification sign area, i.e., $32 - 30 = 2$ divided by $2 = 1 + 9 = 10$ sq. ft. of signage.

- (6) In the Factors Walk Sign District, where public access is provided at the ground level or through a common area or through another principal use establishment, one (1) such incidental sign, not exceeding one and one-half (1.5) square feet in area, shall be permitted adjacent to the principal street level entrance serving each use.
- (7) In the Factors Walk Sign District, ground signs shall be permanently anchored and shall be placed within a landscaped area or raised planter on the site (private property).
- (8) In the D-C, D-CBD, D-W, D-X, IL, IL-T, B-N and any TC- zoning districts, except for the Broughton Street Sign District, one (1) additional incidental sign may be permitted on a building façade other than the entrance façade when the façade is adjacent to a parking lot, the use occupies the entrance ground floor frontage of the façade in question, and no other incidental sign is erected on the building for such use.

vi. Canopy or Awning Signs

- (1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted per business per building façade where an entrance is located providing public access to said business, except in the D-R zoning district where such sign is not permitted.
- (2) Such sign shall not exceed more than one (1) square foot of sign area per horizontal linear foot of canopy or awning, or a maximum of 20 square feet, whichever is less. Provided, however, in no case shall the aggregate sign area exceed the maximum wall sign area permitted per frontage.
- (3) Signs on any side of an awning shall be considered a single sign.

vii. Under-Canopy or Under-Awning Signs

- (1) In addition to a ground, projecting or wall sign, one (1) such sign located under a canopy or awning shall be permitted per business per building façade where an entrance is located providing public access to said business.
- (2) The maximum sign area shall not exceed the following:

Table 9.9-7 Maximum Sign Area for Under-Canopy or Under-Awning Signs

Sign District	Max. Sign Area
Savannah Downtown Historic, City Market, Broughton Street & Neighborhood Sign Districts	6 sq. ft.
Factors Walk Sign District	2 sq. ft.

- (3) No sign shall be less than one (1) foot from the outer edge of the canopy or awning structure nor be less than eight (8) feet above the sidewalk or grade elevation.

viii. Marquee Sign

A marquee sign shall be permitted only within a D-C, D-CBD, D-X, I-L or I-LT district within the Savannah Downtown Historic or Broughton Street Sign District as follows:

- (1) No more than one (1) such sign shall be allowed for each façade with a public entrance.
- (2) Such signs existing as of the Effective Date of this Ordinance may extend to the leading edge of the marquee, and the sign area shall not exceed 90 square feet.

No permit shall be required where a sign is affixed to or part of an existing marquee in accordance with this Section until such marquee is replaced, remodeled or altered.

- (3) New or remodeled marquee signs shall not extend greater than eight (8) feet from the façade of a building nor exceed a sign area of greater than 45 square feet.
- (4) The height of a new or remodeled marquee sign shall not extend above the parapet wall of the building, and the lowest point of the marquee sign shall not be less than 10 feet above the established grade. Provided, however, that where documented historic precedent exists for a theater marquee, such historic precedent may be permitted to be recreated.
- (5) If the structure of a marquee is utilized to support an existing sign, such sign shall conform to the size and area requirements of a projecting sign and shall not project more than eight (8) feet from the main façade of the building.
- (6) Such sign may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

ix. Signs Painted on Walls

Signs painted directly on exterior walls of a building or structure shall be permitted within the TN-1, TN-2, TN-3, TC-1, TC-2, D-C, D-CBD, D-X, I-L and IL-T districts subject to the following conditions:

- (1) Wall signs may be painted directly onto a building subject to approval of the Savannah Downtown Historic Board of Review or Historic Preservation Commission.
- (2) The sign meets all standards and regulations for wall signs.
- (3) The sign is located and applied to the building in a manner that permits removal or painting over, without defacing or obscuring character defining features or otherwise leaving an unsightly appearance.
- (4) For contributing buildings, paint shall not to be applied to historic brick, stone, lapboard or other materials not having exterior paint.

x. Directory Sign

Directory signs shall be permitted only within the Factors Walk Sign District subject to the following conditions:

