



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: May 16, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendments to the City of Savannah Zoning Ordinance

Re: The creation of an A-1 (Agriculture) District, including amendments to the following ordinance sections:

Article A. (Generally)

- Sec. 8-3002 (Definitions)

Article B. (Zoning Districts)

- Sec. 8-3021 (Established);
- Sec. 8-3025(d) (Schedule of Development Standards); and,
- Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts)

Article E. (Signs)

- Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign);
- Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts); and,
- Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign)

Staff Text Amendment
File No. 17-002466-ZA

MPC ACTION:

Approval of amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Use 32b Campground; recreational vehicle park; Article B (Zoning Districts): Sec. 8-3021 (Established) to establish an A-1 (Agriculture) zoning district; Sec. 8-

3025(d) (Schedule of Development Standards) to establish development standards; Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts) to establish a list of permitted uses for the A-1 (Agriculture) zoning district.

Approval of amendments to Article E (Signs): Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign); Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts); Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign)

MPC STAFF RECOMMENDATION:

Approval of amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Use 32b Campground; recreational vehicle park; Article B (Zoning Districts): Sec. 8-3021 (Established) to establish an A-1 (Agriculture) zoning district; Sec. 8-3025(d) (Schedule of Development Standards) to establish development standards; Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts) to establish a list of permitted uses for the A-1 (Agriculture) zoning district.

Approval of amendments to Article E (Signs): Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign); Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts); Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign)

MEMBERS PRESENT: 10 + Vice Chairman

James Overton, Vice Chairman
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Timothy Mackey

Lee Smith
Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Overton Cook Coleman Coles Ervin Jarrett Mackey Manigault Smith Suthers Woiwode		Milton Hernandez Welch

Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections

77



Chatham County - Savannah Metropolitan Planning Commission

May 16, 2017 Regular MPC Meeting

Title

D1 - ZONING TEXT AMENDMENT | Adopt the A-1 (Agriculture) zoning district | MPC Staff Study | File No. 17-002466-ZA

Description

Establish the A-1 (Agriculture) zoning district for the City of Savannah zoning ordinance. The purpose is to incorporate a district that collectively allows more agricultural, residential, recreational and some accessory uses within the same district but limits retail and industrial uses. The proposed A-1 district will also incorporate certain uses that are not currently addressed in the city zoning ordinance.

Recommendation

Approval of amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Use 32b Campground; recreational vehicle park; Article B (Zoning Districts): Sec. 8-3021 (Established) to establish an A-1 (Agriculture) zoning district; Sec. 8-3025(d) (Schedule of Development Standards) to establish development standards; Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts) to establish a list of permitted uses for the A-1 (Agriculture) zoning district.

Approval of amendments to Article E (Signs): Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign); Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts); Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign).

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [R-A Permitted Uses.pdf](#)
- 🔗 [A-1 Districts.pdf](#)
- 🔗 [Staff Report-17-002466-ZA.pdf](#)
- 🔗 [A-1 District Permitted Uses.pdf](#)
- 🔗 [A-1 District Proposed Amendments.pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

Planning the Future - Respecting the Past

TO: The Mayor and Alderman for the City of Savannah

FROM: The Metropolitan Planning Commission

DATE: May 16, 2017

SUBJECT: Text Amendments to the City of Savannah Zoning Ordinance
Re: The creation of an A-1 (Agriculture) District, including amendments to the following ordinance sections:

Article A. (Generally)

- Sec. 8-3002 (Definitions)

Article B. (Zoning Districts)

- Sec. 8-3021 (Established)
- Sec. 8-3025(d) (Schedule of Development Standards)
- Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts)

Article E. (Signs)

- Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign)
- Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts)
- Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign)

Staff Text Amendment
File No.: 17-002466-ZA

ISSUE:

Establish the A-1 (Agriculture) zoning district for the City of Savannah zoning ordinance. The purpose is to incorporate a district that collectively allows more agricultural, residential, recreational and some accessory uses within the same district but limits retail and industrial uses. The proposed A-1 district will also incorporate certain uses that are not currently addressed in the city zoning ordinance.

BACKGROUND:

1. There are about 64 established zoning districts in the City of Savannah. The A-1 (Agriculture) district is unlike any other district in the city because it collectively allows agricultural, residential, recreational and some accessory uses within the same area while

limiting retail and industrial uses. In many aspects, the A-1 district is most similar to the Chatham County R-A (Residential-Agriculture) district because it allows many uses that are generally located near larger rural areas in the county. The purpose of the R-A district is to, "...protect those rural areas of the county for future development, which can lead to traffic congestion, traffic hazards, and roadside blight" (Sec. 4-1). Both districts are also similar and important for encouraging consistent development with nearby land uses by permitting similar uses. Their development standards are also comparable to less intensive agricultural and conservation land use districts.

