

# TRADITIONAL COMMERCIAL-2 REGULATIONS

---

## Contents:

### 5.1.3 Nonresidential Districts

### 5.1.4 Mixed-use Districts

## TC-2 Uses

### Sec. 5.13 Traditional Commercial Districts

#### 5.13.1 District Descriptions

#### 5.13.2 Comprehensive Plan Future Land Use Map Consistency

#### 5.13.3 Permitted Uses

#### 5.13.4 Accessory Structures and Uses

#### 5.13.5 Development Standards for Permitted Uses

#### 5.13.6 General Site Standards

#### 5.13.7 Natural Resource Standards

#### 5.13.8 Additional Requirements Applicable to the Traditional Commercial Districts

### 5.14.2 Comprehensive Plan Future Land Use Map Consistency

### 7.9.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

### 7.10.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

### 7.11.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

### 8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)

## 5.1.3 Nonresidential Districts

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

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

## 5.1.4 Mixed-use Districts

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

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

## TC-2 Uses

| TC-2   | √= Permitted Use<br>L= Limited Use<br>S=Special Use | Use Standards   |
|--|---|---|
| Single-family detached   | √   |   |
| Single-family attached   | √   |   |
| Two-family   | √   |   |
| Three-family / Four-family                                     | √   | Sec. <a href="#">8.1.1</a>  |
| Townhouse  | √   |   |
| Stacked townhouse  | √   |   |
| Apartment  | √   |   |
| Upper story residential  | √   |   |
| Child caring institution                                       | L   | Sec. <a href="#">8.1.5</a>  |
| Dormitory/student housing                                      | √   |   |
| Fraternity/sorority house                                      | S   |   |
| Monastery/convent  | √   |   |
| Rooming house  | L   | Sec. <a href="#">8.1.6</a>  |
| Single room occupancy  | L   | Sec. <a href="#">8.1.7</a>  |
| Agriculture, personal  | √   |   |
| Community Garden   | √   |   |
| Park, general  | √   |   |
| Library/community center                                       | √   |   |
| Museum   | √   | Sec. <a href="#">8.7.24</a>   |
| Post office  | √   |   |
| Police/fire station or substation                              | √   |   |
| Emergency Medical Services (EMS) substation/ Ambulance Service | S   | Sec. <a href="#">8.3.5</a>  |
| Shelter, emergency   | S   | Sec. <a href="#">8.3.6</a>  |
| Shelter, transitional  | L   | Sec. <a href="#">8.3.7</a>  |
| Soup kitchen   | L   | Sec. <a href="#">8.3.8</a>  |
| Child/adult day care home                                      | L   | Sec. <a href="#">8.3.9</a> or Sec. <a href="#">8.7.11</a>                                     |
| Child/adult day care center                                    | L   | Sec. <a href="#">8.3.10</a> or Sec. <a href="#">8.7.11</a>                                    |
| Child/adult care home, 24 hour                                 | L   | Sec. <a href="#">8.3.11</a> or Sec. <a href="#">8.7.11</a>                                    |
| Child/adult care center, 24 hour                               | S   | Sec. <a href="#">8.3.12</a> or Sec. <a href="#">8.7.11</a>                                    |
| College, university, seminary                                  | √   | Sec. <a href="#">8.3.13</a> and Sec. <a href="#">8.7.15</a>                                   |
| Educational building used by a college, university or seminary | √   | Sec. <a href="#">8.3.13</a> and Sec. <a href="#">8.7.15</a>                                   |
| School, public or private (K-12)                               | √   | Sec. <a href="#">8.3.14</a> and Sec. <a href="#">8.7.14</a>                                   |
| School, trade, vocational or business                          | √   |   |
| All places of worship  | √   | Sec. <a href="#">8.3.15</a> , Sec. <a href="#">8.7.13</a> , and Sec. <a href="#">8.8.3(d)</a> |
| Private club/Lodge   | S   | Sec. <a href="#">8.3.16</a>   |
| Correctional transition facility                               | S   | Sec. <a href="#">8.3.18</a>   |
| Hospice  | √   |   |
| Nursing home   | √   |   |
| Assisted living facility                                       | √   |   |