- (1) Such sign shall be erected and maintained by a governmental unit or nonprofit organization. The erection of said directory signs shall be under the direction of the City Manager or his or her designee.
- (2) A maximum of one (1) sign per establishment shall be permitted per directory sign. Individual establishment signs in the directory shall be of uniform color and size and shall not exceed six (6) inches by 24 inches.
- (3) Such signs shall be located on approved kiosks and at pedestrian and/or vehicular intersections as designated by the City Manager or his or her designee. All directory sign designs shall be approved by the Savannah Downtown Historic Board of Review.
- (4) A single establishment shall not be granted sign area on more than four (4) directory signs, provided directory signs which represent or depict the entire Factors Walk district shall not be included in this number. Except for directory signs which depict the entire district, an establishment shall only be listed on directory signs located within 400 feet of its principal entrance, as measured along the nearest walkway.

- (5) The enforcement of the location and control of directory signs shall be the responsibility of the City Manager or his or her designee.
- (6) Such signs may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

xi. Fuel/Gas Station Canopy Sign

A fuel/gas station canopy sign shall be permitted within the Savannah Downtown Historic or Neighborhood Sign Districts as follows:

- (1) In addition to the permitted number of wall, projecting or ground signs per street frontage for a fuel/gas station, two (2) additional fuel/gas station canopy signs shall be permitted on opposite ends of each pump island canopy provided that the aggregate total sign area is not exceeded for that street frontage.
- (2) Such sign shall not be more than 30% of the length of each canopy face or 20 square feet, whichever is less.
- (3) Fuel pump island signs shall be subject to the following standards:
 - (a) Each pump shall be permitted to have two (2) square feet of signage only on each side of the pump containing a fuel dispensing nozzle.
 - (b) Within the Savannah Downtown Historic Sign District, the aggregate display area of the fuel pump island signs shall not exceed three (3) square feet per pump island.
 - (c) Such signs may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

xii. Manual Changeable Copy/Reader Board Sign

A manual changeable copy/reader board sign shall be permitted within a B-N, D-C, D-X, I-L, I-LT or TC-2 zoning district within the Savannah Downtown Historic or Neighborhood Sign Districts as follows:

- (1) One (1) such sign shall be permitted as a part of a ground sign only.
- (2) The changeable copy/reader board portion of the sign area shall not exceed the following, however, the aggregate sign area shall not exceed the maximum ground sign area as set forth in Table 9.9-9, Sign Standards for Ground, Projecting and Wall Signs within the Savannah Downtown Historic and City Market Sign Districts, or Table 9.9-13, Sign Standards for Ground, Projecting and Wall Signs within the Neighborhood Sign District:

**Table 9.9-8 Maximum Sign Area for
Manual Changeable Copy/Readerboard Signs**

Zoning District	Max. Sign Area
D-C, D-X, IL, IL-T	18 sq. ft.
B-N, TC-2	15 sq. ft.

- (3) Such signs may be illuminated in accordance with 9.9.6 and 9.9.17.g.i.

xiii. Temporary Signs

Such signs, whether or not a permit is required, shall be located only within a window or display case and shall not exceed an aggregate area equal to 10% of the total glassed area of the window or 40% of the glassed area of a display case.

xiv. Window Signs

- (1) This sign shall be allowed in addition to a permitted ground, projecting or wall sign.

- (2) Such signs may be attached, erected, etched or painted on a window of a building or structure.
- (3) The sum of such signs shall not exceed 10% of the window area of each façade.

xv. Ground, Projecting and Wall Signs

(1) Savannah Downtown Historic and City Market Sign Districts

(a) Ground, Projecting and Wall Signs

- (i) Only one (1) ground, projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) wall or projecting sign for each frontage providing public access shall be permitted.
- (ii) No portion of a sign shall be erected within two (2) feet of a curb line.
- (iii) The aggregate sign area shall not exceed a size of more than one (1) square foot of sign area per linear foot of lot frontage along a given street or shall meet the following size requirements, whichever is the most restrictive:

Table 9.9-9 Sign Standards for Ground, Projecting and Wall Signs within the Savannah Downtown Historic and City Market Sign Districts

Zoning District	Wall Sign (max)	Ground or Projecting Sign (max)	Projecting Sign Distance from Wall or Ground Sign Width (max)
D-R, D-N	20 sq. ft.	12 sq. ft.	5 ft.
D-C, D-CBD, D-X, I-L, I-LT	40 sq. ft.	30 sq. ft.	6 ft.

