

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
Residential Types:																							
(1) One-family dwelling:																							
a. Detached	X	-	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X
b. Semidetached or end-row	-		-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	X	-	-	X	X
Provided that within the R-6-C district, single-family dwellings may be converted into a duplex where it can be demonstrated that (1) the minimum lot area is 3,000 square feet, (2) the building requires rehabilitation and cannot be economically rehabilitated for single-family use, and (3) such conversion would provide affordable housing and upgrade the property in question. In addition to the development standards set forth in Section 8-3031, the following shall also apply:																							
(a) The driveway and parking orientation shall be consistent with that of surrounding development. However, no off-street parking shall be located within the required front yard setback unless specifically approved by the MPC.																							
Two off-street parking spaces per unit shall be provided unless the MPC approved one space per unit where space limitations make it impractical to comply with this requirement.																							
(b) The size, bulk, height, and scale of proposed conversions shall reflect the character of existing single-family structures in the area.																							
(c) The architectural style and the facade treatment of exterior alterations shall be characteristic of the neighborhood. Construction materials shall be compatible visually with materials used in adjacent and surrounding structures.																							
(d) Entrances and other building openings shall be similar to the orientation and character openings and of existing entrances in the area.																							
(e) Fences, landscaping and buffers shall be visually compatible with the area.																							
(f) There shall be no exterior evidence to indicate that the structure is a duplex.																							
(g) The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood.																							
c. Attached or row	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	-	-	X	X
(2) Two-family dwelling:																							
a. Detached	X	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	-	-	X	
b. Semidetached or end-row	X	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	-	-	X	
c. Attached or row	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	-	-	X	
(2a) Two-family dwelling:																							

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a. Detached	-	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. Semidetached or end-row	-	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
c. Attached or row	-	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Note: Development plan required for R-6-A and R-6-B districts; see Sec. 8-3062.																								
(2b) Three- and four-family dwellings:	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X	-
(3) Multifamily dwellings	-	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	-	-	X	-
(4) Manufactured dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	
(5) Accessory farm dwelling unit	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(6) Accessory dwelling structure	-	-	-	-	-	-	X	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X	-
a. Except as required elsewhere, herein, the lot shall contain at least 1,800 square feet above the minimum area required for the principal use.																								
Within the RIP-A, RIP-A1, and RIP-B, RIP-C, and RIP-D districts, this requirement shall be reduced to 600 square feet. Within the R-6-A district there shall be a minimum of 9,000 square feet of lot area.																								
b. Within the R-6-A and R-4 district, such use shall be permitted only on a lot with an existing single-family dwelling. Within the R-6-A district, the residents of the accessory structure shall be related by blood or marriage to the principal use dwelling.																								
c. The total building coverage shall not exceed the maximum lot coverage for the respective zoning district. Within the R-6-A district, buildings housing accessory dwellings shall not be extended to occupy a greater area of land.																								
d. Such use shall be at least two feet from a lane and shall be separated from the principal structure by a minimum distance of ten feet and shall otherwise meet the setback and off-street parking requirements for the respective district within which it is located.																								
e. Accessory dwelling structures in R-6-A districts shall comply with the provisions of Sec. 8-3051.																								
(7) Residential, manufactured homes:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	X	
a. All manufactured homes shall be oriented so that the principal entrance faces and is parallel to the street or an approved access easement which serves as principal access to the dwelling unit. This requirement shall not be waived.																								

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b. No more than one manufactured home shall be permitted on a lot unless within a legally existing or permitted manufactured home park.																								
c. All manufactured homes shall comply with all regulations established for a one-family dwelling in this district.																								
d. The manufactured homes shall be situated on a permanent foundation designed to support the maximum anticipated load during all seasons. Such foundation shall be built up to the undercarriage of the manufactured home for its entire length and the manufactured home anchored onto such enclosure/foundation in such a manner that it will be safe from overturning or creating other hazards to the inhabitants or to adjacent properties. Necessary ventilation passages and a crawl space with a permanent door are the only openings permitted on the foundation enclosure.																								
e. The lot shall be landscaped according to a landscaping plan which shall be submitted at the time of application for a building permit. Approval of such plans shall be a part of the application review. Such plan shall include any fences proposed or existing on the site. When a lot abuts a conventional single-family dwelling or a vacant lot on which a conventional single-family dwelling may be established, a landscaping buffer or a fence shall be required and shown on the approved landscaping plan.																								
f. The tow-bar and any associated appendages shall be either removed or else totally screened from view by fencing or other appropriate buffers in such a manner as to conceal their shape.																								
g. The manufactured home shall be provided with a recessed or roofed porched entry way with permanent steps that is visually compatible with conventional single-family construction.																								
h. The exterior appearance of any addition including the foundation enclosure shall be visually compatible with conventional single-family construction.																								
i. No manufactured home with less than 600 square feet in a primary unit, exclusive of cabanas, or other added appendages shall be permitted.																								
j. Any electrical service box which is not attached to the manufactured home shall be placed within the rear yard of the unit, and screened from view from any public right-of-way or adjacent property.																								

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(8) Manufactured home park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-
Provided such use shall comply with the manufactured home park regulations of the City of Savannah. Such use may include caretaker's quarters.																							
Lodging Facilities:																							
(9) Rooming houses and boarding houses	-	-	-	-	-	-	-	-	-	-	X	X	X	-	X	X	X	X	X	X	-	X	-
(9a) Hostel	-	-	-	-	-	-	-	-	-	-	-	-	B	-	X	X	X	X	-	-	-	-	-
Provided that:																							
a. Such use shall have a full-time resident manager.																							
b. A maximum of 15 guests shall be housed in the facility at any one time. Provided that, where a business (B zoning district) fronts into or abuts a hostel, the maximum number of guests may be increased to 24 if approved by the zoning board of appeals.																							
c. Such use shall be located within an owner-occupied single-family detached dwelling. Within the RIP-A, RIP-B, and RIP-D districts, no guest shall be allowed to register or stay for more than three consecutive nights.																							
(10) Fraternity and sorority houses	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	-
(10a) Apartment building used by a college (mixed use)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-
a. Such use shall abut a collector or greater classified street.																							
b. There shall be no more than two students per bedroom.																							
c. Such use shall contain no more than 70 apartment units or dormitory equivalent units per net acre.																							
d. The facility shall have an on-site resident manager.																							
e. Such use shall be protected by the college or university security force or the equivalent.																							
f. No signs, banners, clothing or similar items (except the name of the building) shall be displayed in any window, on any railing, or on any exterior portion of the building.																							
g. No loud noise(s) shall emanate from the building in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, Sec. 9-2031 through Sec. 9-2041.																							

