

**Sec. 8-3003. Short title.**

This chapter shall be known and may be cited as the "Comprehensive Zoning Ordinance for the City of Savannah."

**Sec. 8-3004. Applicability of chapter.**

This chapter shall govern the use of all land and the developments thereof within the city.

**Sec. 8-3005. Purpose of chapter.**

The purpose of this chapter shall be to encourage the proper location, height, bulk, number of stories and size of buildings and other structures; the percentage of lot which may be occupied, and the sizes of yards and other open spaces; the density and distribution of populations; and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, water supply, sanitation, protection against floods, public activities and other purposes in accordance with the master plan for the city so as to lessen congestion in the streets; secure safety from fire, panic and other danger; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; prevent urban sprawl; facilitate the adequate provision of transportation, water, sewerage, schools, parks, police and fire protection and other public requirements; promote desirable living conditions and the sustained stability of neighborhoods; protect property against blight and depreciation; secure economy in governmental expenditures; conserve the value of buildings and land; encourage the most appropriate use of land, buildings and other structures throughout the city; and for other purposes.

**Sec. 8-3006. Interpretation and application of chapter.**

In interpreting and applying this chapter, the requirements contained in this chapter are declared to be the minimum requirements necessary to carry out the purpose of this chapter. Except as hereinafter provided, this chapter shall not be deemed to interfere with, abrogate, annul or otherwise affect in any manner whatsoever any easements, covenants or other agreements between parties. Whenever the provisions of this chapter impose greater restrictions upon the use of land or buildings or upon the height of buildings or require a larger percentage of lot to be left unoccupied than the provisions of other ordinances, rules, regulations, permits or any easements, covenants or other agreements between parties, the provisions of this chapter shall govern except in the historic district, where the standards of the historic district zoning ordinance shall govern.

**Sec. 8-3007. Compliance with chapter.**

No land, building or structure shall be used or reused, no building or structure shall be erected, and no existing building or structure shall be moved, added to, enlarged or altered except in conformity with this chapter.

**Sec. 8-3008. Only one principal building upon lot.**

Except as otherwise provided in this chapter, not more than one principal building shall be erected on any lot, nor more than one use within any building.

**Sec. 8-3009. Reduction or change in lot size.**

No lot shall be reduced or changed in size so that the total area, lot width, front, side or rear setbacks, lot area per dwelling unit, area required to maintain proper building coverage, or other dimensions, areas or open spaces required by these regulations are not maintained except as hereafter provided:

- A. Such land parcel is being combined with other land to produce a conforming lot.
- B. Such land parcel is needed and accepted for public use.
- C. Such land other than identified in A and B shall be subject to the following condition:
  - 1. Any resultant lot will contain a residential structure, exclusive of a garage apartment and/or accessory residence, at the time of the subdivision.
  - 2. No resultant lot shall be less than the average lot size within the block face area, provided that the Savannah Zoning Board of Appeals may approve a lot that is less than the average lot width and lot area of the block face area upon a finding that:
    - a. The property is located within a historic district and such subdivision would not alter the historical character of the district; or
    - b. The property is not located within a historical district and such subdivision would not result in the creation of a lot with a lot width or lot area less than 75 percent of the average lot width and/or lot area of the majority of lots within the block face area.
  - 3. The number of existing off-street parking spaces shall not be reduced for any lot if such reduction would result in fewer parking spaces than required by these regulations.
  - 4. The existing use is conforming within the zoning district in which it is located.

**Sec. 8-3010. Maintenance of open spaces.**

No yard shall be encroached upon or reduced in any manner, except in conformity with this chapter. No yard for one principal building shall be considered as a yard for any other principal buildings, and no yard on one lot shall be considered as a yard for a principal building on another lot. Shrubbery, driveways, retaining walls, fences, curbs and planted buffer strips shall not be considered to be encroachments on yards.

**Sec. 8-3011. Location of accessory uses or buildings.**

Accessory uses or buildings shall be permitted only in rear yards, unless otherwise provided for in this chapter. An accessory use or building shall be set back not less than five feet from any lot line. In the case of a corner lot, such accessory use or building shall be set back

from the centerline of an abutting street a distance equal to the front yard setback established for such district subject to the provisions of section 8-3057, "Width of side yards abutting street." There shall be no setback requirements for accessory uses or buildings in RIP-A, RIP-A1, RIP-B, RIP-C, B-B and BC-1 zoning districts. Accessory buildings or structures shall not have separate electrical meters. However, accessory structures on properties directly abutting rivers or saltwater marshes shall not be restricted to rear yards, provided such accessory structures are set back a minimum of 50 feet from a public right-of-way and ten feet from side lot lines.

**Sec. 8-3012. Determination of building coverage.**

In addition to principal buildings, all accessory buildings, enclosed porches and roofed porches or terraces shall be used in determining building coverage.

**Sec. 8-3013. Vision clearance at intersections.**

On corner lots within all zoning districts, except in B-C-1, B-B, and R-I-P-A zoning districts, no fence, shrubbery or other obstruction to traffic sight vision, except utility poles or light or sign standards, shall encroach into an area as measured from three feet above the level of the adjacent driving surface to ten feet above the level of the adjacent driving surface, within a triangular area formed by the intersection of the right-of-way lines of two streets or railroads, or a street intersection with a railroad right-of-way line, and a diagonal line which intersects the right-of-way lines at two points, each 40 feet distance from the intersection of the right-of-way lines or, in the case of a rounded corner, from the point of intersection of their tangents except where site conditions require greater or lesser setbacks as determined by the city engineer.

**Sec. 8-3014. Location of buildings on lots with multiple frontage**

Except in the case of corner lots and lots having frontage on lanes, any building constructed on a lot having a frontage on two or more streets shall be so located as to comply with the regulations governing the front yard setbacks on all the streets on which such lot has frontage.

**Sec. 8-3015. Street access.**

No building shall be erected on a lot which does not abut an open public street, a publicly approved private street, or a publicly approved private vehicular access easement. Provided that a permit may be granted where a lot does not abut a public street or a publicly approved private street but is contained on a subdivision plat which has been approved pursuant to the requirements of the subdivision regulations for the City of Savannah.

**Sec. 8-3016. Remedies when buildings, etc., erected, etc., in violation of chapter.**

In case any building or structure is proposed to be erected, constructed, reconstructed, altered, demolished or maintained in violation of this chapter or any land is proposed to be used in violation of this chapter, the mayor and aldermen or any owner of real estate within the district in which such building, structure or land is situated may, in addition to other remedies provided by law, institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful construction, reconstruction, erection, alteration or use in any court of competent jurisdiction.

In case any building or structure is being erected, constructed, reconstructed, altered, demolished or maintained or used in violation of this chapter, the zoning administrator, in addition to other remedies, may cancel any demolition permit, building permit or sign permit which has been issued for the erection, construction, reconstruction, alteration, demolition or maintenance of a building or structure. After such cancellation, any further work upon the demolition, construction, alteration or repair on such building or structure shall be deemed a violation.

**Sec. 8-3017. Penalties.**

In case any building or structure is erected, constructed, reconstructed, demolished, altered, repaired, moved, converted or maintained in violation of this chapter or any building, structure or land is used in violation of this chapter, the offender, upon conviction, shall, shall be punishable by a fine as provided by Code section 1-1013, general penalty, at the discretion of the court.

**Secs. 8-3018--8-3020. Reserved.**