- (iv) In addition to the above maximum sign size requirements for buildings with over 75 feet of lot frontage, one (1) additional square foot of wall sign area shall be allowed for every two (2) linear feet of building frontage within the D-CBD, D-C and D-X districts.

Commentary: A use having 120 feet of lot frontage would net an additional 22.5 sq. ft. of sign area for a projecting sign, i.e., $120 - 75 = 45$ divided by $2 = 22.5 + 30 = 52.5$.

- (v) A ground sign shall not exceed the following heights:

Table 9.9-10 Maximum Ground Sign Height within the Savannah Downtown Historic and City Market Sign Districts

Zoning District	Monument	Decorative Pole
D-R, D-N	6 ft.	10 ft.
D-C, D-CBD, D-X, I-L, I-LT	8 ft.	12 ft.

- (b) In lieu of a ground, projecting or wall sign permitted above, a non-illuminated decorative pole sign not exceeding 10 square feet in size may be installed in the grass plat between the curb line and sidewalk area if such site and sign design are jointly approved by the City Manager or his or her designee in accordance with Traffic Engineering Department Procedure No. 30.6-1, Installation of Private Signs on Public Right-of-Way, Park and Tree Director

in accordance with the American National Standards Institute (ANSI) Section A300 (Pruning Standards) and the Savannah Downtown Historic Board of Review in accordance with this Ordinance.

- (c) Wall and projecting signs shall be erected only on the signable area of the structure and shall not project over the roofline or parapet wall elevation of the structure.
- (d) Wall signs shall be mounted flat to a wall or the façade of the building.
- (e) No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.
- (f) Ground, projecting and wall signs in D-C, D-CBD, D-X, I-L and I-LT districts may be illuminated in accordance with Sec 9.9.6 and 9.9.17.g.i.

(2) Broughton Street Sign District

(a) Projecting Signs and Wall Signs

- (i) Only one (1) projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) projecting or wall sign for each frontage providing public access shall be permitted.
- (ii) The maximum sign area shall not exceed the following:

Table 9.9-11 Maximum Sign Area for Projecting and Wall Signs within the Broughton Street Sign District

Street Frontage	Projecting Sign	Wall Sign
125 linear feet or less	1 sq. ft. of display area per sign face per linear foot of building frontage occupied by each principal use. Not to exceed 45 sq. ft.	1 sq. ft. of display area per linear foot of building frontage occupied by each principal use. Not to exceed 90 sq. ft.
Greater than 125 linear feet	1 additional sq. ft. of sign area for each foot of building frontage occupied over 125 ft. Not to exceed 175 sq. ft.	1 additional sq. ft. of sign area for each linear foot of building frontage occupied over 125 ft. Not to exceed 200 sq. ft.

- (iii) A projecting or wall sign may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.
- (iv) The outer edge of a projecting sign shall not extend more than six (6) feet from the building to which it is attached.
- (v) The height of a projecting sign shall not extend above the parapet wall of the building.
- (vi) No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.
- (vii) A wall sign shall not extend above the parapet wall of the building or extend beyond the edge of the building or an adjoining principal use, nor shall such sign project out from the building façade more than 15 inches.

(b) Ground Signs

One (1) such sign per lot frontage may be permitted within principal use off-street parking facilities. The parking area shall be available for use by the

general public, and the area and size requirements for a projecting sign shall apply.

(3) Factors Walk Sign District

(a) Projecting and Wall Signs

- (i)** Only one (1) projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) projecting or wall sign for each frontage providing public access shall be permitted.
- (ii)** A projecting or wall sign shall be located upon the signable area of the building.
- (iii)** No projecting or wall sign shall be permitted along a street or public way not providing direct public access to a principal use or activity being promoted or identified, except that a second-story establishment with public access from River Street, via a common area or through another principal use, may erect one (1) projecting or wall sign on the River Street signable area of the building. Provided, a projecting sign shall not extend more than four (4) feet from the building nor exceed nine (9) square feet in area, and a wall sign shall not exceed eight (8) square feet in area.
- (iv)** Wall signs shall not extend to within one (1) foot of the edge of the building, nor shall it project out from the building façade more than 15 inches.
- (v)** No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.
- (vi)** Such signs may be externally illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