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(11) Hotel, motel, motor lodge Provided, such uses located within an R1P-A and R1P-D zoning districts shall front on a street classified as an "arterial street." Such use may include accessory eating and drinking facilities and other necessary incidental uses; provided, such uses are otherwise permitted in the district. Providing, however, within the R-I-P district, complimentary meals and beverages (including alcoholic beverages) may be served to registered occupants of the facility and their guests but shall not be available or for sale to the general public.	-	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	X	X	X	-	-	B	-
Provided, further, that such use located within an R-I-P zoning district may provide only complimentary meals and beverages and only when such services are restricted to registered occupants of the facility and to their guests and are not available or for sale to the general public.																							
(12) Bed and breakfast homestay	-	-	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	-	-	X	-
Provided such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purpose. The sign requirements for such use shall be those established for home occupations.																							
<i>Use 12 amended January 19, 2017 (16-006759-ZA)]</i>																							
(13) College dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-
a. Such use shall abut a collector or greater classified street.																							
b. No more than two students shall reside within a dormitory unit.																							
c. Such use shall contain no more than 150 dormitory units per net acre.																							
d. The facility shall have a full-time resident manager.																							
e. Such use shall be protected by the college or university security force or the equivalent.																							
f. No signs, banners, clothing or similar items (except the name of the dormitory) shall be displayed in any window, on any railing, or on any exterior portion of the building.																							

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g. No loud noise(s) shall emanate from the dormitory in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, Sec. 9-2031 through Sec. 9-2041.																								
(14) Inn	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	-	-	
a. Provided, such use shall contain not more than 15 bedrooms or suites. Such use may serve meals; provided such services are limited to guests occupying rooms within the inn.																								
b. The assembly hall use may be permitted as an accessory use. In the RIP-A, RIP-B and RIP-D districts, such accessory use shall be limited to no more than six (6) times in a calendar year and any meeting, party, event or other activity of a similar nature shall end by 10:00 p.m.																								
<i>Use 14 amended November 19, 2013 (13-002021-ZA)]</i>																								
(14a) Short-term vacation rental	-	-	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	-	-	X	-	
a. For parcels of land that are not owner-occupied and that have a Conservation or Residential zoning district, the short-term vacation rental use is limited to no more than 20% of parcels in the Conservation and Residential districts within the ward where the property is located. This limitation applies only to wards within the boundaries of the Savannah Historic District. Owner-occupied is defined in Division II, Part 8, Chapter 11 ("Short-term Vacation Rentals"). A ward is a small geographic area within the Savannah Historic District that is identified on the ward map maintained by the Department of Tourism Management and Ambassadorship.																								
b. The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator.																								
c. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.																								
d. The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 ("Short-term Vacation Rentals").																								
<i>Use 14a adopted 10/10/14; in effect 1/1/15 (14-003621-ZA); Amended 9/28/17 (17-004372-ZA)</i>																								

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Religious Facilities:																								
(15) Church and other places of worship	X	-	-	X	B1	B1	X	B1	-	B1	X	X	X	X	X	X	X	X	X	X	-	X	X	
a. The use shall abut a collector or greater arterial.																								
b. The use shall be at least 100 feet from any conforming residential dwelling.																								
(15a) Temporary use																								
1. Provided that the following specific conditions shall apply to such uses not located on public property.																								
a. A site plan shall be approved by MPC pursuant to the provisions of Sec. 8-3031.																								
b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site.																								
c. The use complies with the sign requirements for the districts in which it is located.																								
d. Such use shall not be located adjacent to or across a street from a conforming residential use.																								
e. The use shall not be permitted for greater than 30 days within any six month period unless a different length of time is specifically provided for hereunder.																								
f. Such use shall be located along a collector or arterial street.																								
g. Such use shall be located on not less than a one acre site.																								
h. The use shall not occupy off-street parking spaces required for another use nor extend into the required building setback lines of the site.																								
i. Sanitation facilities shall be approved by the Chatham County Health Department prior to the issuance of an occupancy permit.																								
j. Tents and/or mobile vehicles/structures shall not be permitted in conjunction with such use unless specifically provided for hereunder. Where so allowed, such tents and/or mobile vehicles/structures shall be located as shown on the approved site development plan. Tent(s) shall be constructed on fire retardant materials.																								
k. Such use shall comply with the requirements of the city noise ordinance.																								
2. Temporary uses shall include the following activities:																								
a. Temporary outdoor religious services.	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	X	-	-	X	-	-	-	-	
Provided that:																								
1. The use shall abut an arterial street.																								

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2. The use shall not extend for a period of greater than 14 days within any six-month period.																								
3. The use shall be at least one hundred (100) feet from any conforming residential unit.																								
4. Tents may be utilized for tent revivals.																								
b. Carnival, rodeo, horse show, athletic event or similar activities operated and sponsored by a bona fide civic or charitable organization.	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1. All amusements or activities shall be located at least four hundred (400) feet from the nearest residential unit.																								
2. The use shall not extend for a period of greater than fourteen (14) days within a six (6)-month period.																								
3. Tents and/or mobile vehicles/structures may be utilized for such activities.																								
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X	X	X	X	X	X	X	-	-	X	X	X	X	X	X	X	X	X	-	-	-	X	X	
Provided that:																								
1. Public parks shall be owned and operated by either an agency of government or unit of government.																								
2. Tents and/or mobile vehicles/structures may be utilized for such activities.																								
d. Temporary off-site promotional and public interest events, auto shows, boat shows, art shows, pet shows, etc.	B	-	X	-	-	-	-	-	-	-	-	X	-	-	-	-	-	X	X	-	-	-	X	
Provided that:																								
1. All displays and promotional activities shall be located at least 100 feet from any conforming residential dwelling.																								
2. The use shall extend for not more than 14 consecutive days and the site shall not be utilized for such use for greater than 30 days within a calendar year.																								
3. Items sold during the event shall not be removed from the premises until the closing day of the event.																								
4. Tents and/or mobile vehicles/structures may be utilized for such activities.																								
e. The sale of seasonal plants and/or produce	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(16) Convent or monastery	-	-	-	B1	B1	B1	B1	-	-	-	B1	X	B1	B1	B1	B1	B1	B1	X	X	-	X	X	
Provided that within the R-20, R-10, and R-6 districts such use shall be located on a parcel not less than four 4 acres in size.																								

