

- (c) *Development standards.* Minimum requirements for lot area, lot width, yards, height of buildings and building coverage are set forth in the following schedule for each district; provided, however, residential lots not served by public water and public sewers shall meet the minimum lot area and lot width requirements set forth in subsection (d). Provided further, that all development fronting onto or adjacent to an arterial or collector street shall be subject to the provisions of section 8-3064 except as provided for therein. The metropolitan planning commission may approve variances from front yard and side yard building setback line requirements at the request of the subdivider for a proposed subdivision upon a finding that such variances would:
- a. Be in keeping with the overall character of the area.
 - b. Would not be contrary to the process and intent of these regulations.
 - c. Would not be detrimental to existing or proposed surrounding uses.
 - d. Would serve public purposes to a degree equal to or greater than the standards replaced.

Schedule of Development Standards

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multifamily Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (feet)
C-A district:			
Residential	2 acres	1 acre	200
Nonresidential	5 acres	--	300
C-M district:	--	--	--
C-R district:	--	--	--
R-20 district:			
Residential	20,000	--	100
Nonresidential	20,000	--	100
R-10 district:			
Residential	10,000	--	80
Nonresidential	10,000	--	80

- (d) *Schedule of development standards.* Minimum requirements for lot area, lot width, yards, height of buildings and building coverage are set forth in the following schedule for each district; provided, however, residential lots not served by public water and public sewers shall meet the minimum lot area and lot width requirements set forth in subsection (d). Provided further, that all development fronting onto or adjacent to an arterial or collector street shall be subject to the provisions of section 8-3061 except as provided for therein. The metropolitan planning commission may approve variances from front yard and side yard building setback line requirements at the request of the subdivider for a proposed subdivision upon a finding that such variances would:

- a. Be in keeping with the overall character of the area.
- b. Would not be contrary to the process and intent of these regulations.
- c. Would not be detrimental to existing or proposed surrounding uses.
- d. Would serve public purposes to a degree equal to or greater than the standards replaced.

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (feet)
R-6 district: Residential	6,000	-	60
Nonresidential	6,000	-	60
R-6-A district: Residential	6,000	3,600	60
Nonresidential	6,000	-	60
R-6-B district: Residential: One-family Semiattached	4,000	-	40
Nonresidential	6,000	-	60
R-6-C district: Residential	6,000	-	60
Nonresidential	6,000	-	60
R-4 district: Residential			
1. One-family detached	6,000	6,000	60
2. One-family semiattached	3,600	3,600	30
3. Two-family (on one lot)	7,200	3,600	60
4. Three-family row:			
a. End row	2,900	2,900	18*
b. Interior row	2,900	2,900	18*
5. Four-family row:			
a. End row	2,500	2,500	18*
b. Interior row	2,500	2,500	18*
(*Plus required side yard setback)			
Nonresidential	6,000	-	60
R-M district: Residential			
1. Single-family	6,000	-	60
2. Two-family	-	3,600	60
3. Three-family	-	2,400	60
4. Four-family	-	1,800	60
5. Multifamily	-	1,300	60
a. Semidetached or end-row	600	600	18
b. Row	600	600	18
Nonresidential	6,000	-	60

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (Feet)
R-I-P district: Residential			
1. Single-family	6,000	-	60
2. Two-family	-	3,600	60
3. Multifamily			
a. 3-4 dwellings	-	2,500	60
b. 5-6 dwellings	-	2,150	60
c. 7-8 dwellings	-	2,000	C
d. 9 or more dwellings	-	1,900	60
4. Single-family semidetached	3,600	-	30
5. Single-family townhouse, attached, row or end-row	1,800	-	18
6. Accessory dwelling	1,800	-	18
Nonresidential	6,000	-	60
RIP-A district: Residential:			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	20
Nonresidential	--	-	--
RIPA-1 district: Residential:			
1. Detached	600*	600*	18
2. Semidetached or end-row	600*	600*	18
3. Attached or row	600*	600*	18
Nonresidential	-	-	-
R-I-P-B district: Residential:			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	10
Nonresidential	-	-	-
R-I-P-B-1 district: Residential			
1. Detached	600	600	20
2. Semidetached or end-row	600	600	20
3. Attached or row	600	600	18
Nonresidential	-	-	-
RIP-C district: Residential:			
1. Detached	600	600	20
2. Semidetached or end-row	600	600	20
3. Attached or row	600	600	20
Nonresidential	-	-	-