2. There are several areas of the city that are currently designated as the R-A (Residential-Agriculture) county zoning classification. These areas are mostly located near the "Westward Expansion Areas" of Savannah and typically display an R-A-CO designation. The -CO indicates that these areas are within the city's jurisdiction, but have a county zoning classification which follows county development standards. This can conflict with land use patterns and city development standards such as setbacks, density, and minimum lot area requirements. Upon adoption of the NewZO, many of these R-A-CO districts, as well as some conservation districts, are proposed to be changed to the A-1 zoning district to establish consistency with city base zoning regulations. Given the similarities in both the R-A and A-1 districts, adopting this district would provide a smooth transition of permitted land uses and reinforce a consistent development pattern for these areas.

Most of these districts are also located in large, rural or undeveloped areas. Larger, undeveloped property within Chatham County has often attracted industrial and commercial uses as well as planned unit developments (PUDs). For example, a 380-acre site along Fort Argyle Road was recently rezoned from R-A-CO to B-G and I-L. Along with this, a large PUD was established in 2009 which encompasses approximately 4,250 acres of land between Fort Argyle Road and Little Neck Road. Adopting the A-1 district is important as it will establish a city district that supports more recreational uses and limits more industrial or heavy retail uses within these city expansion areas.

3. Other than the R-A-CO classification, the most comparable city zoning districts to A-1 would be the conservation districts including C-R (Recreational conservation), C-M (Marsh conservation), and C-A (Agricultural conservation). While these districts are slightly similar to the proposed A-1 district in that they also allow recreational and agricultural uses, they are limited in allowing many uses such as campsites and RV parks, civic uses such as schools, and health facilities related to animal or child care. The A-1 district would provide an opportunity to encourage this mix of uses to be allowed in the same area; particularly in larger rural areas.
4. Some uses that are not currently listed in the city zoning ordinance individually, but have grown in interest and are allowed within the A-1 district, are campgrounds and RV parks. Campgrounds or camp sites are not mentioned in the city zoning ordinance; however, RV parks are represented as Use 9a (Recreational Vehicle Park) in the city B&I Use Table (Sec. 8-3025(b)). Use 9a, however, is strictly permitted in the B-H (Highway Business), I-L (Light Industrial) and I-H (Heavy Industrial) zoning districts and is only allowed when

accessory to an existing motel. While RV parks are usually allowed in both urban and rural areas, campgrounds tend to be located in more rural areas. The R-A district also currently allows camp site uses which is also similar to the A-1 district. The R-A district and associated use, however, are vaguely defined and often require interpretation. Adopting the A-1 district would establish both uses with certain conditions in the city C&R Use Table (8-3025(a)), specifically, and would comply with city base zoning regulations.

FINDINGS:

1. The creation of an A-1 district will allow uses and establish comparable development standards that can serve as an appropriate transitional or mixed-use district for the city and surrounding rural or residential land uses.
2. The A-1 district is proposed to collectively allow recreational, residential, agricultural, some accessory and health uses in areas of the city that could serve nearby rural areas and limit retail and industrial development.
3. The creation of an A-1 district will provide a smooth transition of previous zoning classifications, such as the R-A-CO, in order to incorporate city standards and establish consistent development patterns. This is particularly important, especially in areas of the city like the “Westward Expansion Areas”, to proactively address inconsistencies with city properties containing county zoning district standards.
4. Establishing an A-1 district requires a district intent statement, development standards and permitted land uses; it establishes a new campground and recreational vehicle use which requires a definition and certain use conditions; it also requires revisions to the sign section of the ordinance to establish size requirements for the following type of signage: principal use, freestanding, and directory. The proposed amendments are provided in the recommendation below.

POLICY ANALYSIS:

The A-1 zoning district should be established to incorporate a new city district that collectively allows agricultural, residential, recreational and some accessory uses within the same area but limits retail and industrial uses. Since the closest district that is comparable to the A-1 is the county R-A zoning classification, and since the A-1 district will replace many of the existing R-A-CO and other conservation districts, adopting the A-1 would be an effective and proactive way to provide a smooth transition of land use and development standards as is proposed in the Savannah New Zoning Ordinance (NewZO).

The proposed A-1 district will also incorporate new uses that are not currently addressed in the city zoning ordinance; particularly campgrounds and recreational vehicle parks. With growing interest in establishing these types of recreational uses, especially in rural areas of the city,

adopting the A-1 district will provide opportunity to attract more recreational uses to these areas. The creation of an A-1 district could also limit the number of potential PUDs (Planned Unit Developments). PUDs typically adopt their own regulations and standards which are usually independent of existing base zoning district classifications and development standards. Allowing this flexibility is important for the city to promote innovative and appealing development, however, it can also establish individual development that may or may not be consistent with surrounding land uses. Establishing the A-1 district could offer an opportunity to incorporate many uses in the same area that adhere to existing base zoning standards without requiring the creation of a PUD.