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Provided further, on a site containing not less than four 4 acres, a cemetery solely for the interment of the residents of the convent or monastery shall be permitted subject to the following conditions:																								
a. All graves shall be set back not less than 100 feet from any property line.																								
b. All grave markers and crypts, mausoleums, columbariums or other such facilities over three feet in height as measured from ground level shall be screened from view from the adjacent properties by an architecturally designed fence or dense evergreen hedge adequate to block vision between or through the planted material, at least six feet in height.																								
c. Provided, further that all cemetery burial plots, mausoleums, columbariums and other facilities shall be located as shown on a site plan approved by the MPC under the provisions of Sec. 8-3031.																								
Health and Welfare:																								
(17) Hospitals and care home	-	-	-	-	-	-	-	-	-	-	B1	X	-	-	B1	-	B1	B1	X	-	-	B	-	
(17a) Sanitarium or mental care home	-	-	-	-	-	-	-	-	-	-	B1	B1	-	-	B1	-	B1	B1	-	-	-	B	-	
Provided, that any building or structure established in connection with such use shall be set back not less than 50 feet from any property line.																								
(18) Eleemosynary or philanthropic institutions	X	-	-	B1	B1	B1	X	B1	-	B1	B1	X	X	X	X	X	X	X	X	-	-	X	X	
(18a) Nonprofit sheltered work center	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	
(18b) Group personal care home for the mentally ill (seven to 15 persons)	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	X	X	-	-	-	X	
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.																								
Provided further that within the R-4 and R-M districts, the following provisions shall apply:																								
a. The lot shall have a minimum frontage on an arterial street of at least 150 feet.																								
b. All principal buildings shall be not less than 25 feet from any adjoining lot line.																								
c. There shall be at least 2,000 square feet of lot area for each resident of the group care home, including live-in supervisory personnel, provided that no lot of less than 24,500 square feet shall be utilized for this use.																								

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d. The site development plan shall be reviewed under the provisions of Sec. 8-3031 to insure that in addition to the other criteria set forth herein, the use is oriented in the best manner to protect adjacent uses.																								
(18c) Congregate personal care home for the mentally ill (16 or more persons)	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	-	
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.																								
(18d) Homes for chemically dependent persons	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	-	
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.																								
(18e) Group care home for the abused or mistreated (seven to 15 persons)	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-	X	-	-	-	X	
Provided that such use shall not be permitted within one thousand (1,000) feet, as measured in any direction from property line to property line of another such care home or other type of care home.																								
(18f) Group care home for the elderly (seven to 15 persons)	-	-	-	-	-	-	-	-	-	X	X	X	X	-	X	X	X	X	X	-	-	X	X	
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.																								
(18g) Congregate personal care home for the elderly (16 or more persons)	-	-	-	-	-	-	-	-	-	-	X	X	X	-	X	X	X	X	X	-	-	X	X	
Provided that such use shall not be permitted within one thousand (1,000) feet, as measured in any direction from property line to property line of another such care home or other type of care home.																								
(18h) Group care home for the mentally retarded (seven to 15 persons)	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-	X	-	-	-	X	
(18i) Congregate care home for the mentally retarded (over 15 persons)	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	-	
(18j) Emergency shelters for homeless persons	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	X	
Provided that the following conditions are met:																								
a. Emergency shelters shall not be located on a site which has a one-family, two-family or multi-family residential use located adjacent thereto. Shelters shall not be located across a street from a one-family, two-family or multi-family residential use unless the street is a lane and no residential dwelling unit fronts onto the lane within the block in question; or the street is classified as a collector or greater.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RPC	RIPD	IP	RMH	RMH-1	RD	AI	
b. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that, in addition to the other criteria, the use is oriented in the best manner to protect adjacent uses.																								
c. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time.																								
d. There shall be at least 50 square feet of space in the building for each occupant, including staff.																								
e. Meals may be provided only for individuals temporarily housed within the shelter unless food service centers are permitted elsewhere in the district.																								
f. One responsible representative of the not-for-profit organization responsible for the operation of the shelter shall be on the site for each 25 persons housed in the facility overnight.																								
g. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.																								
(18k) Transitional shelters for homeless persons	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-	X	-	-	-	X	
a. Provided that such shelters shall not be located adjacent to or across a street from a one- or two-family residential use unless (a) the street is a lane and no residential dwelling unit fronts onto the lane within the block in question; (b) the street is classified as a collector or greater. Provided further, that such use may be located across a street from or adjacent to a lot containing three or more two-family structures developed at or exceeding a net density of 25 dwelling units per net acre.																								
b. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is oriented in the best manner to protect adjacent uses.																								
c. A maximum of 50 persons, in addition to the responsible representative(s) of the not-for-profit organization, shall be housed overnight in the shelter at any one time. One organization representative responsible for the operation of the shelter shall be on site for each 25 persons housed in the facility overnight.																								
d. There shall be at least 100 square feet of space in the building for each occupant, including staff.																								
e. Meals may be provided only for individuals temporarily housed within the shelter unless otherwise permitted elsewhere in this chapter.																								
(18l) Food service centers for homeless persons	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	-	