| TC-2   | √= Permitted Use<br>L= Limited Use<br>S=Special Use | Use Standards               |
|--|---|-----------------------------|
| Personal care home, registered   | √   | Sec. <a href="#">8.3.19</a> |
| Personal care home, family   | √   | Sec. <a href="#">8.3.19</a> |
| Personal care home, group  | √   | Sec. <a href="#">8.3.19</a> |
| Substance recovery facility  | S   | Sec. <a href="#">8.3.20</a> |
| Office, general  | √   | Sec. <a href="#">8.4.1</a>  |
| Call center  | √   |                             |
| Day labor employment center  | L   | Sec. <a href="#">8.4.2</a>  |
| Office, medical  | √   | Sec. <a href="#">8.4.3</a>  |
| Office, utility/contractor   | L   | Sec. <a href="#">8.4.4</a>  |
| Studio/multimedia production facility                                    | L   | Sec. <a href="#">8.4.5</a>  |
| Indoor amusement   | √   |                             |
| Indoor sports facility   | √   |                             |
| Teen Club  | L   | Sec. <a href="#">8.4.7</a>  |
| Theater/cinema/ performing arts  | √   |                             |
| Retail, general  | √   |                             |
| Art/photo studio; gallery  | √   |                             |
| Convenience store  | L   | Sec. <a href="#">8.4.14</a> |
| Fuel/gas station   | L   | Sec. <a href="#">8.4.14</a> |
| Food-oriented retail   | √   | Sec. <a href="#">8.4.16</a> |
| Garden center  | L   | Sec. <a href="#">8.4.22</a> |
| Pawnshop   | L   | Sec. <a href="#">8.4.20</a> |
| Pharmacy   | √   | Sec. <a href="#">8.4.21</a> |
| Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary | L   | Sec. <a href="#">8.4.51</a> |
| Warehouse or Office Showroom / Flex Space                                | S   | Sec. <a href="#">8.4.23</a> |
| Services, general  | √   |                             |
| Animal services, indoor  | L   | Sec. <a href="#">8.4.24</a> |
| Bank   | √   |                             |
| Body art services  | √   |                             |
| Business support services  | √   |                             |
| Catering establishment   | √   |                             |
| Check Cashing; Title Pawn;   | L   | Sec. <a href="#">8.4.26</a> |
| Crematorium  | S   | Sec. <a href="#">8.4.27</a> |
| Funeral home; mortuary (not including crematorium)                       | √   |                             |
| Hall, banquet or reception   | √   |                             |
| Instructional studio or classroom  | √   |                             |
| Laundromat;  | √   |                             |
| Dry Cleaner/Laundry, Neighborhood  | √   |                             |
| Personal service shop  | √   | Sec. <a href="#">8.4.28</a> |
| Psychic; palmist; medium; fortune teller                                 | √   |                             |
| Repair-oriented services   | √   |                             |
| Tour company terminal  | √   |                             |
| Distillery, craft,   | S   | Sec. <a href="#">7.14</a>   |

| TC-2  | √= Permitted Use<br>L= Limited Use<br>S=Special Use | Use Standards                          |
|---|---|--|
| Bar; tavern   | S   | Sec. 8.4.30 and Sec. 7.14              |
| Nightclub   | S   | Sec. 8.4.31 and Sec. 7.14              |
| Restaurant  | √   | Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14 |
| Retail consumption dealer (on premise consumption of alcohol) | S   | Sec. 8.7.24 and Sec. 7.14              |
| Ancillary retail dealer (off-premise consumption of alcohol)  | √   | Sec. 8.7.24 and Sec. 7.14              |
| Package store (not including wine specialty shops)            | S   | Sec. 7.14                              |
| Wine Specialty Shop (not including package stores)            | S   | Sec. 7.14                              |
| Winery; Meadery; Cidery                                       | S   | Sec. 7.14                              |
| Brewery, Micro  | S   | Sec. 7.14                              |
| Bed and Breakfast Homestay                                    | L   | Sec.8.4.33                             |
| Bed and breakfast   | L   | Sec. 8.4.34                            |
| Inn   | L   | Sec. 8.4.35 and Sec. 8.7.24            |
| Hotel/motel, 16-74 rooms                                      | S   | Sec. 7.13                              |
| Short-term vacation rental                                    | L   | Sec. 8.4.37 and Sec. 7.5               |
| Vehicle sales, rentals and leasing                            | S   | Sec. 8.4.39 and Sec. 8.7.21            |
| Moped/motor scooter sales, rentals and leasing                | S   | Sec. 8.4.40                            |
| Vehicle service, minor  | L   | Sec. 8.4.42                            |
| Vehicle service, major  | S   | Sec. 8.4.43                            |
| Vehicle wash, full or self-service                            | L   | Sec. 8.4.45                            |
| Manufacturing, Artisan/Craft                                  | L   | Sec. 8.5.4                             |
| Manufacturing, Limited/Light                                  | S   | Sec. 8.5.5                             |
| Parking facility  | S   | Sec. 8.6.2                             |
| Passenger terminal  | S   |  |
| Transportation dispatch and storage                           | L   | Sec. 8.6.3                             |
| Utilities, major  | S   |  |
| Utilities, minor  | √   |  |

