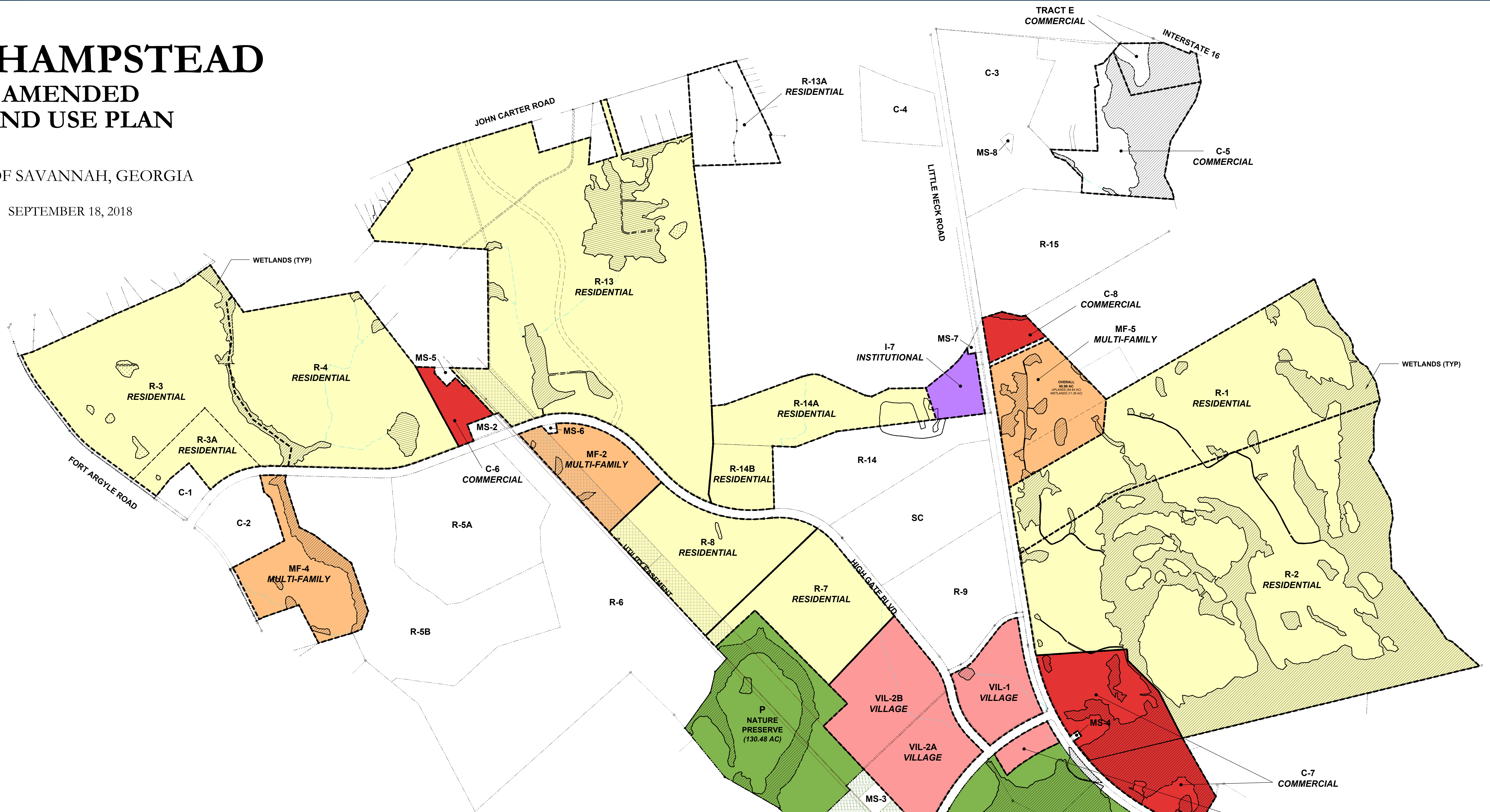


NEW HAMPSTEAD AMENDED LAND USE PLAN

CITY OF SAVANNAH, GEORGIA

SEPTEMBER 18, 2018



Zoning District	Master Plan Land Classification
R	Residential
C	Commercial
VIL	New Hampstead Village
MF	Multi-Family
I	Institutional
SC	School
P	Park
MS	Municipal Service