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPAI	RIPB	RIP-BI	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
a. Queuing for meals shall be entirely on private property, and meals shall be consumed on the premises.																								
b. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that, in addition to the other criteria, the use is oriented in the best manner to protect adjacent uses.																								
c. No emergency or temporary emergency shelters for the homeless shall be permitted unless such uses are permitted elsewhere in the district.																								
(18m) Adult day care center	-	-	-	-	-	-	-	-	-	B	B	X	B	-	B	X	X	B	X	-	-	X	X	
a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The zoning board of appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on a minor or residential street without creating traffic congestion and traffic hazards to the neighborhood served by such streets. When such use is located on a minor or residential street, the board may limit the number of persons utilizing the facility and the hours of operation based on the traffic to be generated, the size of the property, the characteristics of the neighborhood, and the location of the use in relation to adjacent properties.																								
b. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.																								
c. The parking layout and design shall be characteristic of the neighborhood within which such use is located.																								
d. Within R-4 and R-M districts, excluding a center located within an existing nonconforming structure, only a dwelling unit may be utilized as an adult day care center and the operator shall reside in the dwelling.																								
e. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the city traffic engineer, shall be provided.																								
f. When the building housing such use is located across the street from or adjacent to a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 9:00 p.m.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
g. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in the area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the metropolitan planning commission may allow a principal use sign of up to 12 square feet in area when it is to be located on the side of the property facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood.																								
h. A site plan shall be submitted to and approved by the MPC under the provisions of Section 8-3031 prior to the issuance of a building or an occupancy permit.																								
(18n) Family adult day care center	-	-	-	-	-	X	-	-	-	X	X	X	X	-	X	X	X	X	X	-	-	X	X	
a. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.																								
b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.																								
c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.																								
d. Within a R-6 , R-4 or R-M district, the operator shall reside in the structure.																								
e. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.																								
(18o) Single room occupancy residences	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-	X	-	-	-	-	
a. Provided that such use shall not be located adjacent to or across a street from a one- or two-family residential use unless (a) the street is a lane and no residential dwelling unit fronts onto the lane within the block in question and the use abuts a street classified as a collector or greater; or (b) the property is adjacent to a business zoning district.																								
b. The use shall not exceed the net density permitted by the zoning classification within which it is located.																								
c. A specific site development plan, that meets the standards for planned districts as provided for under section 8-3031, shall be submitted to and approved by the MPC before development can commence.																								
d. For every SRO greater than ten units, a resident manager shall be provided.																								
e. There shall be a minimum of 100 square feet of space in each residential unit and at least 15 square feet of common area for each residential unit. However, the common area shall not be less than a total of 200 square feet in area.																								

Conservation ("C") and Residential ("R") Zoning Districts

<i>List of Uses</i>	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
(18p) Family personal care home for the handicapped (six or fewer persons) Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home.	X	-	-	-	-	X	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X
(18q) Family personal care home for the elderly (six or fewer persons) Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	X	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X
(18r) Senior Citizen Congregate Housing	-	-	-	-	-	-	-	-	-	-	X	X	X	-	X	X	X	-	X	-	-	X	X
(19) Children's home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	B	-	-	B
(19a) Ambulance service or rescue squad a. Provided that no maintenance repair or services shall be permitted. b. Provided no greater than three emergency vehicles shall be stored or parked on the premises at any give time. c. Such use shall have direct access to a street classified as a collector or greater, provided the MPC may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street. d. A specific site development plan, that meets the standards for planned districts as provided for under selection 8-3031, shall be submitted to and approved by the MPC before development can commence.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	-	-	-	X
Education:																							
(20) School, public or private (K-12) In the R-20, R-10, R-6, R-6A, R-6B, R-4, RM and RMH zoning districts, any new such use shall be located on a street classified as a collector or arterial as identified in Sec. 8-3048 as of September 5, 2013. <i>Use 20 adopted September 5, 2013 (13-002493-ZA)]</i>	-	-	X	B	B	B	B	B	-	B	B	X	X	B	X	X	X	X	X	B	-	X	X
(21) Colleges and universities	-	-	X	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-
(22) Reserved. <i>[Use 22 repealed September 5, 2013 (13-002493-ZA)]</i>																							
(22a) Day nurseries and kindergartens a. Provided that 100 square feet of outdoor play space is provided each child.	-	-	-	B	B	B	X	B	-	B	B	X	X	-	X	X	X	X	X	B	-	X	X

Conservation ("C") and Residential ("R") Zoning Districts

<i>List of Uses</i>	<i>CA</i>	<i>CM</i>	<i>CR</i>	<i>R20</i>	<i>R10</i>	<i>R-6</i>	<i>R6A</i>	<i>R6B</i>	<i>R6C</i>	<i>R4</i>	<i>RM</i>	<i>RIP</i>	<i>RIPA</i>	<i>RIPA1</i>	<i>RIPB</i>	<i>RIP-B1</i>	<i>RIPC</i>	<i>RIPD</i>	<i>IP</i>	<i>RMH</i>	<i>RMH-1</i>	<i>RD</i>	<i>AI</i>	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.																								
c. The architectural character, including the orientation shall be characteristic of the neighborhood within which such structure is located.																								
d. Such use shall provide the number of off-street parking spaces required for educational and institutional and uses as set forth in section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas."																								
e. Where an abutting use is residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPAI	RIPB	RIP-BI	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided, that where such use is adjacent to or directly across from a nonresidential use or district, the board of appeals may allow a use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.																							
g. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.																							
<i>[Use 22a amended July 19, 2007 (Z-070521-33003-2)]</i>																							
(22b) Child care center	-	-	-	B	B	B	-	-	-	B	B	X	X	-	X	X	X	X	X	B	-	X	X
a. Provided that 100 square feet of outdoor play space is provided each child.																							
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, or a major arterial or secondary arterial, provided that approval of any center located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval of or any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A childcare center can be located on a school or a religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any center located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhoods served by such streets.																							

Conservation ("C") and Residential ("R") Zoning Districts

<i>List of Uses</i>	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPAI	RIPB	RIP-BI	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.																								
d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in section 8-3089 - "Minimum Space Requirements for Off-Street Parking Areas."																								
e. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever shall occur first.																								
f. Where an abutting use is residential, visual buffers shall be provided so as to shield all parking areas, and play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the board or of an appropriately designed fence or wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.																								
g. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the board of appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district.																								
h. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.																								
<i>[Use 22b amended July 19, 2007 (Z-070521-33003-2)]</i>																								
Community Facilities:																								
(23) Public use	X	X	X	X	B	B	X	B	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X
(24) Reserved																								
(25) Sewage treatment facility	B	-	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	B	
(26) Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	
(26a) Heliport, helistop	-	B	-	-	-	-	-	-	-	-	-	B	-	-	-	-	-	-	-	-	-	-	B	
(27) Public utilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X
(28) Sanitary fills or incinerator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recreation and Social:																								
(29) Assembly Hall	-	-	-	-	-	-	-	-	-	-	-	-	B	-	B	X	X	B	-	-	-	-	-	

