

## ARTICLE B.

### ZONING DISTRICTS

#### Sec. 8-3021. Established.

In order to protect the character of existing neighborhoods; to prevent excessive density of population in areas which are not adequately served with water, sewerage facilities and fire protection; to ensure that adequate and suitable areas will be available in the city to provide housing for a growing population and to protect residential areas from the blighting effects of the traffic, noise, odors and dust generated by commercial and industrial activity; to provide for and accommodate growth and expansion of commercial and industrial activities; to prevent blight and slums and to promote orderly growth and development by grouping similar and related uses together and by separating dissimilar and unrelated uses; and in order that the various other purposes of this chapter may be accomplished, there are hereby established within the city zoning districts identified as follows:

- (1) *C-A agricultural conservation.* This district is established to protect rural areas against the blight and depreciation which can result from premature development, to encourage the development of rural areas in a coordinated and orderly manner, to protect the use of land adjoining roads passing through the rural portions of the city against strip development which can lead to traffic congestion and traffic hazards, and for other purposes.
- (2) *C-M marsh conservation.* The purpose of this district shall be to protect and conserve a natural land and water condition for the recreational, economic and general welfare of the citizens of the city.
- (3) *C-R recreational conservation.* The purpose of this district shall be to preserve for recreational use large open areas which because of location, size or topography are particularly suited for recreational use and which are needed to serve the recreation needs of an expanding population.
- (3.5) *P-R-T planned residential transition.* The purpose of this district is to permit select nonresidential uses subject to specific design standards to assure such uses will be visually compatible with the existing residential development. This district may only be established on lots which are located directly across the street from or adjacent to an existing business or professional office or service establishment or in a zoning district in which such uses are permitted. Such district shall only be established along a street classified as a secondary or major arterial.
- (4) *R-20 one-family residential.* The purpose of this district shall be to maintain single-family dwelling density to not more than two single-family dwellings per net acre of residential land, in order to protect the property in this district from the depreciating effects of more densely developed residential use.

- (5) *R-10 one-family residential.* The purpose of this district shall be to maintain single-family dwelling density to not more than four single-family dwellings per net acre of residential land, in order to protect the property in this district from the depreciating effects of more densely developed residential uses.
- (5.5) *BG-2 general-business, transition 2.* The purpose of this district shall be to create and protect older mixed use residential/commercial areas of the city in which compatible business and industrial-like activities are permitted in proximity to residential uses.
- (6) *R-6 one-family residential.* The purpose of this district shall be to maintain single-family dwelling density to not more than six single-family dwellings per net acre of residential land, in order to protect the property in this district from depreciating effects of more densely developed residential uses.
- (6.5) *R-6-A one- and two-family residential.* The purpose of this district shall be to maintain one- and two-family residential dwelling density to not more than 12 units per net residential acre in order to protect the property in this district from the depreciating effects of more densely developed residential uses. Limited fraternal order or lodge meeting halls are also permitted within a structure which previously or presently houses a church or school that has been such for a period of not less than five years. This district shall only be established on a lot or tract of land which meets the following conditions:
  - (a) *For a limited fraternal order or lodge.* The lot contains an existing structure designed and constructed to house a church or a school that was utilized as such for a period of not less than five years.
  - (b) *For a duplex.*
    - (1) The lot contains at least 7,200 square feet, is vacant, and is adjacent to or across the street from a structure containing two or more dwelling units; or
    - (2) The lot contains at least 7,200 square feet, is vacant, and is across the street from a parcel of land located within a business zoned district; or 100 percent of the vacant lot's frontage is across the street from a nonresidential use; or
    - (3) The lot contains at least 7,200 square feet, is vacant, and is visually oriented to a parcel of land within an existing business zoned district, or 100 percent of the vacant lot's frontage is across the street from a nonresidential use so as to adversely impact the use of such vacant lot for a single-family detached dwelling.