(Ord. of [5-25-2023\(9\)](#), § 1)

Effective on: 5/25/2023

## Sec. 5.13 Traditional Commercial Districts

### 5.13.1 District Descriptions

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

#### a. Traditional Commercial-1 (TC-1)

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

**b. Traditional Commercial-2 (TC-2)**

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

**5.13.2 Comprehensive Plan Future Land Use Map Consistency**

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

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

**5.13.3 Permitted Uses**

Permitted uses within the TC- districts are located in [Sec. 5.4, Principal Use Table](#).

**5.13.4 Accessory Structures and Uses**

Accessory structures and uses shall meet the standards located in [Sec. 8.7, Accessory Structures and Uses](#).

**5.13.5 Development Standards for Permitted Uses**

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

| 5.13.5 Development Standards for Permitted Uses               |         |         |
|---|---------|---------|
| Standards   | TC-1    | TC-2    |
| <b>Lot Dimensions (min)</b>                                   |         |         |
| <u>Single-family Detached</u>                                 |         |         |
| Lot area (sq ft)  | 3,000   | 3,000   |
| Lot width (ft)  | 30      | 30      |
| <u>Single-family attached &amp; Two-family (side-by-side)</u> |         |         |
| Lot area per unit (sq ft)                                     | 1,450   | 1,200   |
| Lot width per unit (ft)                                       | 18      | 18      |
| <u>Two-family (over-under)</u>                                |         |         |
| Lot area per unit (sq ft)                                     | 1,500   | 1,500   |
| Lot width (ft)  | 30      | 30      |
| <u>Three- &amp; Four-Family</u>                               |         |         |
| Lot area per unit (sq ft)                                     | 1,450   | 1,200   |
| Lot width (ft)  | 30      | 30      |
| <u>Townhomes</u>  |         |         |
| Lot area per unit (sq ft)                                     | 1,450   | 1,200   |
| Lot width per unit (ft)                                       | 18      | 18      |
| <u>Upper Story Residential</u>                                |         |         |
| Lot area per unit (sq ft)                                     | No min. | No min. |
| Lot width per unit (ft)                                       | No min. | No min. |
| <u>Apartments</u>   |         |         |
| Lot area per unit (sq ft)                                     | 435     | 435     |
| Lot width (ft)  | 30      | 30      |
| <u>Nonresidential</u>   |         |         |
| Lot area (sq ft)  | --      | --      |
| Lot width (ft)  | 20      | 20      |
| <u>Building</u>   |         |         |
| Building Coverage (max)                                       | --      | --      |

| 5.13.5 Development Standards for Permitted Uses   |                              |                              |
|---|------------------------------|------------------------------|
| Standards   | TC-1                         | TC-2                         |
| Building Frontage (min)   | 70%                          | 70%                          |
| Building Footprint (max sq ft) [1]  | 5,500                        | 10,000                       |
| Building Setbacks (ft)  |                              |                              |
| For blocks without contributing structures*   |                              |                              |
| Front yard  | 5 (max)                      | 5 (max)                      |
| Side yard (interior) [2]  | 10 (min)                     | 10 (min)                     |
| Side yard (corner)  | 5 (max)                      | 5 (max)                      |
| Rear yard   | 10 (min)                     | 10 (min)                     |
| For blocks with contributing structures*  |                              |                              |
| Front yard  | Avg of block face            | Avg of block face            |
| Side yard (interior) [2]  | 10 (min)                     | 10 (min)                     |
| Side yard (corner)  | Avg of block face            | Avg of block face            |
| Rear yard   | 10 (min)                     | 10 (min)                     |
| Building separation   | See Fire Code                | See Fire Code                |
| Height (max) [1]  | 3 stories up to 45 ft        | 3 stories up to 45 ft        |
| Accessory Structure Setback   | See <a href="#">Sec. 8.7</a> | See <a href="#">Sec. 8.7</a> |
| * Refer to Contributing Resources Map in <a href="#">Sec. 7.11.4</a>  |                              |                              |
| [1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met. |                              |                              |
| [2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.   |                              |                              |

### 5.13.6 General Site Standards

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

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

### 5.13.7 Natural Resource Standards

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

| Standard                        | Section                   |
|---------------------------------|---------------------------|
| Protected River Corridor Buffer | <a href="#">Sec. 10.2</a> |
| Groundwater Recharge Areas      | <a href="#">Sec. 10.3</a> |
| Wetlands Assessment             | <a href="#">Sec. 10.4</a> |
| Wetland and Marsh Buffers       | <a href="#">Sec. 10.5</a> |

### 5.13.8 Additional Requirements Applicable to the Traditional Commercial Districts

#### a. All TC- Districts

Principal use dwelling shall be at least 450 square feet.