*See Sec. 8-3025 (c)

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (Feet)
RIP-d district: Residential			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	20
Nonresidential	-	-	-
R-D district: Residential:			
1. Detached	600	600	20
2. Semidetached or end-row	600	600	20
3. Attached or row	600	600	-
Nonresidential	-	-	-
I-P district: Residential:			
1. Single-family	6,000	-	60
2. Two-family	-	3,600	60
3. Multifamily:			
a. 3-4 dwellings	-	2,500	60
b. 5-6 dwellings	-	2,150	60
c. 7-8 dwellings	-	2,000	60
c. 9 or more dwellings	-	1,900	60
4. Single-family semidetached	3,600	-	30
5. Single-family townhouse, attached, row or end-row	1,800	-	18
6. Accessory dwelling	1,800	-	18
Nonresidential	6,000	-	60
P-R-T district:	"Development standards for this district are found in section 8-3034"		
P-D-R district:	"Development Standards for this district are found in section 8-3035"		
R-M-H district:	6,000	-	60
RMH-1 district:	-	-	-
R-B district: Residential:			
1. Single-family	6,00	-	60
2. Two-family	-	3,600	60
3. 3-8 family	-	2,500	60
4. 9-family or more	-	1,100	60
Nonresidential	6,000	-	60

*See Section 8-3025 (c)

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (Feet)
RB-1 district: Residential: 1. Single-family 2. Two-family 3. Multifamily a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	6,000 - - - - - 6,000	- 3,600 2,500 2,150 2,000 1,900 -	60 60 60 60 60 60 -
B-H district:	-	-	--
B-N district:	-	-	--
B-C district: Residential mixed use Nonresidential	1,800 -	1,800 -	18 -
BC-1 district: Residential: 1. Single-family 2. Two-family 3. Multifamily a. Detached b. Semidetached or end-row c. Attached or row Nonresidential	- - 600 600 600 -	- - 600 600 600 -	- - 20 20 20 -
B-G district: Residential: 1. Single-family 2. Two-family 3. Multifamily a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	6,000 - - - - 6,000	C 3,600 2,500 2,150 2,000 1,900 -	60 60 60 60 60 60 -
BG-1 district:	-	-	-
BG-2 district:	6,000	-	60
B-B district: Residential 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- - - -	- - - -	- - - -

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (Feet)
I-L district: Residential: 1. Single-family Nonresidential	6,000 -	- -	60 -
I-H district:	-	-	-
PD-M district:	"Development standards for this district are found in section 8-3036"		
PUD-LU district:	"Development standards for this district are found in section 8-3040"		
R-B-C district: Residential 1. Single-family 2. Two-family 3. Multifamily a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential 1. Hotel 2. Institutional 3. Other	6,000 - - - - - 6,000 - - -	- 3,600 2,500 2,150 2,000 1,900 - - - -	60 60 60 60 60 60 - - - -
R-B-C-1 district: Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	600 600 600 -	600 600 600 -	20 20 20 -

SCHEDULE OF DEVELOPMENT STANDARDS

Setback from Center Line of Street Right-of-Way for Front Yard Purposes - (Feet)												
District and Use	Freeway or Parkway*	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
C-A district												
Residential	115	85	70	60	50	36	35	50	--	--		--
Nonresidential	115	85	70	60	50	36	35	50	--	--		--
C-M district	115	85	70	60	50	36	35	50	--	--		--
C-R district	115	85	70	60	50	36	35	50	--	--		--
R-20 district												
Residential	115	85	70	60	50	36	15	50	35	--		--
Nonresidential	115	85	70	60	50	36	15	50	50	30		--
R-10 district												
Residential	115	85	70	60	50	36	10	35	35	--		--
Nonresidential	115	85	70	60	50	36	10	35	50	30		--
R-6 district												
Residential	115	85	70	60	50	36	5	25	50	30		--
Nonresidential	115	85	70	60	50	36	5	25	50	30		--
R-6-A district												
Residential	115	85	70	60	50	36	5	25	50	30		--
Nonresidential	115	85	70	60	50	36	5	25	50	30		--
R-6-B district												
Residential	115	85	70	60	50	36	5	25	50	30		--
Nonresidential	115	85	70	60	50	36	5	25	50	30		--
R-4 district												
Residential	115	85	70	60	50	36	5	25	35	50		--
Nonresidential	115	85	70	60	50	36	5	25	50	35		--

*Provided that where a setback is established within a zoning district by these regulations, such setback shall apply, provided that no structure shall be located closer than 15 feet from the right-of-way of a freeway, parkway, major arterial, secondary arterial, or rural road, and no residential structure shall be located closer than 25 feet from such rights-of-way.