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
Provided that in the RIP-A, RIP-B and RIP-D districts, any meeting, party, event or activity of a similar nature shall end by 10:00 p.m. The Zoning Board of Appeals shall not be authorized to extend this time, but may further limit it at the time of use approval.																							
<i>Use 29 amended November 19, 2013 (13-002021-ZA)</i>																							
(30) Golf course	-	-	X	X	B	B	X	-	-	X	X	X	-	-	-	-	B1	-	X	X	-	-	X
(31) Outdoor shooting range	-	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	B
(32) Facilities for fishing, boating, hunting and swimming	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	X
(32a) Private or residential community boat dock or pier	-	-	-	X	X	X	X	X	-	X	X	-	-	-	-	-	-	-	-	X	-	-	X
(32b) Campground; recreational vehicle park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Provide that:																							
a. Such use shall only be used for temporary lodging purposes not to exceed 90 days.																							
b. Such use shall be no less than five (5) acres in size.																							
c. Recreational vehicles shall not be permanently affixed to the ground in a manner that would prevent removal.																							
d. The outdoor storage of non-occupied recreational vehicles, watercraft and trailers shall not exceed five percent (5%) of the size of the site and shall be for transient use only. This shall not be variable.																							
e. Any outdoor storage shall not be located in the front or side yard, except for a period not to exceed 24 consecutive hours for the purpose of (un)loading or cleaning.																							
(33) Wildlife refuge	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
(34) Club or lodge	-	-	-	-	-	-	-	-	-	-	-	B1	B1	-	B1	B1	B1	B1	B1	-	-	B	X
(34a) Limited fraternal order or lodge meeting hall	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
a. Provided its charter contains a prohibition against the use of malt or alcoholic beverages on the premises.																							
b. Provided no commercial sale of food or the sale or consumption of alcoholic beverages, including beer or wine, shall be permitted on the premises.																							
(35) Agriculture, restricted	X	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X
<i>[Use 35 amended Dec. 10, 2015 (12-001930-ZA)]</i>																							
(36) Forestry	X	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
(37) Agricultural general	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Provided, all buildings used for livestock shall be set back not less than 50 feet from any property line.																							
<i>[Use 37 amended Dec. 10, 2015 (12-001930-ZA)]</i>																							
(37a) Animal hospital grooming salon	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	-	-	-	-	X
Provided that:																							

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
1. The use shall be located on arterial or collector roadways as identified by section 8-3025(e), Street Classification Map.																							
2. No overnight boarding of animals shall be allowed.																							
3. No more than three animals shall be within the business at any given time.																							
4. The outdoor exercise area must be enclosed with a fence.																							
(37b) Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	X
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in "Architectural Graphic Standards" of at least 52.																							
(38) Agriculture personal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<i>[Use 38 amended Dec. 10, 2015 (12-001930-ZA)]</i>																							
(39) Reserved																							
(40) Removal or extraction of any natural material or deposit	-	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B
(41) Agricultural produce stands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
a. Provided, such use shall comply with the front yard setbacks established for the district, and																							
b. Provided, there shall be a minimum of four off-street parking spaces.																							
(42) Reserved																							
(43) Noncommercial riding stable	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
a. Provided, such stable shall be established on a lot having an area of not less than two acres, and																							
b. Provided, that if there are three or more horses, then such stable shall be established on a lot having an area of not less than five acres.																							
(44) Commercial greenhouses or plant nursery	X	-	-	B	-	-	-	-	-	-	-	B	-	-	-	-	-	-	-	-	-	-	-
Cemetery:																							
(45) Cemetery	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
a. In accordance with section 8-3031 (Planned Development District), a site plan shall be required.																							
b. Gravesites shall not be located within the required front yard set back (excluding along a limited access freeway) nor be located less than 100 feet from any one- or two-family residential property line.																							
c. All mausoleums, columbariums, or cemetery chapels shall not set back less than 200 feet from any property line.																							

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPAI	RIPB	RIP-BI	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
d. For-profit cemetery use (i.e., those not governmentally owned, related to a church, synagogue or fraternal organization or a family burial plot) shall be developed in accordance with the Georgia Cemetery and Funeral Services Act of 2000, as amended (O.C.G.A. § 10-14-1 et seq.).																							
(45a) Pet cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
All such uses shall be permitted only when a site development plan is approved by the planning commission staff and is certified to the zoning administrator. Such site plan shall provide location and design of all operational facilities (residential, burial preparation, and storage), streets, driveways, curb cuts, parking areas, burial ground, waste disposal methods; and all adjoining properties and uses. Other information that may reasonably be requested by the planning commission shall also be required.																							
Retail Sales and Services:																							
(46) Automobile parking lot or parking garage (parking garage may provide gasoline pumps). Provided further, that principal use parking shall occur only within an authorized off-street parking lot or facility	-	-	-	-	-	-	-	-	-	-	-	B	B	-	B	X	B	B	X	-	-	B	-
(46a) Accessory storage or parking lot as a principal use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
Provided that:																							
a. Such use shall only be permitted on a lot which is adjacent to or directly across a public street from a conforming principal use to which it is related and such principal use shall be located within a planned designated zoning district.																							
b. Access to the site shall be from the principal use or from a public street which is not utilized as the only or principal access to residential properties.																							
c. The proposed site shall be bound on at least three sides by nonresidential zoning districts, including I-P, R-B, R-B-1, and R-B-C districts.																							
d. A site plan, including a landscaping and tree plan, shall be approved by the MPC in accordance with the review procedures of section 8-3031 of this chapter.																							
e. The following requirements shall also be met:																							
1. No repair or maintenance activities shall be conducted on the accessory storage or parking lot other than the minor servicing or washing of vehicles.																							
2. No banners, promotional flags, or signs shall be placed on the site which are visible from a residential street or residential property.																							