- (c) *For a freestanding accessory dwelling.* The lot contains at least 9,000 square feet, a single-family dwelling and an accessory structure which is intended to be utilized as an accessory dwelling unit for a relative of the resident of the principal dwelling.
- (6.7) *R-6-B one-family semiattached residential.* The purpose of this district is to permit the construction of one-family semiattached dwelling units at a density not to exceed ten dwelling units per net acre of residential land. Site development plans shall be reviewed under the provisions of section 8-3031. In addition to the development standards set forth in section 8-3031, the following requirements shall also apply:
- (a) No off-street parking shall be located within the required front yard setback unless specifically approved by the MPC upon the developer providing a design which is acceptable to the planning commission. Each lot shall be served by its own driveway.
  - (b) Semiattached units adjacent to or across the street from semiattached units or detached units shall be of varying architectural style or detail.
  - (c) No clearing of property shall occur until a site development plan and landscaping plans have been approved. Site plans shall include a detailed landscaping plan for each lot. Each lot shall have, as a minimum, 20 planted bushes of one-gallon nursery-size buckets each.
  - (d) There shall be a minimum of 20 feet between exterior walls of adjacent semiattached unit pairs.
  - (e) There shall be a fire wall erected between the units.
- (6.9) *P-R-6-S one-family residential, small lot subdivisions.* The purpose of this district shall be to establish areas of not less than two acres in size wherein single-family detached and single-family semiattached dwellings on individual small lots may be developed in order to maximize innovative techniques, efficiency of land use, and to provide families with lower cost home ownership opportunities.
- (7) *R-4 four-family residential.* The purpose of this district shall be to maintain dwelling unit density to not more than 12 dwelling units per net acre of residential land in order to protect the property in this district from the depreciating effects of more densely developed residential uses.
- (7.5) *B-N-1 neighborhood-business-limited.* The purpose of this district shall be to provide a mixture of a limited number of convenient commercial facilities which consists of goods and personal services while limiting nuisance-producing qualities in neighborhood market areas of 3,000 to 5,000 people.

(8) *R-M multifamily residential.* The purpose of this district shall be to provide areas for multifamily development and compatible nonresidential development. The net dwelling unit density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the metropolitan planning commission, but shall be not more than 40 units per acre. In establishing a density standard for an R-M district, the metropolitan commission shall consider the following conditions, among others:

- (a) The traffic that will be generated by the proposed development in comparison to uses permitted under the existing zoning classification.
- (b) The capacity of water and sewer systems to accommodate the proposed development.
- (c) The compatibility of the development with the surrounding land uses.

*Efficiency and/or one-bedroom, multifamily development in R-M zoned districts.* The MPC, at the request of the developer, may approve up to a 20-percent increase in the number of net dwelling units allowed on the tract of land under the net dwelling unit density established for the subject R-M zoned district provided the application for development of the tract of land is for the construction of only efficiency and/or one-bedroom units and provided further the livable floor area for each efficiency and/or one-bedroom unit shall not exceed 750 square feet. One resident manager's or caretaker's unit may be constructed with more than one bedroom. When a density increase is approved under this provision and the tract of land is to be developed in phases, thereafter only efficiency units and one-bedroom units shall be permitted in all other phases of such development of such tract of land.

*Single room occupancy (SRO) unit development in R-M zoned districts.* The MPC, at the request of the developer, may approve up to a 150-percent increase in the number of net dwelling units allowed on a tract of land under the net dwelling unit density established for the subject R-M district, provided the application for development of the tract of land is for the construction of only efficiency SRO units and provided further the livable floor area for each efficiency unit shall not exceed 250 square feet. One resident manager's or caretaker's unit may be constructed with more than one bedroom. Upon conversion of an SRO into larger single-dwelling units, the maximum density for the development shall not exceed the base density permitted for the zoning district within which the use is located. A resident manager's quarters may be located on a separate lot across a minor street or lane from the development if an approved site plan, which includes both the SRO complex and resident manager's quarters, is recorded. For the purpose of density calculation, all parcels within the approved development plan shall be included. When the SRO use and support facilities are located on separate lots of record, a property deed shall be recorded and cross referenced on the site plan

which requires that the separate sites be maintained under the same ownership and function as shown on the approved site plan until the SRO use is discontinued.