ALLOWED LAND USE MATRIX

Land Use	Planning Areas										Use Standards	
	R	C	VIL	MF	I	SC	P	MS	W	NP		
1 Accessory Dwelling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3.2
2 Accessory Structure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3 Accessory Use	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4 Amusement or Recreation Activities - Carried on Wholly in a Building	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5 Animal Hospital, Veterinary Clinic, Grooming (No Boarding)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6 Antique Shops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7 Art, Studio and/or Gallery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8 Auto Detailing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
9 Auto Parking Lot or Garage (No Gas, Hourly & Daily)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10 Auto Service Station (Motor Repairs Allowed, Internal City, Detached Carwash)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
11 Banks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
12 Bar/Club	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
13 Book and/or Stationery Store	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14 Car Wash	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
15 Ceramic Studio and/or Shop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
16 Child Care Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
17 Clothing Stores and Dry Goods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
18 Churches and Places of Worship	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
19 Court of Law	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
20 Community Recreation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
21 Convenience Store (See Sales Allowed, Convent Detached)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
22 Craft Shops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
23 Dwelling Above Commercial	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
24 Dwelling, Multi-Family	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
25 Dwelling, Single Family Detached	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
26 Dwelling, Single Family Attached	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
27 Elementary or Paraphernalia Institutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
28 Food and Beverage Establishments	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
29 Floral Shops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
30 Food Stores & Drug Stores	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
31 Funeral Homes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
32 Gift Shops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
33 Grocery, Bakery, Pastry Shop, Coffee Shop, & Similar Neighborhood Facilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
34 Home Furnishing and/or Hardware Stores	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3.3
35 Home Occupation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
36 Hospital & Care Homes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
37 Hotel, Motel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
38 Inn (Up to 10 Rooms)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
39 Motor Vehicle Business	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
40 Landscaping / Dry Cleaning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
41 Limited Use Retail Shop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
42 Maintenance Shop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
43 Model Home/Sales Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
44 Neighborhood Commercial Use Retail & Service	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
45 Office, General	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
46 Office, Medical	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
47 Office, Professional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
48 Post Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
49 Private, Public or Parochial Schools	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
50 Public Use	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
51 Public Utilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
52 Recreation, Vehicle and Boat Storage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
53 Restaurants (Alcohol Service Allowed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
54 Restaurants with Live, Thin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
55 Tavern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3.4
56 Temporary Uses	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
57 Wireless Communication Towers and Facilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3.1

ACREAGE / DENSITY SUMMARY

NH PARCEL OLD	NH PARCEL NEW	GROSS ACREAGE	WETLAND ACREAGE	EASEMENT	UPLAND ACREAGE	DENSITY (UNITS/AC)	UNITS
R-1	R-1	224.4	43.6		180.7	4	723 DU's
R-2	R-2	532.8	301.7		231.1	4	924 DU's
R-3, MF-3	R-3, R-3A	198.7	8.4		190.3	4	761 DU's
R-4	R-4	174.4	12.7		161.7	4	647 DU's
R-5A	R-5A						614 DU's
R-5B	R-5B						Included in R-5A
R-6	R-6						630 DU's
R-7	R-7	77.9	0.0	2.3	75.6	4	302 DU's
R-8	R-8	91.1	0.0	20.5	70.6	4	282 DU's
R-9	R-9						279 DU's
R-13	R-13	458.1	49.0	12.1	397.0	4	1,588 DU's
R-14	R-14						306 DU's
R-14A	R-14A	62.8	5.4		57.4	4	230 DU's
R-14B	R-14B	24.3	0.0		24.3	4	97 DU's
R-15	R-15						276 DU's
MF-2	MF-2	46.9	0.0	17.9	29.0	12	348 DU's
I-1, I-6	MF-4	62.4	14.7		47.7	12	572 DU's
C-1	MF-5	66.0	11.4		54.6	12	655 DU's
C-2	C-2						(C)
R-4	C-6	10.9	0.0		10.9	(C)	(C)
I-4, I-5	C-7	101.9	55.8		46.1	(C)	(C)
C-8	C-8	11.9	1.1		10.8	(C)	(C)
MS-1	VIL-2C	5.2	0.8		4.4	18	79 DU's
MS-2	MS-2						(MS)
MS-3	MS-3						(MS)
MS-4	MS-4						(MS)
MS-5	MS-5						(MS)
MS-6	MS-6						(MS)
MS-7	MS-7						(MS)
SC	SC						(SC)
R-14A	I-7	15.9	0.2		15.7	(I)	(I)
VIL-1	VIL-1	39.5	0.8		38.7	18	697 DU's
VIL-2, MF-1, R-7	VIL-2A, VIL-2B	107.8	0.0		107.8	18	1,940 DU's
VIL-3	VIL-3	9.3	0.0		9.3	18	167 DU's
P	P						(P)
R-10/I/M/2	P						2,300 DU's
TOTAL		2,326.2	505.6	52.8	1,767.8		9,819 DU's

NOTE: WETLANDS DISPLAYED ARE BASED UPON CURRENT ANTICIPATED WETLAND BOUNDARIES WITHIN THE NEW HAMPSTEAD PUD. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION (JD) BOUNDARIES ARE NOT PRESENTLY VALID FOR THE ENTIRE PUD AREA. VALID JD BOUNDARIES SHALL BE OBTAINED FOR EACH PARCEL PRIOR TO DEVELOPMENT. FINAL DENSITY ALLOCATIONS FOR EACH PARCEL TO BE DETERMINED BY APPLICABLE LAND USE ALLOWABLE DENSITIES. SHALL BE BASED UPON FINAL UPLAND ACREAGE AT THE TIME OF THE SITE DEVELOPMENT PERMIT APPROVALS.