The Comprehensive Plan addresses the need for effective planning especially in the “Westward Expansion Areas” where much unincorporated land has been annexed into the city. It explains, “Policies are needed to provide efficient services; distribute land uses in an efficient manner; avoid land use conflicts; and reduce automobile dependence” (p. 4-4). By allowing several uses to be permitted in the same area, particularly within areas containing larger properties, and by allowing more recreational opportunity in expansion areas of the city, this could encourage appropriate land uses and development to locate in areas that are currently unavailable or limited.

RECOMMENDATION:

Approval of amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Use 32b Campground; recreational vehicle park; Article B (Zoning Districts): Sec. 8-3021 (Established) to establish an A-1 (Agriculture) zoning district; Sec. 8-3025(d) (Schedule of Development Standards) to establish development standards; Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts) to establish a list of permitted uses for the A-1 (Agriculture) zoning district.

Approval of amendments to Article E (Signs): Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign); Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts); Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign)

ALTERNATIVES:

1. Recommend approval of the amendments as proposed.
2. Recommend approval of alternate amendments.
3. Recommend denial of the proposed amendments.

Amendments are as follows. Text proposed to be enacted is shown in bold and underlined.
Yellow highlights are intended to guide the reader to the changing text.

I. Article A. (Generally), Sec. 8-3002 (Definitions)

ENACT

Campground; recreational vehicle park. A facility that provides land to transient guests who use personal tents, travel trailers, motor homes, or recreational vehicles as temporary accommodations. Cabins may also be provided. Related accessory uses such as bath houses, on-site storage, an event space, passive and active recreational facilities, a club house, a restaurant with alcohol sales by the drink, a general store with incidental sales of beer and wine, and a caretaker's residence are permitted and limited to registered guests and their guests.

II. Article B. (Zoning Districts), Sec. 8-3021 (Established)

ENACT

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

III. Article B. (Zoning Districts), Sec. 8-3025(d) (Schedule of Development Standards)

ENACT

District and Use	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)
	One-family Dwelling or Other Use When Listed	Two-family or Multi-family Dwelling: Lot Area Per Dwelling Unit	
<u>A-1 District</u> <u>Residential</u> <u>Non-residential</u>	<u>2 acres</u> <u>2 acres</u>	<u>=</u> <u>=</u>	<u>=</u> <u>=</u>

District and Use	Setback from Center Line of Street Right-of-way for Front Yard Purposes						Min Side Yard (ft)**	Min Rear Yard (ft)**	Max. Height	Bldg. Coverage	Buffer Reqs.	Density
	Freeway or Parkway	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Res/ Street*	Access Easement						
<u>A-1</u>												
<u>Residential</u>	<u>The required front yard setback shall be 40 ft. from the property line.</u>						<u>20</u>	<u>40</u>	<u>36</u>	<u>35</u>	<u>See Sec. 8-3066</u>	<u>=</u>
<u>Nonresidential</u>	<u>The required front yard setback shall be 40 ft. from the property line.</u>						<u>20</u>	<u>40</u>	<u>36</u>	<u>35</u>	<u>See Sec. 8-3066</u>	<u>=</u>

IV. Article B. (Zoning Districts), Sec. 8-3025(b) (Provisions regarding uses in the C districts and R districts)

ENACT

Text proposed to be enacted shown in bold and underlined. Yellow highlights are intended to guide the reader to the changing text.