(b) Ground Signs

- (i)** Such signs are permitted only on private property.
- (ii)** Such sign(s) shall conform to the maximum sign area requirements for a projecting sign in the Factors Walk Sign District sector in which it is to be located and shall project no further than six (6) feet from the sign base; provided, further, that such sign shall not extend beyond a line projected vertically from two (2) feet inside the curb.
- (iii)** A decorative pole sign including sign base, shall not exceed an overall height of 14 feet above the ground elevation
- (iv)** The lower edge of a decorative pole sign shall be a minimum of eight (8) feet above the finished grade of the walkway.
- (v)** Such sign may be externally illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

(c) Maximum Sign Area

The maximum sign area shall not exceed the following:

Table 9.9-12 Maximum Sign Area for Ground, Projecting and Wall Signs within the Factors Walk Sign District

Sign District	Projecting Sign	Wall Sign	Ground Sign
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Factors Walk below Bay Street level	5 sq. ft.	10 sq. ft.	5 sq. ft.
All other areas	16 sq. ft.	30 sq. ft.	16 sq. ft.

- (i) Except for Factors Walk, below the Bay Street level, projecting signs shall be permitted one (1) square foot of display area per sign face per linear foot of building frontage occupied by each ground level principal use. The maximum sign area per sign face of each projecting sign shall be 16 square feet. Along Factors Walk, below the Bay Street level, a projecting sign shall not exceed five (5) square feet in area.
- (ii) The outer edge of a projecting sign shall not extend more than six (6) feet from the building to which it is attached. Provided, however, that for Factors Walk below the Bay Street level, the outer edge of a projecting sign shall not extend more than three (3) feet from the building.
- (iii) The lower edge of a sign shall be a minimum of eight (8) feet above any walkway or 10 feet above any driveway or street. Provided, however, that for Factors Walk, below the Bay Street level, the bottom elevation of a sign shall be no less than the clearance provided by the nearest overhead bridges and walkways along lower Factors Walk.
- (iv) Except for Factors Walk, below the Bay Street level, wall signs shall be permitted one (1) square foot of sign area per linear foot of building frontage occupied by each ground level principal use up to a maximum sign area of 30 square feet. The sign area shall only be computed for and the sign erected along a street or public access way that serves as a public entry to the principal use. Wall signs erected along Factors Walk, below the Bay Street level, shall not exceed an area of 10 square feet.

(4) Neighborhood Sign District

(a) Ground, Projecting and Wall Signs

- (i) Only one (1) ground, projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) ground, projecting or wall sign for each frontage providing public access shall be permitted. If a business establishment fronts on more than one (1) street or pedestrian walkway but does not provide public access via that frontage, one (1) ground, projecting or wall sign may be located on the frontage without public access in lieu of the permitted signage on the frontage with public access. The sign area shall be calculated based on the frontage providing public access.
- (ii) The maximum sign area shall not exceed the following:

Table 9.9-13 Sign Standards for Ground, Projecting and Wall Signs within the Neighborhood Sign District

Zoning District	Wall Sign (max)	Projecting Sign or Ground Sign (max)	Projecting Sign Distance from Wall or Ground Sign Width (max)
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TN-, TR-	20 sq. ft.	12 sq. ft.	5 ft.*
B-N, TC-1, TC-2	1 sq. ft. for every 1 linear foot of building frontage not to exceed 40 sq. ft.	1 sq. ft. for every 1 linear foot of building frontage not to exceed 30 sq. ft.	6 ft.*

*Provided that no portion of a sign shall overhang greater than one-third (0.33) of the width of a sidewalk or be erected within two (2) feet of a curb line.

- (iii) In addition to the above maximum sign size requirements, for buildings with over 75 feet of lot frontage, one (1) additional square foot of sign area shall be allowed for every two (2) linear feet of building frontage within any TC- district.

Commentary: A use having 120 feet of building frontage would net an additional 22.5 square feet of sign area for a projecting sign, i.e., $120 - 75 = 45$ divided by 2 = $22.5 + 30 = 52.5$.