**No side yard shall be required between a proposed building and an existing building when the proposed structure is a continuation of an existing structure and both are in the same ownership provided that: (1) No structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland (2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or eave.

***See section 8-3053 for buildings containing more than ten units.

SCHEDULE OF DEVELOPMENT STANDARDS

Setback from Center Line of Street Right-of-Way for Front Yard Purposes - (Feet)												
District and Use	Freeway or Parkway*	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
R-M district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	25	40	--		--
2. Two-family	115	85	70	60	50	36	5	25	40	--		--
3. Three-family	115	85	70	60	50	36	10	25	40	--		--
4. Multifamily	115	85	70	60	50	36	10	25	40	--		--
5. Multifamily	115	85	70	60	50	36	10	25	40	--		--
Nonresidential	115	85	70	60	50	36	10	25	40	40		--
R-M-H district												
Residential	115	85	70	60	50	36	5	25	50	30		--
Nonresidential	115	85	70	60	50	36	5	25	50	30		--
R-I-P district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	25	--	--		--
2. Two-family	115	85	70	60	50	36	5	25	40	40		--
3. Multifamily	115	85	70	60	50	36	10	25	40	40		-
Nonresidential	115	85	70	60	50	36	10	25	50	50		--
R-I-P-A district	--	--	--	--	--	--	--	--	--	75		70***
R-I-P-A-1 district	--	--	--	--	--	--	--	--	--	75		70***
R-I-P-B district	--	--	--	--	--	--	--	--	--	75		70
R-I-P-B-1 district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	25	40	--		--
2. Two-family	115	85	70	60	50	36	5	25	40	--		--
-3. Multifamily	115	85	70	60	50	36	10	25	40	--		--
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5	--	50		--
2. Institutional	115	85	70	60	50	36	0 or 10	5	--	50		--
3. Other	115	85	70	60	50	36	0 or 10	15	--	50		--

Setback from Center Line of Street Right-of-Way for Front Yard Purposes
- (Feet)

District and Use	Freeway or Parkway*	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
RIP-C district	--	--	--	--	--	--	--	--	--	75		--
RIP-D district	--	--	--	--	--	--	--	--	--	75		70***
P-R-T	Development standards for this district are found in section 8-3034											
PD-R	Development standards for this district are found in section 8-3035											
R-B district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	15	40	--		--
2. Two-family	115	85	70	60	50	36	5	15	40	--		--
3. Multifamily	115	85	70	60	50	36	10	15	40	--		--
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5	--	50		--
2. Institutional	115	85	70	60	50	36	0 or 10	5	--	50		--
3. Other	115	85	70	60	50	36	0 or 10	15	--	50		--
RB-1 district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	15	40	--		--
2. Two-family	115	85	70	60	50	36	5	15	40	--		--
3. Multifamily	115	85	70	60	50	36	10	15	40	--		--
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5	--	50		--
2. Institutional	115	85	70	60	50	36	0 or 10	5	--	50		--
3. Other	115	85	70	60	50	36	0 or 10	15	--	50		--
R-B-C district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	5	40	--		--
2. Two-family	115	85	70	60	50	36	5	5	40	--		--
3. Multifamily	115	85	70	60	50	36	10	15	40	--		--
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5	--	50		--
2. Institutional	115	85	70	60	50	36	0 or 10	5	--	50		--
3. Other	115	85	70	60	50	36	0 or 10	15	--	50		--
R-B-C-1 district												
Residential:												
1. Single-family	115	--	--	--	--	--	--	--	40	75		--
2. Two-family	115	--	--	--	--	--	--	--	40	75		--
3. Multifamily	115	--	--	--	--	--	--	--	40	75		--
Nonresidential	115	--	--	--	--	--	0 or 10	--	--	75		--

Setback from Center Line of Street Right-of-Way for Front Yard Purposes
- (Feet)