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
Residential Types:	
(1) Dwelling, one-family	<u>X</u>
a. Detached	<u>X</u>
b. Semidetached or end-row	<u>X</u>
Provided that within the R-6-C district, single-family dwellings may be converted into a duplex where it can be demonstrated that (1) the minimum lot area is 3,000 square feet, (2) the building requires rehabilitation and cannot be economically rehabilitated for single-family use, and (3) such conversion would provide affordable housing and upgrade the property in question. In addition to the development standards set forth in Section 8-3031, the following shall also apply:	
(a) The driveway and parking orientation shall be consistent with that of surrounding development. However, no off-street parking shall be located within the required front yard setback unless specifically approved by the MPC.	
Two off-street parking spaces per unit shall be provided unless the MPC approved one space per unit where space limitations make it impractical to comply with this requirement.	
(b) The size, bulk, height, and scale of proposed conversions shall reflect the character of existing single-family structures in the area.	
(c) The architectural style and the facade treatment of exterior alterations shall be characteristic of the neighborhood. Construction materials shall be compatible visually with materials used in adjacent and surrounding structures.	
(d) Entrances and other building openings shall be similar to the orientation and character openings and of existing entrances in the area.	
(e) Fences, landscaping and buffers shall be visually compatible with the area.	
(f) There shall be no exterior evidence to indicate that the structure is a duplex.	
(g) The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood.	
c. Attached or row	<u>X</u>
(7) Residential, manufactured homes	<u>X</u>
a. All manufactured homes shall be oriented so that the principal entrance faces and is parallel to the street or an approved access easement which serves as principal access to the dwelling unit. This requirement shall not be waived.	
b. No more than one manufactured home shall be permitted on a lot unless within a legally existing or permitted manufactured home park.	
c. All manufactured homes shall comply with all regulations established for a one-family dwelling in this district.	
d. The manufactured homes shall be situated on a permanent foundation designed to support the maximum anticipated load during all seasons. Such foundation shall be built up to the undercarriage	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
of the manufactured home for its entire length and the manufactured home anchored onto such enclosure/foundation in such a manner that it will be safe from overturning or creating other hazards to the inhabitants or to adjacent properties. Necessary ventilation passages and a crawl space with a permanent door are the only openings permitted on the foundation enclosure.	
e. The lot shall be landscaped according to a landscaping plan which shall be submitted at the time of application for a building permit. Approval of such plans shall be a part of the application review. Such plan shall include any fences proposed or existing on the site. When a lot abuts a conventional single-family dwelling or a vacant lot on which a conventional single-family dwelling may be established, a landscaping buffer or a fence shall be required and shown on the approved landscaping plan.	
f. The tow-bar and any associated appendages shall be either removed or else totally screened from view by fencing or other appropriate buffers in such a manner as to conceal their shape.	
g. The manufactured home shall be provided with a recessed or roofed porched entry way with permanent steps that is visually compatible with conventional single-family construction.	
h. The exterior appearance of any addition including the foundation enclosure shall be visually compatible with conventional single-family construction.	
I. No manufactured home with less than 600 square feet in a primary unit, exclusive of cabanas, or other added appendages shall be permitted.	
j. Any electrical service box which is not attached to the manufactured home shall be placed within the rear yard of the unit, and screened from view from any public right-of-way or adjacent property.	
Religious Facilities:	
(15) Church and other places of worship	<u>X</u>
a. The use shall abut a collector or greater arterial.	
b. The use shall be at least 100 feet from any conforming residential dwelling.	
(15a) Temporary use	<u>X</u>
1. Provided that the following specific conditions shall apply to such uses not located on public property.	
a. A site plan shall be approved by MPC pursuant to the provisions of Sec. 8-3031.	
b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site.	
c. The use complies with the sign requirements for the districts in which it is located.	
d. Such use shall not be located adjacent to or across a street from a conforming residential use.	
e. The use shall not be permitted for greater than 30 days within any six month period unless a different length of time is specifically provided for hereunder.	
f. Such use shall be located along a collector or arterial street.	
g. Such use shall be located on not less than a one acre site.	
h. The use shall not occupy off-street parking spaces required for another use nor extend into the required building setback lines of the site.	
I. Sanitation facilities shall be approved by the Chatham County Health Department prior to the issuance of an occupancy permit.	
j. Tents and/or mobile vehicles/structures shall not be permitted in conjunction with such use unless specifically provided for hereunder. Where so allowed, such tents and/or mobile vehicles/structures shall be located as shown on the approved site development plan. Tent(s) shall be constructed on fire retardant materials.	
k. Such use shall comply with the requirements of the city noise ordinance.	
2. Temporary uses shall include the following activities:	
a. Temporary outdoor religious services.	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
Provided that:	
1. The use shall abut an arterial street.	
2. The use shall not extend for a period of greater than 14 days within any six-month period.	
3. The use shall be at least one hundred (100) feet from any conforming residential unit.	
4. Tents may be utilized for tent revivals.	
b. Carnival, rodeo, horse show, athletic event or similar activities operated and sponsored by a bona fide civic or charitable organization.	
1. All amusements or activities shall be located at least four hundred (400) feet from the nearest residential unit.	
2. The use shall not extend for a period of greater than fourteen (14) days within a six (6)-month period.	
3. Tents and/or mobile vehicles/structures may be utilized for such activities.	
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	<u>X</u>
Provided that:	
1. Public parks shall be owned and operated by either an agency of government or unit of government.	
2. Tents and/or mobile vehicles/structures may be utilized for such activities.	
d. Temporary off-site promotional and public interest events, auto shows, boat shows, art shows, pet shows, etc.	<u>X</u>
Provided that:	
1. All displays and promotional activities shall be located at least 100 feet from any conforming residential dwelling.	
2. The use shall extend for not more than 14 consecutive days and the site shall not be utilized for such use for greater than 30 days within a calendar year.	
3. Items sold during the event shall not be removed from the premises until the closing day of the event.	
4. Tents and/or mobile vehicles/structures may be utilized for such activities.	
e. The sale of seasonal plants and/or produce	
(16) Convent or monastery	<u>X</u>
Provided that within the R-20, R-10, and R-6 districts such use shall be located on a parcel not less than four 4 acres in size.	
Provided further, on a site containing not less than four 4 acres, a cemetery solely for the interment of the residents of the convent or monastery shall be permitted subject to the following conditions:	
a. All graves shall be set back not less than 100 feet from any property line.	
b. All grave markers and crypts, mausoleums, columbariums or other such facilities over three feet in height as measured from ground level shall be screened from view from the adjacent properties by an architecturally designed fence or dense evergreen hedge adequate to block vision between or through the planted material, at least six feet in height.	
c. Provided, further that all cemetery burial plots, mausoleums, columbariums and other facilities shall be located as shown on a site plan approved by the MPC under the provisions of Sec. 8-3031.	
Health and Welfare:	
(18) Eleemosynary or philanthropic institutions	<u>X</u>