- (iv) A ground sign shall not exceed the following heights:

Table 9.9-14 Maximum Height for Ground Signs within the Neighborhood Sign District

Zoning District	Monument	Decorative Pole or Multi-tenant Monument
TN-, TR-	6 ft.	10 ft.
B-N, TC-1, TC-2	8 ft.	12 ft.

- (v) All signs, except permitted projecting, ground or canopy/awning signs, shall be mounted flat to the façade of the building.
- (vi) Projecting and wall signs shall be erected only on the signable area of the structure and shall not project over the roofline or parapet wall of the structure.
- (vii) No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.
- (viii) Ground, projecting and wall signs in a B-N or any TC- district may be illuminated in accordance with 9.9.6 and 9.9.17.g.i.

h. Special Sign Standards for the Plant Riverside Sign District

The following provisions shall apply to the Plant Riverside Sign District:

- i. Requirements. All signs permitted within the District shall meet the following conditions:

- (1) Temporary Signs and Banner Signs. Temporary signs shall be permitted provided that:

- (a) Display banners and temporary signs shall be flexible in nature and made from either cloth or canvas and suitable for outdoor areas. They shall be attached to site-furnishings, such as street lamps.
- (b) Display banners and temporary signs shall coordinate with the colors and patterns of the district.

- (c) Display banner content shall be limited to no more than three (3) colors.
- (d) External sign lighting may be allowed if approved by the Planning Director during the sign review process. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.
- (e) Display banner signs, when attached to lamp posts, shall not exceed 18” x 36”, or a maximum of three (3) square feet of display area.
- (2) Building Identification Signs. Building identification signs shall be permitted in the following forms, provided that:

 - (a) Fascia Signs. Fascia signs shall be permitted provided that:

 - (i) For fascia signs mounted to an exterior wall:

 1. Signs shall be mounted flat to a wall or the façade of a building.
 2. Fascia signs shall not exceed an area of one-half square foot per linear foot of building frontage; provided, however, that the aggregate size of such signs along a single façade shall not exceed an area of ninety (90) square feet. No more than one (1) such signs shall be permitted per each side of a building.
 3. No additional lighting shall be permitted for the illumination of plaques.
 4. Atmospheric lighting from the existing building lanterns shall be the preferred lighting source; however, internally lit signs within an enclosed lamp may be permitted by the Planning Director. Fluorescent lights shall not be permitted. In addition, external sign lighting may be allowed as part of the sign assembly if approved by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.
 5. The use of reversed silhouette or “cut-out” letters is encouraged to reduce glare where internal lighting is applied.
 - (ii) Painted Fascia Signs. Fascia signed painted on an exterior wall shall be permitted provided that:

 1. Painted signs shall be limited to no more than three (3) colors.
 2. Color palettes shall be neutral and complimentary to building to which they are being applied.
 3. Painted signs shall not exceed a maximum of 350 square feet of display area, and shall be limited to one

(1) painted sign per side of building. Additional sign lighting may be allowed if approved by the Planning Director during the sign review process. If permitted by Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.

4. Painted signs shall only be permitted when painted on buildings rated as non-historic.

(b) Roof Mounted Signs. Roof mounted signs shall be permitted provided that:

(i) Only one (1) roof mounted sign shall be permitted in the District.

(ii) The roof mounted sign shall not advertise an individual business or service and shall only be indicative of the Plant Riverside District.

(iii) The roof mounted sign shall not exceed 7' x 20', or a maximum of one-hundred and forty (140) square feet of display area.

(iv) The roof mounted sign shall be composed of individual letters supported on a frame. No solid backgrounds shall be permitted.

(v) The roof mounted sign shall be single color, both when lit and when not lit.

(vi) Integrated lighting, including neon, shall be permitted. Exposed fluorescent lighting shall not be permitted.

(vii) External sign lighting may be allowed if approved by the Planning Director during the sign review process. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.