District and Use	Freeway or Parkway*	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
R-D district	--	--	--	--	--	--	--	--	--	75		--
B-H district	115	85	70	80	50	36	0 or 10	10	--	--		--
B-N district	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		--
B-N-1 district	115	85	70	60	--	36	(a)(d)	(b)(d)	35	--		--
B-C district												
Mixed Use												
Residential	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		24
Nonresidential	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		--
BC-1 district												
Residential:												
1. Single-family	--	--	--	--	--	--	(a)	--	40	60		--
2. Two-family	--	--	--	--	--	--	(a)	--	40	60		--
3. Multifamily	--	--	--	--	--	--	(a)	--	40	60		--
Nonresidential	--	--	--	--	--	--	(a)	--	--	--		--
B-G district	90	50	40	30	30	36	(a)	(b)	--	--		--
BG-1 district	90	50	40	30	30	36	(a)	(b)	--	--		--
BG-2 district	90	50	40	30	30	36	10	25	(e)	--		--
B-B district												
Residential:												
1. Single-family	--	--	--	--	--	--	(a)	--	40	--		--
2. Two-family	--	--	--	--	--	--	(a)	--	40	--		--
3. Multifamily	--	--	--	--	--	--	(a)	--	40	--		--
Nonresidential	--	--	--	--	--	--	(a)	--	--	--		--
I-P district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	25	40	--		--
2. Two-family	115	85	70	60	50	36	5	25	40	40		--
3. Multifamily	115	85	70	60	50	36	10	25	--	--		--
Nonresidential	115	85	70	60	50	36	5	5	50	50		--
P-I-L-T	90	50	40	30	30	36	(a)	(b)	-	-		-
PD-M	Development standards for this district are found in section 8-3036											
PUD-LU district	Development standards for this district are found in section 8-3040											
I-L district												
Residential:												
Single-family	115	85	70	60	50	36	5(a)	25	35	--		--
Nonresidential	90	50	40	30	30	36	(a)	(b)	--	--		--

Setback from Center Line of Street Right-of-Way for Front Yard Purposes - (Feet)												
District and Use	Freeway or Parkway*	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
I-L-B district	90	50	40	30	30	36	(a)	(b)	--	--		--
I-H district	115	65	55	45	45	36	20(c)	20(c)	--	--		--

- (a) No side yard required except where abutting property is in a R district, then ten feet required.
- (b) No rear yard required except where adjoining yard is in a R district, then rear yard shall be the same as for R district.
- (c) Where abutting property is in a R district, side and rear yards shall be equal to the height of the building or as shown, whichever is more restrictive. When the side yard abuts a street, it may be reduced to 15 feet.
- (d) See section 8-3060.
- (e) 35 feet adjacent to residential; 50 feet adjacent to nonresidential.

- (e) *Density restrictions in certain districts.* Within the R-I-P-A, R-I-P-A-1, R-I-P-B and R-I-P-D districts, a lot smaller than 3,500 square feet, containing a dwelling structure originally designed as a single-family dwelling, shall not be permitted to contain more than three dwelling units, inclusive of dwelling units within a carriage house. A lot 3,500 square feet or larger and containing a structure originally designed as a single-family dwelling shall maintain not less than 900 square feet of lot area per dwelling unit.

These provisions shall include lots containing such structures which have been converted into a multifamily use, provided that such dwelling structure has been condemned for occupancy and has remained vacant for 12 months or more, or has been occupied as a single-family dwelling for 12 months or more.

- (f) *Minimum requirements for lot area and lot width for lots not served by public water and public sewers.* Except for the C-A, C-M, C-R, and R-20 zoning districts for residential lots that are not served by public water and public sewers, the following minimum requirements for lot area and lot width shall apply subject to the approval of a private water supply and/or septic tank by the city engineer:

Minimum Lot Requirements

Condition Residential Lots	Minimum Lot Width at Front Building Line (in feet)	Minimum Area (square feet)
Public water supply and septic tank	As approved by the Chatham County Health Department but not less than:	
	75 ⁽¹⁾	15,000
Individual private water and septic tank	As approved by the Chatham County Health Department but not less than:	
	100	30,000

¹Except for the R-10 and R-4 or R-M (two or more units) residential zoned districts where the minimum lot width shall be 80 feet.

- (g) *Street classification map.* The classification of the streets within the City of Savannah for setback requirements shall be shown on a map entitled "Street Classification Map No. 1 of Chatham County," dated February 27, 1986, and as such map may be amended subsequent to the adoption thereof. Such map is made a part of this chapter to the same extent as if the information set forth on same was fully described and incorporated herein. The "Street Classification Map No. 1 of Chatham County" shall be kept on file in the office of the clerk of council.

MAP

MAP