

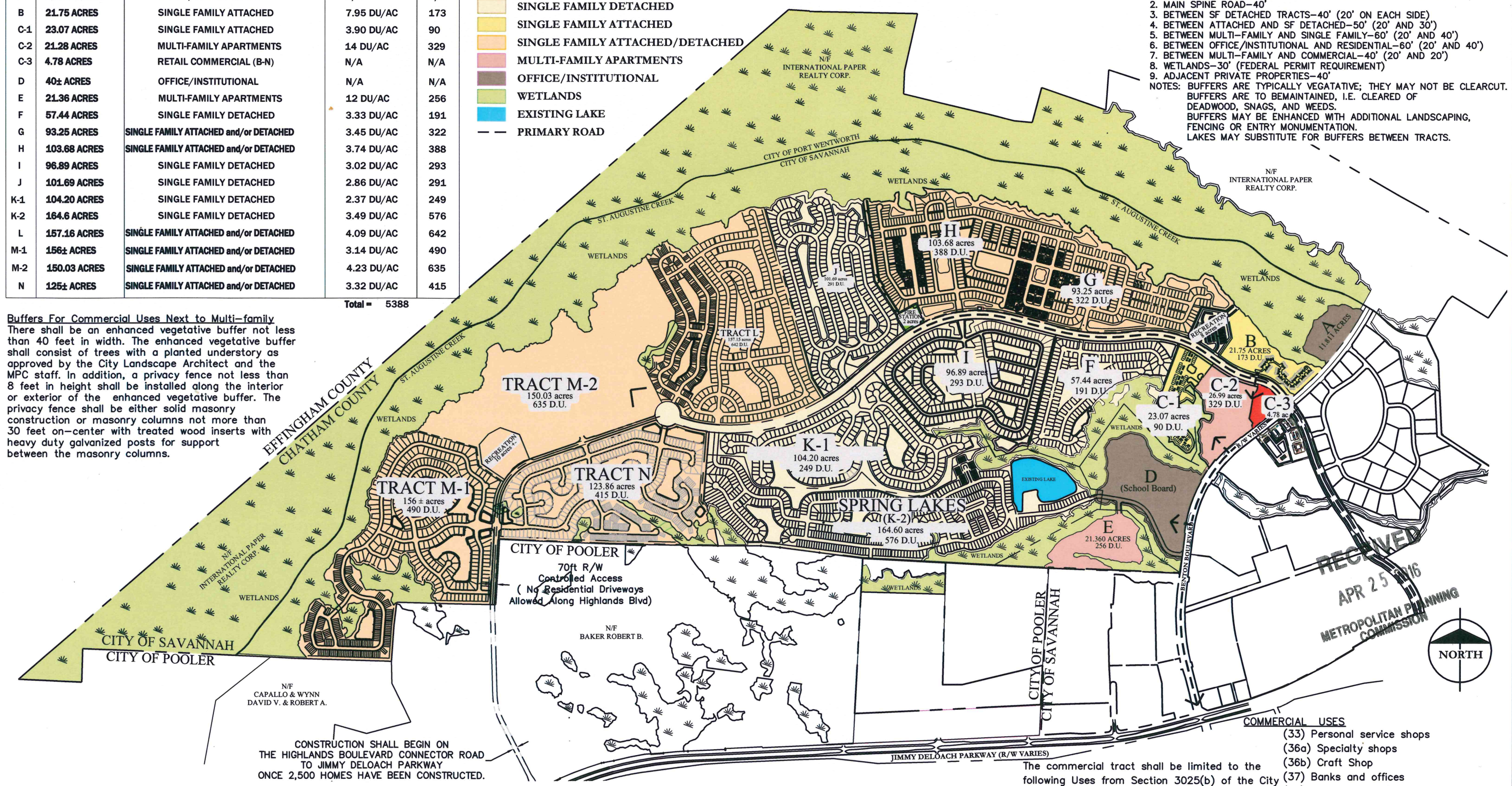
TRACT	AREA	LAND USE	MAXIMUM DENSITY	D.U Total
A	11.811 ACRES	OFFICE/INSTITUTIONAL	N/A	N/A
B	21.75 ACRES	SINGLE FAMILY ATTACHED	7.95 DU/AC	173
C-1	23.07 ACRES	SINGLE FAMILY ATTACHED	3.90 DU/AC	90
C-2	21.28 ACRES	MULTI-FAMILY APARTMENTS	14 DU/AC	329
C-3	4.78 ACRES	RETAIL COMMERCIAL (B-N)	N/A	N/A
D	40± ACRES	OFFICE/INSTITUTIONAL	N/A	N/A
E	21.36 ACRES	MULTI-FAMILY APARTMENTS	12 DU/AC	256
F	57.44 ACRES	SINGLE FAMILY DETACHED	3.33 DU/AC	191
G	93.25 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.45 DU/AC	322
H	103.68 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.74 DU/AC	388
I	96.89 ACRES	SINGLE FAMILY DETACHED	3.02 DU/AC	293
J	101.69 ACRES	SINGLE FAMILY DETACHED	2.86 DU/AC	291
K-1	104.20 ACRES	SINGLE FAMILY DETACHED	2.37 DU/AC	249
K-2	164.6 ACRES	SINGLE FAMILY DETACHED	3.49 DU/AC	576
L	157.16 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	4.09 DU/AC	642
M-1	156± ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.14 DU/AC	490
M-2	150.03 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	4.23 DU/AC	635
N	125± ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.32 DU/AC	415