(3) Principal Use Signs. Principal use signs shall be permitted provided that:

(a) One principal sign per use. One principal use sign shall be permitted for each business establishment in the District. One such sign may be mounted or erected or as a fascia sign, or one such sign may be erected as projecting sign. Where a business establishment fronts more than one street or pedestrian walkway providing access to the establishment, one principal use sign for each such frontage providing access shall be permitted. In addition to the principal use sign, supplemental identification signs, not exceeding an aggregate sign area of five (5) square feet shall be permitted adjacent to the entrance of each principal use. Such supplemental identification sign shall be limited to providing the trade name or logo of the establishment and shall be mounted or attached flat against the building.

(b) Fascia Signs. Fascia signs shall be permitted provided that:

(i) For fascia signs mounted to an exterior wall:

- 1. Signs shall be mounted flat to a wall or the façade of a building.**
- 2. Fascia signs shall not exceed an area of one square foot per linear foot of building frontage; provided, however, that the aggregate size of such signs along a single façade shall not exceed an area of thirty (30) square feet of display area.**
- 3. No additional lighting shall be permitted for the illumination of plaques.**
- 4. Atmospheric lighting from the existing building lanterns shall be the preferred lighting source; however, internally lit signs within an enclosed lamp may be permitted by the Planning Director. Fluorescent lights shall not be permitted. In addition, external sign lighting may be allowed as part of the sign assembly if approved by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.**
- 5. The use of reversed silhouette or “cut-out” letters is encouraged to reduce glare where internal lighting is applied.**

(c) Projecting Signs. Projecting signs shall be permitted provided that:

- (i) Projecting signs shall be coordinated with the architectural façade and shall be mounted to a surface perpendicular to the sign’s surface.**
- (ii) The lowest point of the projecting sign shall not be less than ten (10) feet above the established sidewalk.**
- (iii) The outer edge of the projecting sign shall not extend more than three (3) feet from the building.**
- (iv) A maximum of two (2) colors per sign shall be permitted. In the case of corporate logos with official colors, sign design shall reduce color information to a range of tones.**
- (v) The projecting sign may be a hanging or fixed sign.**
- (vi) Projecting signs shall be less than twelve (12) inches thick and shall not exceed an area of one square foot per linear foot of building frontage; provided, however, that the aggregate size of such signs along a single façade shall not exceed an area of 30 square feet of display area.**
- (vii) Atmospheric lighting from the existing building lanterns is the preferred lighting solution; however, internally lit signs with an enclosed lamp shall be permitted. Exposed fluorescent shall not be allowed.**

- (viii) Additional external sign lighting shall be allowed if permitted by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District. The use of reversed silhouette or “cut-out” letters shall be required to reduce glare where internal lighting is applied.
- (4) Under-Awning and Canopy Signs. Under canopy and canopy signs shall be permitted provided that:
- (a) Signs shall hang from the canopy itself or shall be mounted to the wall.
 - (b) If signs are hung below the canopy, signs shall be oriented perpendicular to the building face.
 - (c) Signs in the form of individual letters shall be permitted if attached to the vertical face of the canopy or as cut-out lettering above or below the vertical edge of the canopy.
 - (d) Under-awning signs attached to the underside of the canopy or awning shall be allowed for each principal entrance providing access within the District.
 - (e) Under-awning signs shall not be less than eight (8) feet above the sidewalk.
 - (f) Under-awning signs shall not be less than one (1) foot from the outer edge of the canopy.
 - (g) Under-awning signs shall not exceed 36” x 48”, or a maximum of twelve (12) square feet per display area for under-awning signs located adjacent to the entrance of commercial, restaurant, or retail space within the District.
 - (h) Canopy signs that are not located adjacent to the entrance of commercial, restaurant, or retail space within the District shall not exceed a size of more than one square foot of sign face per linear foot canopy or awning, or a maximum of twenty (20) square feet of display area. Signs on opposite ends awnings shall be considered one single sign. Only one (1) canopy sign of such size shall be permitted per side of a building within the District.
 - (i) Individual letters or symbols not to exceed six inches indicating a primary use, address, or an exit/entrance, painted, stenciled, or otherwise applied directly to any awnings or canopies vertical face or edge shall be exempt from this provision.
 - (j) Signs shall not items offered for sale and telephone numbers shall not be permitted on an under canopy or canopy sign.
 - (k) Atmospheric lighting from existing building lanterns is preferred as the lighting source. Internally lit signs with an enclosed lamp shall be permitted. Exposed fluorescent lights shall not be permitted.
 - (l) Entirely back-lit plastic panels shall not be allowed. Opaque metal panels with internally lit letters shall be permitted. The use of

reversed silhouette or letters “cut-out” of a solid opaque field shall be required to reduce glare when backlighting is utilized.