All R-M-25, R-M-40 and R-M-D districts existing at the time of the adoption of these regulations shall be interpreted as having the following designations, and shall be so identified on the zoning map:

Existing	Proposed
R-M-25	R-M-25
R-M-40	R-M-40
R-M-D	R-M-15

- (9) *R-D residential-dormitory.* The purpose of this district shall be to create an area in which traditional residential, institutional, and professional uses, and dormitories, including their accessory activities or uses, can be intermixed and at the same time achieve a healthful living environment. For dwellings other than dormitories, no more than 70 dwelling units per net acre of residential land shall be allowed.
- (10) *R-I-P residential-institutional-professional.* The purpose of this district shall be to create an area in which residential, institutional and professional uses can be intermixed and at the same time achieve a healthful living environment.
- (11) *R-B residential-business.* The purpose of this district shall be to create an area in which residential uses, institutional uses, professional uses and certain types of convenience-shopping-retail sales and service uses can be intermixed and at the same time prevent the development of blight and slum conditions. This district shall only be established in those older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, and in those areas where it is found necessary and desirable to create a transition zone between an R district and a B or I district.
- (12) *B-H highway-business.* The purpose of this district shall be to provide and encourage the proper grouping of roadside service areas that will accommodate the needs of the traveling public in a manner that prevents traffic congestion, traffic hazards and blight on the streets and roads and highways within the city.
- (12.1) *I-L-B light-industrial-business:* The purpose of this district shall be to create and protect areas for those industrial/business uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding residential neighborhoods or to other uses permitted in this district.
- (13) *B-N neighborhood-business.* The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people.

- (14) *B-C community-business.* The purpose of this district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.
- (15) *B-C-1 central-business.* The purpose of this district shall be to protect and enhance the central business district of the city which serves the Savannah metropolitan area population.
- (16) *B-G general-business.* The purpose of this district shall be to create and protect areas in which heavy commercial and certain industrial-like activities are permitted.
- (17) *B-B bayfront-business.* The purpose of this district shall be to protect the character of the commercial development along the Savannah River within the city.
- (18) *I-L light-industrial.* The purpose of this district shall be to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district.
- (19) *I-H heavy-industrial.* The purpose of this district shall be to create and protect areas in which industries which are not permitted in an I-L district can be permitted.
- (20) *R-I-P-A-1 residential urban.* The purpose of this district shall be to stabilize land use intensity in R-I-P-A-1 districts to not more than 70 dwelling units per net acre of residential land. Further, the purpose of this district shall be to assure a compatible land use pattern within the unique physical environs of Old Savannah. This district shall only be established within the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and Park Avenue, where detached, semidetached, and row houses are prevalent and appropriate.
- (21) *R-I-P-A residential, medium density.* The purpose of this district shall be to stabilize land use intensity in R-I-P-A zoning districts to not more than 70 dwelling units per net acre of residential land. Further, the purpose of this district shall be to assure a compatible land use pattern within the unique physical environs of Old Savannah. This district shall only be established within the area bounded by Martin Luther King, Jr. Boulevard and East Broad Street, between the Savannah River and Park Avenue, where detached, semidetached and row houses are prevalent and appropriate.

- (22) *R-I-P-B residential, medium density.* The purpose of this district shall be to stabilize land use intensity in R-I-P-B zoning district to not more than 70 dwelling units per acre of residential land.
- (22.1) RIP-B1 Residential, medium density. The purpose of this district is to allow for residential development and intensity in RIP-B1 zoning districts to not more than seventy (70) dwelling units per acre of land and to allow for certain institutional, professional, and business uses which would be compatible with residential development.
- (22.2) RIP-C Residential, medium density. The purpose of this district shall be to stabilize land use intensity in RIP-C zoning districts to not more than seventy (70) dwelling units per net acre of residential land.
- (23) *P planned district.* The purpose of this district shall be to provide areas within which comprehensive development plans shall be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered "overlay" districts and the uses permitted in such districts are those uses permitted in the zoning district which they overlay.
- (23.5) *P-D-M planned-development-marina.* The purpose of this district shall be to create an area within which the development of marina-residential facilities are permitted in a manner which serves the water access and recreational needs of the general public and at the same time render the property aesthetically compatible with surrounding uses and in a safe condition so as to prevent nuisances or hazards created by vehicular and boat use, movement, noise, fume generation or high-intensity use detrimental to adjacent residential development.
- (24) *R-B-1 residential-business.* The purpose of this district shall be to create an area in which certain types of convenience-shopping-retail sales and service uses can be established and at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development.
- (25) *R-B-C residential-business-conservation.* The intent of this district is to preserve the integrity of those areas where residential and business uses are found to be necessary and desirable. The purpose of this district is to encourage the conservation and rehabilitation of residential uses by limiting business activities to those that have performance characteristics which are not detrimental.
- (26) *P-I-L-T Planned-light-industrial-transition.* The purpose of this district shall be to recognize that older areas exist which contain residential and industrial uses in close proximity and this pattern of development is likely to continue. This district recognizes the need for planned development standards for the mutual protection of uses; therefore, the provision of Sec. 8-3031 - Planned Development District shall apply.