Total = 5388

- RETAIL COMMERCIAL (B-N)
- SINGLE FAMILY DETACHED
- SINGLE FAMILY ATTACHED
- SINGLE FAMILY ATTACHED/DETACHED
- MULTI-FAMILY APARTMENTS
- OFFICE/INSTITUTIONAL
- WETLANDS
- EXISTING LAKE
- PRIMARY ROAD

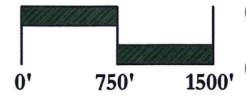
- MINIMUM BUFFER REQUIREMENTS**
- BENTON BOULEVARD-40' (20' UTILITY EASEMENT AND 20' BUFFER)
 - MAIN SPINE ROAD-40'
 - BETWEEN SF DETACHED TRACTS-40' (20' ON EACH SIDE)
 - BETWEEN ATTACHED AND SF DETACHED-50' (20' AND 30')
 - BETWEEN MULTI-FAMILY AND SINGLE FAMILY-60' (20' AND 40')
 - BETWEEN OFFICE/INSTITUTIONAL AND RESIDENTIAL-60' (20' AND 40')
 - BETWEEN MULTI-FAMILY AND COMMERCIAL-40' (20' AND 20')
 - WETLANDS-30' (FEDERAL PERMIT REQUIREMENT)
 - ADJACENT PRIVATE PROPERTIES-40'
- NOTES: BUFFERS ARE TYPICALLY VEGETATIVE; THEY MAY NOT BE CLEARCUT. BUFFERS ARE TO BE MAINTAINED, I.E. CLEARED OF DEADWOOD, SNAGS, AND WEEDS. BUFFERS MAY BE ENHANCED WITH ADDITIONAL LANDSCAPING, FENCING OR ENTRY MONUMENTATION. LAKES MAY SUBSTITUTE FOR BUFFERS BETWEEN TRACTS.

Buffers For Commercial Uses Next to Multi-family
 There shall be an enhanced vegetative buffer not less than 40 feet in width. The enhanced vegetative buffer shall consist of trees with a planted understory as approved by the City Landscape Architect and the MPC staff. In addition, a privacy fence not less than 8 feet in height shall be installed along the interior or exterior of the enhanced vegetative buffer. The privacy fence shall be either solid masonry construction or masonry columns not more than 30 feet on-center with treated wood inserts with heavy duty galvanized posts for support between the masonry columns.



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Principal Use Signs
 Residential and Institutional (clubhouse, fire station, etc.) uses shall be permitted one identification sign at the entrance. The sign shall be a monument style sign or incorporated into a fence or gated structure. The sign shall have a maximum area of 30 square feet with a maximum height not to exceed six feet. Such signs shall have no flashing or moving elements, no neon lighting, and no internal illumination. Also, no message boards or changeable copy shall be allowed.
 Commercial Uses located within Tract C-3 (B-N) shall be permitted one freestanding principal use sign. The sign shall be a monument style sign with a maximum area of one square foot per linear foot of lot frontage not to exceed 75 square feet (on each side of the sign) including a message board if one is desired. The maximum height, including the support structure shall not exceed eight feet. Such signs may be internally illuminated in conjunction with a reverse silhouette or electronic designed sign provided the message shall not change more than one time every 24 hours. Fascia and other signage shall be allowed as permitted in a B-N zoning district on a Class I Street.



- COMMERCIAL USES**
- (33) Personal service shops
 - (36a) Specialty shops
 - (36b) Craft Shop
 - (37) Banks and offices
 - (38) Photography studio
 - (47c) Teaching of music, voice, and dance, and studios for the same
 - (48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages
 - (49b) Catering Services
 - (50) Fuel station
 - (52b) Bicycle and moped sales and service
 - (90) Accessory uses
- The commercial tract shall be limited to the following Uses from Section 3025(b) of the City of Savannah Zoning Ordinance:
- (20b) Day nurseries and kindergartens
 - (20c) Child care center
 - (25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon
 - (25a) Animal grooming establishment
 - (32) Food stores and drug stores
 - (32a) Sale of beer and wine by the package when incidental to other retail use
 - (32c) Plant and produce shops

Amended January 12, 2016