#### b. TC-1 District

[Reserved]

#### c. TC-2 District

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

### 5.14.2 Comprehensive Plan Future Land Use Map Consistency

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

a. **Traditional Neighborhood:** Downtown Residential (D-R)

b. **Traditional Commercial:** Downtown Commercial (D-C); Downtown Neighborhood (D-N)

c. **Downtown:** Downtown Central Business District (D-CBD); Downtown Waterfront (D-W)

d. **Downtown Expansion:** Downtown Expansion (D-X)

### 7.9.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Urban Redevelopment Plan provides for permitted and prohibited uses.

#### 1. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street in addition to any use standard found in [Article 8.0, Use Standards](#).

##### i. Parking Facility

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

##### ii. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

##### iii. Private Club/Lodge/Membership Club (with or without facility rental)

Such use shall not be allowed on the ground floor.

##### iv. Hall, banquet or reception

Such use shall not be allowed on the ground floor.

#### 2. Prohibited Uses

In addition to any use not permitted in the base zoning district in [Sec. 5.4, Principal Use Table](#), the following uses are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street:

i. Substance Recovery Facility;

ii. Emergency Medical Services (EMS) substation/Ambulance service;

iii. Hospital;

- iv. Day Labor Employment Center;
- v. Flea Market, not including farmer's market;
- vi. Outdoor Sales;
- vii. Package Store;
- viii. Check cashing/Title pawn;
- ix. Funeral Home; mortuary (not including crematorium);
- x. Crematorium;
- xi. Nightclub;
- xii. Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii. Watercraft sales, rentals and service;
- xiv. Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance shall not be considered nonconforming;
- xv. Self-Service Storage Facility; and
- xvi. Broadcast Transmission Tower.

### 3. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street

#### i. Parking and Access

New curb cuts along Martin Luther King, Jr., Boulevard or Montgomery Street shall be limited to one (1) curb cut per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the City Manager or his or her designee.

#### ii. TC-2 Development Standards

For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Urban Redevelopment Area and that do not contain a contributing structure, the following standards apply:

1. **Density**. A maximum residential density is not required for multi-family development; however, a minimum floor area requirement of 450 square feet is applicable.
2. **Height**. The maximum height is four (4) stories or 55 feet maximum up to 150 feet from the right-of-way of Montgomery Street. For a distance greater than 150 feet, the maximum height is the limit specified for the base district.

When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

### 7.10.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Urban Redevelopment Plan provides for permitted and prohibited uses.

#### a. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard in addition to any use standard found in Article 8.0, Use Standards.

#### i. Parking Facility

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance, that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

#### ii. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.



iii. **Private Club/Lodge/Membership Club (with or without facility rental)**

Such use shall not be allowed on the ground floor.

iv. **Hall, banquet or reception**

Such use shall not be allowed on the ground floor.

**b. Prohibited Uses**

In addition to any use not permitted in the base zoning district in [Sec. 5.4, Principal Use Table](#), the following uses are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard:

- i. Substance Recovery Facility;
- ii. Emergency Medical Services (EMS) substation/Ambulance service;
- iii. Hospital;
- iv. Day Labor Employment Center;
- v. Flea Market, not including farmer's market;
- vi. Outdoor Sales;
- vii. Package Store;
- viii. Check cashing/Title pawn;
- ix. Funeral Home; mortuary (not including crematorium);
- x. Crematorium;
- xi. Nightclub;
- xii. Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii. Watercraft sales, rentals and service;
- xiv. Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance shall not be considered nonconforming;
- xv. Self-Service Storage Facility; and
- xvi. Broadcast Transmission Tower.

**c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street**

**i. Parking and Access**

New curb cuts along Martin Luther King, Jr., Boulevard shall be limited to one (1) curb cut per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the City Manager or his or her designee.

**7.11.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan**

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Urban Redevelopment Plan provides for permitted and prohibited uses.

**a. Permitted Uses**

The permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street in addition to any use standard found in [Article 8.0, Use Standards](#).