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
(18a) Non-profit sheltered work center	<u>X</u>
(18b) Group personal care home for the mentally ill (seven to 15 persons)	<u>X</u>
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
Provided further that within the R-4 and R-M districts, the following provisions shall apply:	
a. The lot shall have a minimum frontage on an arterial street of at least 150 feet.	
b. All principal buildings shall be not less than 25 feet from any adjoining lot line.	
c. There shall be at least 2,000 square feet of lot area for each resident of the group care home, including live-in supervisory personnel, provided that no lot of less than 24,500 square feet shall be utilized for this use.	
d. The site development plan shall be reviewed under the provisions of Sec. 8-3031 to insure that in addition to the other criteria set forth herein, the use is oriented in the best manner to protect adjacent uses.	
(18c) Group care home for the abused or mistreated (seven to 15 persons)	<u>X</u>
Provided that such use shall not be permitted within one thousand (1,000) feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(18f) Group care home for the elderly (seven to 15 persons)	<u>X</u>
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(18h) Group care home for the mentally retarded (seven to 15 persons)	<u>X</u>
(18j) Emergency shelters for homeless persons	<u>X</u>
Provided that the following conditions are met:	
a. Emergency shelters shall not be located on a site which has a one-family, two-family or multi-family residential use located adjacent thereto. Shelters shall not be located across a street from a one-family, two-family or multi-family residential use unless the street is a lane and no residential dwelling unit fronts onto the lane within the block in question; or the street is classified as a collector or greater.	
b. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that, in addition to the other criteria, the use is oriented in the best manner to protect adjacent uses.	
c. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time.	
d. There shall be at least 50 square feet of space in the building for each occupant, including staff.	
e. Meals may be provided only for individuals temporarily housed within the shelter unless food service centers are permitted elsewhere in the district.	
f. One responsible representative of the not-for-profit organization responsible for the operation of the shelter shall be on the site for each 25 persons housed in the facility overnight.	
g. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.	
(18k) Transitional shelters for homeless persons	<u>X</u>
a. Provided that such shelters shall not be located adjacent to or across a street from a one- or two-family residential use unless (a) the street is a lane and no residential dwelling unit fronts onto the lane within the block in question; (b) the street is classified as a collector or greater. Provided	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
further, that such use may be located across a street from or adjacent to a lot containing three or more two-family structures developed at or exceeding a net density of 25 dwelling units per net acre.	
b. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is oriented in the best manner to protect adjacent uses.	
c. A maximum of 50 persons, in addition to the responsible representative(s) of the not-for-profit organization, shall be housed overnight in the shelter at any one time. One organization representative responsible for the operation of the shelter shall be on-site for each 25 persons housed in the facility overnight.	
d. There shall be at least 100 square feet of space in the building for each occupant, including staff.	
e. Meals may be provided only for individuals temporarily housed within the shelter unless otherwise permitted elsewhere in this chapter.	
(18m) Adult day care center	<u>X</u>
a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The zoning board of appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on a minor or residential street without creating traffic congestion and traffic hazards to the neighborhood served by such streets. When such use is located on a minor or residential street, the board may limit the number of persons utilizing the facility and the hours of operation based on the traffic to be generated, the size of the property, the characteristics of the neighborhood, and the location of the use in relation to adjacent properties.	
b. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.	
c. The parking layout and design shall be characteristic of the neighborhood within which such use is located.	
d. Within R-4 and R-M districts, excluding a center located within an existing nonconforming structure, only a dwelling unit may be utilized as an adult day care center and the operator shall reside in the dwelling.	
e. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the city traffic engineer, shall be provided.	
f. When the building housing such use is located across the street from or adjacent to a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 9:00 p.m.	
g. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in the area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the metropolitan planning commission may allow a principal use sign of up to 12 square feet in area when it is to be located on the side of the property facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood.	
h. A site plan shall be submitted to and approved by the MPC under the provisions of Section 8-3031 prior to the issuance of a building or an occupancy permit.	
(18n) Family adult day care center	<u>X</u>
a. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.	
b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.	
c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.	
d. Within a R-6 , R-4 or R-M district, the operator shall reside in the structure.	
e. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.	
(18p) Family personal care home for the handicapped (six or fewer persons)	<u>X</u>
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home.	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
(18q) Family personal care home for the elderly (six or fewer persons)	<u>X</u>
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(19) Children's home	<u>B</u>
(19a) Ambulance service or rescue squad	<u>X</u>
a. Provided that no maintenance repair or services shall be permitted.	
b. Provided no greater than three emergency vehicles shall be stored or parked on the premises at any give time.	
c. Such use shall have direct access to a street classified as a collector or greater, provided the MPC may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street.	
d. A specific site development plan, that meets the standards for planned districts as provided for under selection 8-3031, shall be submitted to and approved by the MPC before development can commence.	
Education:	
(20) School, public or private (K-12)	<u>X</u>
In the R-20, R-10, R-6, R-6A, R-6B, R-4, RM and RMH zoning districts, any new such use shall be located on a street classified as a collector or arterial as identified in Sec. 8-3048 as of September 5, 2013.	
(22a) Day nurseries and kindergartens	<u>X</u>
a. Provided that 100 square feet of outdoor play space is provided each child.	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.	
c. The architectural character, including the orientation shall be characteristic of the neighborhood within which such structure is located.	
d. Such use shall provide the number of off-street parking spaces required for educational and institutional and uses as set forth in section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas."	
e. Where an abutting use is residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.	
f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided, that where such use is adjacent to or directly across from a nonresidential use or district, the board of appeals may allow a use sign of up to 12 square feet in area when it shall be	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.	
g. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.	
(22b) Child care center	<u>X</u>
a. Provided that 100 square feet of outdoor play space is provided each child.	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, or a major arterial or secondary arterial, provided that approval of any center located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval of or any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A childcare center can be located on a school or a religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any center located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhoods served by such streets.	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.	
d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in section 8-3089 - "Minimum Space Requirements for Off-Street Parking Areas."	
e. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever shall occur first.	
f. Where an abutting use is residential, visual buffers shall be provided so as to shield all parking areas, and play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the board or of an appropriately designed fence or wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.	
g. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the board of appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district.	
h. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.	
Community Facilities:	
(23) Public use	<u>X</u>
(25) Sewage treatment facility	<u>B</u>
(26) Airport	<u>B</u>
(26a) Heliport, helistop	<u>B</u>
(27) Public utilities	<u>X</u>
Recreation and Social:	
(30) Golf course	<u>X</u>