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPAI	RIPB	RIP-BI	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
3. A solid architecturally designed fence, a minimum of six feet in height, shall be erected adjacent to any lot on which a residential use exists or is permitted. A ten-foot wide landscaped area shall be maintained along the exterior of the fence.																								
4. A solid architecturally designed fence, a minimum of six feet in height, shall be erected adjacent to any street serving as access to residential properties. A five-foot-wide landscaped area shall be maintained along the exterior of the fence.																								
5. No lighting shall shine onto adjacent residential properties.																								
(46b) Accessory auto sales lot incidental to a franchised new automobile dealership	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	-	
Provided that:																								
a. The auto sales lot use shall only be permitted on a lot which is adjacent to or across a public street from a permitted principal used/new car dealership to which the car lot is related.																								
b. The use shall front on a street classified as a collector or arterial.																								
c. A solid architecturally designed buffer fence, landscaping hedge or a combination thereof, a minimum of six feet in height, shall be erected and maintained adjacent to any lane which abuts a residential use in addition to the buffer requirements of section 8-3031.																								
d. No automobile repair or maintenance activities shall be conducted on the site other than cleaning or washing the vehicles.																								
e. Within the RIP-A district, no building greater than 750 square feet in area shall be allowed on the lot.																								
f. No banners, promotional flags or pin wheels, shall be placed on the site.																								
g. A site plan, including a landscaping plan, tree and buffer plan, shall be approved by the MPC in accordance with the review procedures of section 8-3031 of this chapter.																								
(47) Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
(47a) Secondary use (professional office)	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	X	-	-	-	-	-	-	-	
a. Required off-street parking shall meet the requirements of the combined office and residential use.																								
b. The necessary function of a professional office shall not occupy over 25 percent of the floor area within the residential structure in which such office is housed.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
c. Secondary use (professional office) shall meet the residential development standards of the zoning district in which such office is to be established.																							
(47b) Laboratories serving professional requirements, medical, dental, optical, and similar uses	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-	X	X	-	-	-	-
(48) Administrative office for city-sponsored neighborhood housing service district	-	-	-	X	X	X	X	X	-	X	X	X	X	X	X	X	X	X	X	-	-	X	-
Provided that such use shall meet the following criteria:																							
a. A site plan shall be submitted and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of the use.																							
b. The use shall be located within a detached single-family dwelling unit.																							
c. The use shall be temporary and shall be replaced only by a permitted use in the district.																							
d. The exterior of the structure shall maintain the appearance of a single-family dwelling.																							
e. A nonilluminated principal use sign not to exceed two square feet in area may be erected as approved by the MPC.																							
(48a) Mixed use, nonresidential	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-
(48b) Mixed use, residential	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	-	X	X	-	-	X	-
(48c) Bicycle shop	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	-	X	X	-	-	X	-
Provided that within the RIP-A, RIP-B and RIP-D districts:																							
a. The use shall front onto an arterial street.																							
b. The use shall not be established on a lot which faces into or is located adjacent to a conforming one, two or three-family dwelling structure located along the same block face.																							
c. All activities, including sales, service storage, and bicycle display, shall be conducted entirely indoors.																							
d. The building in which the use is located shall have originally been designed and constructed to house a nonresidential use.																							
e. The use shall not exceed 1,200 square feet of sales, service and storage floor area.																							
(49) Radio or television studio	-	-	-	-	-	-	-	-	-	-	-	X	X	B	B	B	B	B	X	-	-	B	-
(50) Funeral homes and crematory	-	-	-	-	-	-	-	-	-	-	-	B	B	-	B	-	B	B	B	-	-	B	-
(51) Customary auxiliary retail sales and services in connection with a hotel, office building or institutional use	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	X	-	X	-	-	-	X	-
Provided, such use shall be carried on wholly within the building housing the principal use or wholly within the campus of an institution.																							
(51a) Interior decorating business	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-

Conservation ("C") and Residential ("R") Zoning Districts

<i>List of Uses</i>	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
a. Such business shall not include a shop in which goods are sold.																								
b. Such business may manufacture draperies on the premises, but no other type of manufacturing shall be permitted.																								
c. No use shall require structural alterations to the interior of the building which changes the residential character thereof.																								
(52) Home occupation	X	-	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	-	
Provided that:																								
a. The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home.																								
b. The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood.																								
c. No use shall require structural alterations to the interior or exterior of the building which changes the residential character thereof.																								
(53) Accessory use	X	-	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	
Provided, that:																								
a. Temporary accessory uses or buildings shall not be permitted for more than a 24-month period.																								
b. Tents may be used in conjunction with an accessory use for a period not to exceed 14 days within a six-month period.																								
c. Shipping containers shall not be permitted as accessory buildings upon any lot upon which exists a dwelling as a principal use.																								
d. Shipping containers shall be permitted as accessory buildings upon a lot on which exists a nonresidential building as a principal use, provided that the shipping container:																								
1. Is set back not less than ten feet from any lot line, or a greater distance if elsewhere required																								
2. Is placed entirely upon a paved surface or raised off-ground by use of permanent structural supports.																								
3. Displays no exterior signs or lettering.																								
4. Has an exterior which is painted or otherwise finished in a neutral color and is maintained in a condition free of rust or deterioration.																								
5. Is free of major structural damage which alters the original rectangular configuration and is equipped with tight-fitting doors designed and manufactured specifically as container equipment.																								