- (27) *I-P institutional-professional*. The purpose of this district shall be to create an area in which residential, institutional and professional uses can be intermixed and at the same time achieve a healthful living environment with functional open space.
- (28) *R-M-H residential-manufactured home*. The purpose of this district shall be to establish a residential district in which the uses and regulations are restricted to permit the development of manufactured homes and single-family residences and certain compatible nonresidential uses, and to permit the development in a manner which protects and preserves property values of adjacent properties. This district shall be used for areas where development is sparse and where such use will help to stabilize or to upgrade the area. This zone may be used on a lot-by-lot basis to allow manufactured homes where placement of the manufactured home will not adversely affect surrounding property values or impair the purposes and intent of the zoning ordinance.
- (28.1) *R-M-H-1 Residential-manufactured-home-park*. The purpose of this district shall be to establish as residential district in which the uses and regulations are restricted in order to permit the development of manufactured home parks in a manner which protects and preserves property values of adjacent properties.
- (29) *P-D-R planned development-reclamation*. The purpose of this district is to permit the filling and surface mining of land in a manner which ensures that the operation of such activity does not adversely affect the ecology or the use and enjoyment of surrounding properties and that, upon a timely conclusion of any excavation activity, a reuse plan to permanently establish the site as either a landfill or a lake site with no landfill of excavated areas is implemented which will render the property aesthetically compatible with surrounding uses and in a safe condition.
- (30) *BG-1 general business, transition*. The purpose of this district shall be to recognize general business areas which are developed commercially but which, because of their proximity to residential areas, require greater attention to the array of uses permitted in order to ensure that the quality of life in the surrounding area is not degraded, while at the same time protecting the vitality of the commercial area.
- (31) *PUD-LU planned unit development-limited use*. The purpose of this district is to create an area within which a business planned development may be established under specified conditions designed to minimize impacts on surrounding land uses, preserve the carrying capacities of surrounding roadways, and maximize the visual compatibility of such development with its surroundings. Such development may include a mixture of uses, including residences.

- (32) *R-6-C one- to two-family residential conversion.* The purpose of this district shall be to allow two-family residential development on a lot-by-lot basis in areas designated as neighborhood revitalization areas where conditions exist which make it desirable to allow the conversion of a single-family dwelling into a two-family dwelling in order to provide an economic incentive to improve the housing stock and to maintain or protect the property values in the area from the depreciating effects of large dwellings which are prone to deteriorate because of the cost of maintaining such units in areas where smaller single-family units exist but where the single-family character of the area should be protected. Site development plans and renderings of proposed exterior improvements shall be submitted as part of the applicant's rezoning petition for consideration by the MPC and mayor and aldermen for an R-6-C classification. This classification may be applied only within neighborhood redevelopment areas as identified in section 8-3065, R-6-C neighborhood redevelopment overlay district map.
- (33)--(40). Reserved.
- (41) *RIP-D residential, medium density.* The purpose of this district shall be to stabilize land use intensity in RIP-D zoning districts to not more than 70 dwelling units per net acre of residential land. Such districts are intended to be located so as to provide transitional areas between residential uses and more intensive uses and/or districts.
- (42) *R-B-C-1 residential-business-conservation, extended.* The purpose of this district is to encourage the conservation and rehabilitation of residential uses and the construction of new residential and/or residential mixed uses by limiting business activities to those that have performance characteristics which minimize detrimental impacts on residential uses in order to preserve the integrity of those areas where residential and business uses are found to be necessary and desirable.

**Sec. 8-3021. (A) Zoning of property relating to a new service delivery.**

All property that is brought into municipal boundaries for the purpose of service delivery shall maintain its existing zoning classification. The “Zoning Ordinance of Chatham County, Georgia,” is hereby adopted and made a part of this ordinance for this purpose. Where a district that is established by the Zoning Ordinance of Chatham County, Georgia is applied to land within the City of Savannah, the suffix “CO” (for County) shall be placed on the Zoning Map of the City of Savannah after the zoning designation of the district. No further action shall be required to establish the zoning for this land for this purpose. However, such land can be considered for another zoning classification in accordance with the provisions of Article 1 (Amendments).