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
(31) Outdoor shooting range	<u>B</u>
(32) Facilities for fishing, boating, hunting and swimming	<u>X</u>
(32a) Private or residential community boat dock or pier	<u>X</u>
<u>(32b) Campground; recreational vehicle park</u>	<u>X</u>
<u>Provided that:</u>	
<u>a. Such use shall only be used for temporary lodging purposes not to exceed 90 days.</u>	
<u>b. Such use shall be no less than five (5) acres in size.</u>	
<u>c. Recreational vehicles shall not be permanently affixed to the ground in a manner that would prevent removal.</u>	
<u>d. The outdoor storage of non-occupied recreational vehicles, watercraft and trailers shall not exceed five percent (5%) of the size of the site and shall be for transient use only. This shall not be variable.</u>	
<u>e. Any outdoor storage shall not be located in the front or side yard, except for a period not to exceed 24 consecutive hours for the purpose of (un)loading or cleaning.</u>	
(33) Wildlife refuge	<u>X</u>
(34) Club or lodge	<u>X</u>
(34a) Limited fraternal order or lodge meeting hall	<u>X</u>
a. Provided its charter contains a prohibition against the use of malt or alcoholic beverages on the premises.	
b. Provided no commercial sale of food or the sale or consumption of alcoholic beverages, including beer or wine, shall be permitted on the premises.	
(35) Agriculture restricted	<u>X</u>
(36) Forestry	<u>X</u>
(37) Agriculture general	<u>X</u>
Provided, all buildings used for livestock shall be set back not less than 50 feet from any property line.	
(37a) Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	<u>X</u>
<u>Provided that:</u>	
1. The use shall be located on arterial or collector roadways as identified by section 8-3025(c), Street Classification Map.	
2. No overnight boarding of animals shall be allowed.	
3. No more than three animals shall be within the business at any given time.	
4. The outdoor exercise area must be enclosed with a fence.	
(37b) Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	<u>X</u>
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in "Architectural Graphic Standards" of at least 52.	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
(38) Agriculture personal	<u>X</u>
(40) Removal or extraction of any natural material or deposit	<u>B</u>
(41) Agricultural produce stands	<u>X</u>
a. Provided, such use shall comply with the front yard setbacks established for the district, and	
b. Provided, there shall be a minimum of four off-street parking spaces.	
(43) Noncommercial riding stable	<u>X</u>
a. Provided, such stable shall be established on a lot having an area of not less than two acres, and	
b. Provided, that if there are three or more horses, then such stable shall be established on a lot having an area of not less than five acres.	
(45) Cemetery	<u>X</u>
a. In accordance with section 8-3031 (Planned Development District), a site plan shall be required.	
b. Gravesites shall not be located within the required front yard set back (excluding along a limited access freeway) nor be located less than 100 feet from any one- or two-family residential property line.	
c. All mausoleums, columbariums, or cemetery chapels shall not set back less than 200 feet from any property line.	
d. For-profit cemetery use (i.e., those not governmentally owned, related to a church, synagogue or fraternal organization or a family burial plot) shall be developed in accordance with the Georgia Cemetery and Funeral Services Act of 2000, as amended (O.C.G.A. § 10-14-1 et seq.).	
(45a) Pet cemetery	<u>X</u>
All such uses shall be permitted only when a site development plan is approved by the planning commission staff and is certified to the zoning administrator. Such site plan shall provide location and design of all operational facilities (residential, burial preparation, and storage), streets, driveways, curb cuts, parking areas, burial ground, waste disposal methods; and all adjoining properties and uses. Other information that may reasonably be requested by the planning commission shall also be required.	
Retail Sales and Services:	
(53) Accessory use	<u>X</u>
Provided, that:	
a. Temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
b. Tents may be used in conjunction with an accessory use for a period not to exceed 14 days within a six-month period.	
c. Shipping containers shall not be permitted as accessory buildings upon any lot upon which exists a dwelling as a principal use.	
d. Shipping containers shall be permitted as accessory buildings upon a lot on which exists a nonresidential building as a principal use, provided that the shipping container:	
1. Is set back not less than ten feet from any lot line, or a greater distance if elsewhere required	
2. Is placed entirely upon a paved surface or raised off-ground by use of permanent structural supports.	
3. Displays no exterior signs or lettering.	