**i. Parking Facility**

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance, that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

**ii. Place of Worship**

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. **Private Club/Lodge/Membership Club (with or without facility rental)**

Such use shall not be allowed on the ground floor.

iv. **Hall, banquet or reception**

Such use shall not be allowed on the ground floor.

**b. Prohibited Uses**

In addition to any use not permitted in the base zoning district in [Sec. 5.4, Principal Use Table](#), the following uses are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street:

- i. [Substance Recovery Facility](#);
- ii. Emergency Medical Services (EMS) substation/Ambulance service;
- iii. [Hospital](#);
- iv. [Day Labor Employment Center](#);
- v. Flea Market, not including farmer's market;
- vi. [Outdoor Sales](#);
- vii. [Package Store](#);
- viii. Check cashing/Title pawn;
- ix. Funeral Home; mortuary (not including crematorium);
- x. Crematorium;
- xi. [Nightclub](#);
- xii. Heavy equipment/Heavy [vehicle sales, rentals and leasing](#);
- xiii. [Watercraft sales, rentals and service](#);
- xiv. [Vehicle service, major](#). Those uses legally existing as of the Effective Date of this Ordinance shall not be considered nonconforming;
- xv. [Self-Service Storage Facility](#); and
- xvi. [Broadcast Transmission Tower](#).

**c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street**

**i. Parking and Access**

New curb cuts along Martin Luther King, Jr., Boulevard or Montgomery Street shall be limited to one (1) curb cut per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the City Manager or his or her designee.

Ord. of [05-14-2020\(39\)](#), § 1

Effective on: 5/14/2020

**8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)**

One (1) [accessory dwelling unit](#) shall be permitted as an [accessory use](#) to a [principal dwelling](#) located in the A-1, RSF-, RTF-, RMF-1, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the gross residential density calculations. Manufactured homes, shipping containers, [recreational vehicles](#) and travel trailers shall not be used as accessory dwelling units, except that manufactured homes may be used as an accessory dwelling unit in the A-1 and [Manufactured Home Overlay](#) districts. For such use, the following shall apply:

**a. Location**

- i. The unit may be attached to or detached from the principal dwelling.

- ii. When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling unit.
- iii. Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet. Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three (3) feet. Within zoning districts that have no rear-yard setback requirement for the principal structure there shall be no rear-yard setback requirement for an accessory dwelling unit.

**b. Lot Area**

For A-1, RSF-, RTF, RMF-1 and TR- districts, the minimum lot size for such use shall be at least 125% of the minimum lot area required by the zoning district. This standard shall be variable. If a variance is pursued, the Historic Preservation Commission shall provide a recommendation to the Zoning Board of Appeals when the parcel is located in a conservation overlay district, as provided in Section [7.15](#), or is located in a designated a National Register Historic District without a Local Historic Overlay, as defined in Section [13.3](#).

**c. Building Coverage**

Accessory dwelling units shall be included in the calculations for maximum building coverage permitted in the zoning district.

**d. Building Size**

- i. The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet. In the A-1, RSF-E, RSF-30 and RSF-20 districts, the maximum building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 square feet, whichever is less.
- ii. The accessory dwelling unit shall contain the minimum square feet as required by the ordinances and codes of the City of Savannah regulating building construction.
- iii. The accessory dwelling unit shall contain no more than one (1) bedroom.

**e. Architectural Style**

Such use shall be designed in a similar architectural style as the principal dwelling. If the site is located within an overlay district, the standards of the overlay district shall apply.

**f. Parking and Access**

- i. If parking is provided for the accessory dwelling, it shall be provided on the same lot on which the principal dwelling is located.
- ii. Where there is no lane and parking is provided, the parking space shall be served by the same driveway as the principal dwelling.

**g. Water and Wastewater Services, Electrical Meter**

- i. An accessory dwelling may be required to connect to the water and sewer system of the principal dwelling.
- ii. A shared electrical meter between the principal dwelling and the accessory dwelling unit may be required.

**h. Height**

- i. When a parcel is located in a conservation overlay district, as provided in Section [7.15](#), or is designated a National Register Historic District without a Local Historic Overlay, as defined in Section [13.3](#), accessory dwelling units shall not exceed 25 feet in height or the height of principal building, whichever is less. If a variance is pursued, the Historic Preservation Commission shall provide a recommendation to the Zoning Board of Appeals.
- ii. Within all other permitted zoning districts, accessory dwelling units shall not exceed 25 feet or the height of principal building, whichever is less.
- iii. Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.

(Ord. of [10-10-2019\(37\)](#), § 1, Ord. of [5-25-2023\(10\)](#), § 1)

Effective on: 5/25/2023