Conservation ("C") and Residential ("R") Zoning Districts

<i>List of Uses</i>	<i>CA</i>	<i>CM</i>	<i>CR</i>	<i>R20</i>	<i>R10</i>	<i>R-6</i>	<i>R6A</i>	<i>R6B</i>	<i>R6C</i>	<i>R4</i>	<i>RM</i>	<i>RIP</i>	<i>RIPA</i>	<i>RIPA1</i>	<i>RIPB</i>	<i>RIP-B1</i>	<i>RIPC</i>	<i>RIPD</i>	<i>IP</i>	<i>RMH</i>	<i>RMH-1</i>	<i>RD</i>	<i>AI</i>	
6. Is screened from view from adjoining properties by use of visual buffers along lot lines or by use of a fence or wall.																								
(53a) Satellite dish	X	-	-	X	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Provided that such uses shall only be permitted as accessory uses, subject to the following restrictions:																								
a. Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mount dish is not functional.																								
All dishes shall be located within a rear yard. The base of such facility shall be surrounded with an architecturally designed fence with landscaping.																								
b. The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.																								
c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h. below.																								
d. Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs as approved by the Planning Commission.																								
e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.																								
f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.																								
g. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in light or dark neutral color.																								
h. Within R-6, R-6-A, R-6-C, R-M-H, R-6-B, R-4, RIP-A, RIP-A1, RIP-B, RIP-D, and R-D zoning districts and for any lot upon which is located a one- to four-family dwelling structure, the following additional restrictions shall apply:																								
1. The maximum diameter satellite dish shall be 12 feet.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
2. A solid satellite dish shall be permitted only where such dish is screened from view from ground level from adjoining residential properties and from any street. Such screening may consist of a fence or wall, hedge, natural vegetation, or building or structures on the lot.																								
i. No satellite dish shall be visible from an elevation below 8 feet above the street grade within a public street right-of-way within the RIP-A, RIP-A1, RIP-B, and RIP-D zoning districts.																								
Sign:																								
(54) Sign, incidental	X	-	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(55) Sign, principal use	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	X	X	X	X
(See section 8-3112 or special sign districts provisions)																								
(55a) Sign, principal use	X	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-
Provided that there shall be only one such sign.																								
a. Such sign shall not exceed ten square feet in area, nor five feet in any outer dimensions.																								
b. Such signs, if illuminated, shall be of an enclosed lamp design, nonflashing, and containing no neon illumination.																								
(55b) Sign, principal use	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
a. Such sign shall not exceed 55 square feet in area.																								
(55c) Announcement sign	(See section 8-3112 or Special Sign Districts provisions)																							
(55d) Portable sign	(See section 8-3112 or Special Sign Districts provisions)																							
(56) Reserved																								
(56a) Sign, bus stop benches	X	X	X	X	X	X	X	X	X	X	X	X	-	-	X	X	X	-	X	X	X	-	X	X
Provided such use shall be permitted only at official Chatham Area Transit (CAT) bus stops located outside of the Historic or Victorian Districts, and shall be permitted only by contract with the city. Such use shall also comply with the provisions of section 8-3112 "Sign Permits - Required," subsection (u), "Bus Stop Bench Signs."																								
Retail Sales and Services																								
(57) Pharmacy	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
(57a) Post office	X	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	-	-	-	X	-	
(58) Florist shops	X	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	-	-	-	X	-	
(59) Book and stationery stores, including office supplies and printing businesses	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
Provided that within RIP-A, RIP-B, RIP-C, RIP-D and R-D districts the building shall not exceed a leasable area of 1,800 square feet and shall be located on a collector or arterial street. Within R-I-P and I-P districts the use shall not exceed a leasable area of 10,000 square feet and shall be located on an arterial street if the building exceeds a leasable area of 2,500 square feet.																							
(60) Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature.	-	-	X	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-
The assembly hall use may be permitted as an accessory use. In the RIP-A, RIP-B and RIP-D districts, such accessory use shall be limited to no more than six (6) times in a calendar year and any meeting, party, event or activity of a similar nature shall end by 10:00 p.m.																							
<i>Use 60 amended November 19, 2013 (13-002021-ZA)]</i>																							
(60a) Teaching of music, voice, and dance	-	-	-	-	-	-	-	-	-	-	-	X	B	-	B	B	X	B	X	-	-	B	-
Provided that no more than 3 instructors shall be permitted in conjunction therewith and no more than 30 persons shall be instructed on the premises at any one time.																							
(60b) Accessory use tour house	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	-	-	-	-	-
a. The use shall be incidental to a dwelling unit which is owned by and is the principal residence of the tour house operator.																							
b. All tours shall be conducted by a licensed tour agency or tax exempt nonprofit organization. Each tour shall have a designated beginning and ending time.																							
c. No more than 49 persons, including the residents of the dwelling, shall occupy a tour house at any one time.																							
d. No signs advertising the tour house shall be displayed on the site.																							
e. The owner/operator of the Tour House shall maintain a registry which shall show the date, time and number of persons involved in each tour.																							

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI
f. Tours shall be given only between the hours of 9:00 a.m. and 4:30 p.m., and between 6:30 p.m. and 10:00 p.m. During the peak tourist season between March 15 and May 15; September 15 and October 31; and between December 1 and December 31, a tour house shall receive no more than two tours per day between the hours of 9:00 a.m. and 4:30 p.m., and no more than two tours per week between the hours of 6:30 p.m. and 10:00 p.m. During the off peak tourist season between January 1 and March 15; and between May 16 and September 14; and between November 1 and November 30, a tour house shall receive no more than three tours per day, either morning or night, provided however a tour house shall not be open for tours more than three days per week.																							
g. Vehicles used to convey tour groups to or from the tour house shall park only in a specified loading space for no more than 15 minutes to load or unload passengers. After unloading, the tour vehicle shall move to a designated tour bus parking area and shall not return to the tour house until the designated time for the end of the tour.																							
h. The owner/operator of the tour house or his/her authorized agent shall be on the premises at all times during the tour. Such person shall be responsible for seeing that the provisions of subsection a-f are complied with.																							
(60c) Artist studio and/or gallery	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	-	-	X	-
Provided that within the RIP-A1 district:																							
a. Such use shall not exceed 900 square feet or shall not occupy more than 25 percent of the floor area within a residential structure, or a structure last occupied by a dwelling unit, whichever is the most restrictive. In addition, such use shall only be established in the basement or ground floor area of a residential structure.																							
b. Such use shall front onto a street classified as a collector or arterial on the city street classification map.																							
c. Such use shall not be used by more than two artists nor utilize processes that produce noise, odor, chemical/fire hazards or require exterior venting of smoke, fumes or heat.																							
(61) Antique shops	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-
a. No exterior display of merchandise shall be permitted.																							
b. No repair or refinishing of furniture shall be permitted except that incidental repair and refinishing of inventory for sale shall be allowed provided that all work shall be done by hand.																							
c. Only one principal sign shall be permitted except in the case of a corner lot, then two signs shall be permitted.																							