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
4. Has an exterior which is painted or otherwise finished in a neutral color and is maintained in a condition free of rust or deterioration.	
5. Is free of major structural damage which alters the original rectangular configuration and is equipped with tight-fitting doors designed and manufactured specifically as container equipment.	
6. Is screened from view from adjoining properties by use of visual buffers along lot lines or by use of a fence or wall.	
(53a) Satellite dish	<u>X</u>
Provided that such uses shall only be permitted as accessory uses, subject to the following restrictions:	
a. Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mount dish is not functional.	
All dishes shall be located within a rear yard. The base of such facility shall be surrounded with an architecturally designed fence with landscaping.	
b. The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.	
c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h. below.	
d. Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs as approved by the Planning Commission.	
e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.	
f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.	
g. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in light or dark neutral color.	
h. Within R-6, R-6-A, R-6-C, R-M-H, R-6-B, R-4, RIP-A, RIP-A1, RIP-B, RIP-D, and R-D zoning districts and for any lot upon which is located a one- to four-family dwelling structure, the following additional restrictions shall apply:	
1. The maximum diameter satellite dish shall be 12 feet.	
2. A solid satellite dish shall be permitted only where such dish is screened from view from ground level from adjoining residential properties and from any street. Such screening may consist of a fence or wall, hedge, natural vegetation, or building or structures on the lot.	
i. No satellite dish shall be visible from an elevation below 8 feet above the street grade within a public street right-of-way within the RIP-A, RIP-A1, RIP-B, and RIP-D zoning districts.	
Sign:	
(54) Sign, incidental	<u>X</u>
(55) Sign, principal use	<u>X</u>
(55c) Announcement sign	<u>See Sec. 8-3112 or Special Sign Districts provisions</u>
(55d) Portable sign	<u>See Sec. 8-3112 or Special Sign Districts provisions</u>
(56a) Sign, bus stop bench	<u>X</u>

Uses Proposed for the Proposed Agricultural (A-1) District	<u>A-1</u>
Provided such use shall be permitted only at official Chatham Area Transit (CAT) bus stops located outside of the Historic or Victorian Districts, and shall be permitted only by contract with the city. Such use shall also comply with the provisions of section 8-3112 "Sign Permits - Required," subsection (u), "Bus Stop Bench Signs."	