- (m)** Additional external sign lighting may be allowed as part of sign assembly if approved by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.
- (n)** The location, specific dimensions, and quantity of under-awning or canopy signs shall be controlled by the Sign Masterplan.
- (5)** Window and Transom Signs. Window and transom signs shall be permitted provided that:
- (a)** If transoms are divided into multiple panels, designs shall accommodate the vertical divisions of the transom.
- (b)** Only one (1) window sign shall be permitted per window.
- (c)** Each window sign may only cover up to ten percent (10%) of the glass area.
- (d)** A maximum of two (2) colors shall be allowed for all graphic applied to a window. In the case of official corporate logos with multiple colors, signs designs shall reduce color information to a rate of tones for clarity and simplicity.
- (e)** All window and transom signs shall be removable.
- (f)** Transom signs may cover up to one-hundred percent (100%) of the transom if it complies with the following conditions:
- (i)** a single field of color or material is used as a background;
- (ii)** the letters are represented as negatives in the field or as figures of contrasting color;
- (iii)** the letters do not occupy more than ten percent (10%) of the entire window assembly. Small, discreet lighting with shielded light sources shall be required with a color temperature between 2500k and 3500k.
- (6)** Directory Signs. Directory signs shall be permitted provided that:
- (a)** Directory signs shall be freestanding signs indicating wayfinding, businesses, events or other related district information and shall be operated, controlled and maintained by the SRD, LLC or its successors or assigns.
- (b)** Directory signs may include internal lighting, and may solely display maps, graphics, and locators, or information related to features of the district
- (c)** Directory signs shall be divided identified as either Primary Directory Signs or Wayfinding Directory Signs.
- (d)** Primary directory signs shall not exceed eight (8) feet in height and no face of a directory sign shall exceed thirty-two (32) square feet

of display area. There shall be no more than two (2) primary directory signs permitted in the District.

(e) Wayfinding directory signs shall not exceed eight (8) feet in height and no face of a directory sign shall exceed sixteen (16) square feet of display area. Locations and quantity of wayfinding directory signs shall be identified in a Sign Masterplan approved by the Savannah Downtown Historic District Board of Review.

(f) Digital or interactive media displays integrated into directory signs shall be prohibited.

(7) Bus stop, trolley, or public transportation bench signs.

[Reserved.]

(8) Signs within the public right-of-way. Signs within the public right-of-way shall be required to obtain an encroachment license from the City of Savannah.

ii. Location, Specific Dimensions, and Quantity of Signs within the District.

The location, specific dimensions and quantity of signs shall be controlled by the Sign Masterplan as approved by the Savannah Downtown Historic District Board of Review.

iii. Variance. Any variance to this Ordinance shall be submitted to the Zoning Board of Appeals.

i. ~~m.~~ Other Special Sign District Boundaries

i. Stephenson Avenue Sign District

The Stephenson Avenue Sign District shall include any properties adjacent to Stephenson Avenue as of the Effective Date of this Ordinance between the centerline of Habersham Street to the west and the centerline of Waters Avenue to the east. For the corner lots located at the intersection of Stephenson Avenue and Waters Avenue, signage associated with the Waters Avenue frontage shall be exempt from these standards.