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
d. No auction of furniture or other goods shall be permitted.																								
(62) Photography studio	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
(63) Personal service shops	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
Barbershops and beauty shops																								
(63a) Laundry pickup services	-	-	-	-	-	-	-	-	-	-	-	X	B	-	X	X	X	B	X	-	-	B	-	
(64) Ceramic studio and shop	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	-	-	-	X	-	
a. Provided there are not more than two employees other than the operator.																								
b. Provided that no kiln shall be larger than 31½ inches deep.																								
c. Provided that no operations are conducted outdoors and that there is no outdoor storage or display.																								
(64a) Specialty shops	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
(See Sec. 8-3002 - Definitions)																								
Provided that such use shall not exceed 1,200 square feet for a total sales and storage floor area. However, the board of appeals may authorize up to a 50 percent larger floor area provided that such use is located wholly within an existing building. Provided further, that within the I-P district, where such use fronts onto an arterial street and is located adjacent to or directly across the street from a B or I district, listed under section 8-3025(b), then such use shall be permitted a maximum gross area of 3,000 square feet as a matter of right.																								
(64b) Tailor shop	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
(64c) Specialty craft shops	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.																								
a. Provided no exterior display of merchandise shall be permitted.																								
b. Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3025, use number 55, Sign, Principal Use, and section 8-3111.																								
c. Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage.																								
(64d) Communication equipment, rental service	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	-	
The rental of visual, sound and recording equipment and equipment of a similar nature. Provided such use does not exceed 1,200 square feet of total display and storage floor area, and there is no sale of merchandise on the premises.																								
(64e) Limited use retail shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	
(See Sec. 8-3002, Definitions).																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPAI	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
Provided such uses are limited to a maximum gross floor area of 3,000 square feet, front an arterial street, and are located adjacent to or directly across the street from a B or I district, listed under section 8-3025(b).																								
(65) Restaurants, sit-down, including the serving of malt beer or wine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
Provided, such beverages shall be served only as part of a full-service meal.																								
(65a) Restaurant, sit-down, including the serving of malt beer, wine, and other alcoholic beverages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-
Provided, such beverages shall be served only as a part of a full-service meal.																								
Provided further that:																								
a. The restaurant shall front onto a street classified as an arterial on the city street classification Map.																								
b. The sale of alcoholic beverages shall be restricted to only the hours between 10:00 a.m. and 12:00 midnight.																								
c. No display or advertisement for the sale of alcoholic beverages shall be visible from the exterior of the structure.																								
(65b) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-
Provided that such beverages shall be sold only as part of a full-service meal.																								
Provided further that within an RIP-B-1 district, a lounge area may be established as a secondary or incidental use subject to the following conditions:																								
a. Neither the restaurant nor lounge shall have a dance area.																								
b. Access to and from the lounge area shall be through the restaurant area only, except for any required fire exit.																								
c. There shall be at least three restaurant seats provided for each lounge seat.																								
d. The lounge area shall only operate only during the hours the restaurant serves full-service meals.																								
e. Where the use is located within 150 feet of a residential use, alcoholic beverages shall not be sold between midnight and 10:00 a.m.																								
<i>[Use 65b amended June 22, 2017 (17-002256-ZA)]</i>																								
(65c) Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X		B	X	-	-	B	-	-
(65d) Restaurants, sit-down, including the serving of malt beer and wine.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-
Provided, such beverages shall be served only as part of a full-service meal.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
Provided further that:																								
a. The restaurant shall front onto a street classified as an arterial on the city street classification map.																								
b. Beer and wine shall be served and consumed only as a part of a full-service meal.																								
c. For any restaurant selling alcoholic beverages, the Sunday sales provisions of section 6-1212, of the City Code, shall apply every day including Sunday. Alcoholic beverages shall be served or dispensed from a preparation area or service station not available to the patrons.																								
d. The sale of beer and wine shall be restricted to only the hours between 10:00 a.m. and 12:00 midnight; except where such use is established adjacent to or across the street from a principal use multifamily dwelling structure, then the sale of beer and wine shall be limited to the hours between 10:00 am. and 9:00 p.m. Beer and wine shall not be sold for take-out consumption or provided for consumption outside the establishment.																								
e. No display or advertisement for the sale of beer or wine shall be visible from the exterior of the structure.																								
f. Deliveries and pick-ups shall be accomplished in a manner so as not to block access to adjacent residential properties.																								
g. Such use shall not be established on a lot situated adjacent to or across the street right-of-way from a principal use one-or-two-family dwelling structure.																								
(66) Cocktail lounges, nightclubs, taverns and package stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(66a) Sale of beer, wine, or alcoholic beverages served by the drink solely to occupants of a hotel and their guests for consumption only on the premises; provided there is no exterior sign of any type advertising or calling attention to the sale of beer, wine or alcoholic beverages on such premises.	-	-	-	-	-	-	-	-	-	-	-	-	X	-	X	X	X	X	-	-	-	X	-	
(66b) Sale of beer and wine by the package when incidental to other principal retail uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	
(67) Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	-	-	-	-	-	-	-	-	-	-	-	-	B	-	X	X	X	B	X	-	-	B	-	
a. Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage; and																	X							
b. Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3025, Use No. 55, "Sign, Principal Use," and section 8-3111.																								
c. Provided such use is located on a collector street or greater.																								

Conservation ("C") and Residential ("R") Zoning Districts

List of Uses	CA	CM	CR	R20	R10	R-6	R6A	R6B	R6C	R4	RM	RIP	RIPA	RIPA1	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	RD	AI	
d. Provided that within RIP-B1 districts, gasoline sales may be permitted as a secondary use subject to the following provisions:																								
(1) The number of gasoline pump hoses shall be limited to three.																								
(2) Gasoline pumps shall be located so as not to interfere with the free flow of traffic within a parking lot, as determined by the traffic engineer.																								
(3) Curb cuts shall be designed to serve the principal use and not the sale of gasoline. The presence of gas pumps shall not justify additional curb cuts.																								
(4) There shall be no exterior display or advertisement of automotive products other than the sale of gasoline.																								
(5) Only one sign shall be allowed to identify the sale of gasoline. Such sign shall not be larger than 16 square feet, nonflashing, and a maximum height of 20 feet.																								
(6) All gasoline pumps shall set back at least 12 feet beyond the required front yard setback.																								
(7) There shall be no vehicle repair in conjunction with the use.																								
(68) Laundromats	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X		-	X	-	-	-	-	
Provided that within the I-P district the following criteria are met:																	X							
a. Such use shall front on an arterial or collector roadway as designated by the Street Classification Map, Section 8-3025(e).																								
b. Such use shall be no greater than 3,000 square feet in size.																								
(69) Catering services	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X		X	X	-	-	X	-	
Provided the following criteria are met:																	X							
a. Such use shall front onto an arterial street as classified in section 8-3025(e) [Street Classification Map] herein.																								
b. The sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.																								
c. Provided, however, within a RIP-A or R-I-P district the following standards shall also apply:																								
All activities, including the preparation of all food and beverages, shall be conducted entirely within one structure and shall not be served nor delivered outside of the premises. No sign nor advertisement shall be allowed on the premises.																								