V. Article E (Signs), Sec. 8-3112(a)(2) (Sign Permits-Required; Sign Clearance and Height; Maximum Height for Freestanding Sign)

ENACT

TABLE I. FREESTANDING SIGN HEIGHTS*

Freestanding Sign Heights*	Maximum Sign Heights ¹ (in feet)		
	Secondary and Major Arterials		
Zoning Classification ³	Class I Streets ²	Class II Streets ²	All Other Streets
Conservation (C), <u>Agricultural (A)</u> , Residential (R) zones except R-I-P, RIP-B, and RIP-B1	20	15	10
Institutional zones (I-P, O-I, RIP-B and RIP-B1)	25	20	15
Business zones (R-B, RB-1, B-N, B-N-1 and R-B-C)	25	20	15
Business zones (B-C, B-G, BG-1, BG-2, and B-H)	40	25	20
Industrial zones (I-L, I-H, and I-L-B)	40	25	20

¹ Where a frontage road or other access street separates a sign from a street of greater classification, the standards for the greater classified street shall apply. A freestanding sign shall not exceed 20 feet in height where it fronts into or is located adjacent to a residential (R) or institutional (I-P and O-I) zoned district or a conservation zone (C) or an agricultural zone (A).

² See street classification map, subsection (q).

VI. Article E (Signs), Sec. 8-3112(i)(6) (Sign Permits-Required; Principal Use Sign; Nonresidential Zoning Districts)

ENACT

TABLE III. MAXIMUM SIGN AREA FOR PRINCIPAL USE SIGNS*

Location	Maximum Aggregate Sign Area for Facia Signs by Street Classification ³			Maximum Size Area for Projecting or Freestanding Signs by Street Classification ^{3, 6}			Maximum Projection of Outer Sign Edge for Projecting or Freestanding Signs (feet)
	Class I Streets ⁷	Class II Streets ⁷	All Other Streets	Class I Streets ⁷	Class II Streets ⁷	All Other Streets	
C-A zoning districts	10	10	10	10	10	10	5
C-R zoning district	55	55	--	55	55	--	10
All R zoning districts (excluding all R-I-P, RIP-B, RIP-B1 districts) ²	32	24	16	24	16	10	5
R-I-P, RIP-B, RIP-B1, I-P, O-I, <u>A-1</u> and R-B-C-1 zoning districts ²	75	50	40	48	36	24	6
B-N, B-N-1, R-B, R-B-C, RB-1 zoning districts ²	200	150	100	60	48	36	6
All other business zoning districts ^{1, 4, 6}	300	250	200	125 ⁵	75	60	15
I-L, I-L-B, and I-H industrial zoning districts ^{1, 4, 5}	300	250	200	125 ⁵	75	60	15
P and PUD districts	As shown on the approved site plan						

¹ In addition to the above maximum principal use sign size requirements, 1 additional square foot of facia sign area per 2 linear feet of building frontage shall be allowed for each 2 linear feet of building frontage greater than 100 feet along one street within the B-C, B-G, BG-I, B-H and industrial districts. (For example, a use on a Class II street in a B-C district having 150 feet of building frontage would net an additional 25 square feet of sign area for a facia sign--i.e., $150 - 100 = 50$; $50 \text{ divided by } 2 = 25$; $25 + 250 = 275$.)

² Within the A-1, C-A, C-R, R-I-P, RIP-B, RIP-B1, I-P, B-N and B-N-1 zoning districts, where such sign is to be located across the street from a business zoned district which permits a larger sign area, the maximum sign area for a sign located on a Class II street may be increased to the maximum sign area permitted for a sign fronting a class I street.

³ Where a frontage road or other access street separates a sign from a street of greater classification, the standards for the greater classified street shall apply.

⁴ Where such sign is to be located adjacent to or across the street from an R, R-I-P, RIP-B, RIP-B1, O-I or I-P district, the sign standards established for the B-N and B-N-1 districts shall apply.

VII. Article E (Signs), Sec. 8-3112(k)(3) (Sign Permits-Required; Directory Sign)

ENACT

- (3) The sign shall be permitted one-half square foot of sign area for each foot of lot frontage provided such sign shall not exceed two hundred fifty (250) square feet or twelve (12) square feet per use, whichever is greater. Within any R zoning district, including the R-I-P, RIP-B, and RIP-B1 districts, the A-1 district, and the O-I and I-P zoning districts, such signs shall not exceed an area of sixty (60) square feet or an area of twelve (12) square feet per use, whichever is greater.