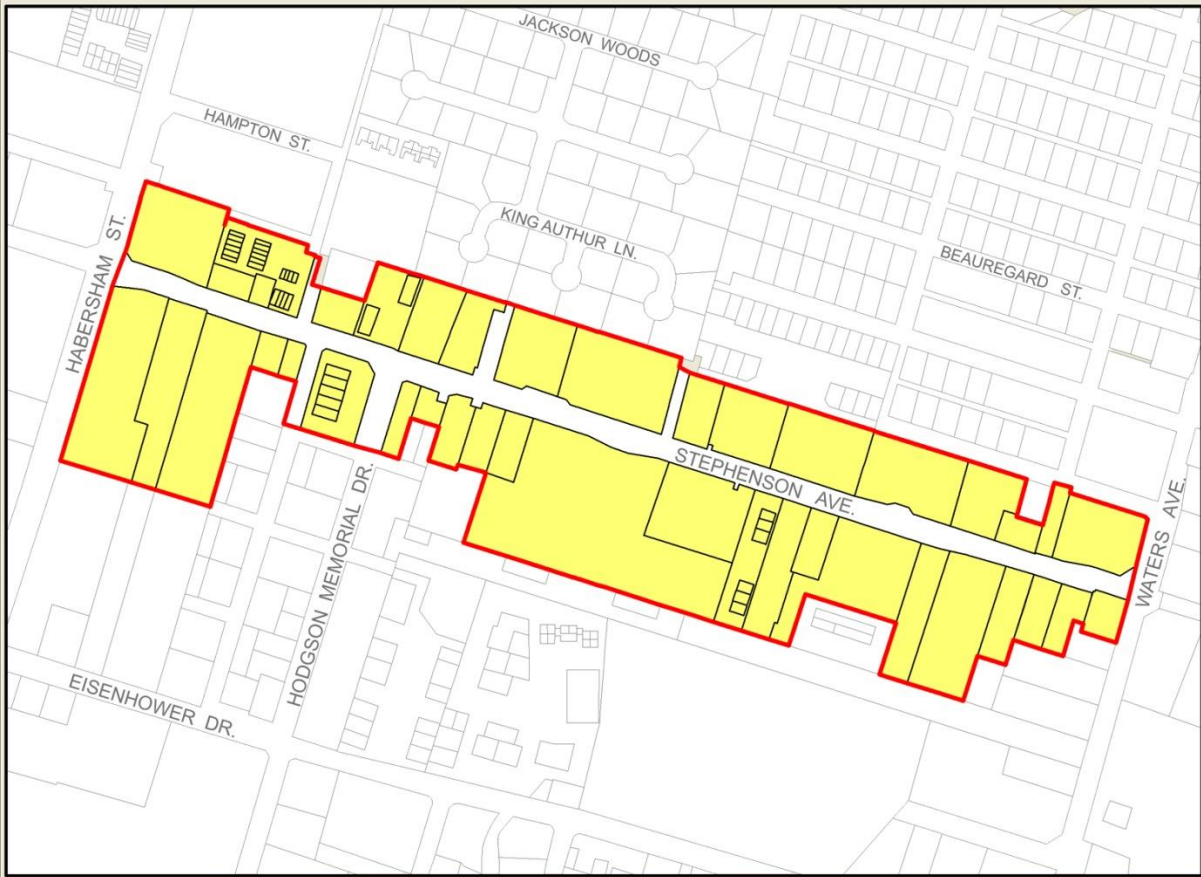


Figure 9.9-19
Stephenson Avenue Sign District

h. Signs Allowed in Other Special Sign Districts

Sign types allowed in Other Special Sign Districts shall be those permitted in Sec. 9.9.10, Signs Allowed without a Permit and Sec. 9.9.11, Signs Requiring a Permit, unless specifically prohibited below. Where the provisions of a Special Sign District are in conflict with any requirements of Sec. 9.9.10 or 9.9.11, the requirements of the Special Sign District shall prevail.

i. Special Sign Standards for the Stephenson Avenue Sign District

i. Sign Illumination

Illumination shall be of interior, nonflashing design or indirect lighting.

ii. Prohibited Signs

In addition to Sec. 9.9.8 the following signs are not allowed within the Stephenson Avenue Sign District:

- (1)** Decorative Post; and
- (2)** Pylon signs.

iii. Ground Signs

- (1)** Such signs shall be limited to monument signs.
- (2)** Such signs shall not exceed the maximum sign area standards as established in Sec. 9.9.13, Maximum Sign Area.

- (3)** The maximum height of a monument sign including the supporting base shall be eight (8) feet for a single tenant and 12 feet for two (2) or more tenants.
- (4)** Flowering plants or shrubs shall be planted at the base of all such signs.

9.9.18 Nonconforming Signs

Standards for nonconforming signs are set forth in Sec. 11.6, Nonconforming Signs.

Sec. 9.10 Reserved