- (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 sub divider 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

	Minimum Lot Area (Squar	re Feet)	
	One-Family Dwelling	Two-Family or	Minimum Lot
District and Use	or	Multifamily Dwelling: Lot	Width (feet)
	Other Use When Listed	Area Per Dwelling Unit	
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:

[Sec. 8-3025(d) amended 11/21/17, (17-002807-ZA); 7/10/14 (14-000899-ZA)]

- 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.

	Minimum Lot A	rea Per Dwelling Unit (Square	e Feet)
District and Use	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 Nonresidential	6,000 6,000	- -	60 60
R-6-A district:			
Residential Nonresidential	6,000 6,000	3,600	60 60
R-6-B district:			
Residential:	4.000		40
One-family Semi-attached Nonresidential	4,000 6,000	-	40 60
Nonresidential	0,000	-	00
R-6-C district:			
Residential Nonresidential	6,000	-	60 60
Nomesidentiai	6,000	-	60
R-4 district:			
Residential	1000	1000	
1. One-family detached	6,000	6,000	60
2. One-family semi-attached	3,600	3,600 3,600	30 60
3. Two-family (on one lot)4. Three-family row:	7,200	3,000	00
a. End row	2,900	2,900	18*
b. Interior row	2,900	2,900	18*
5. Four-family row:	2,500	2,500	10
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 Nonresidential	600 6,000	600	18 60
Nomesiuciiuai	0,000	_	00

	Minimum Lot Ar	rea Per Dwelling Unit (Squar	are Feet)				
District and Use	One-Family Dwelling or Other Use When Listed	Two-Family or Multi- Family Dwelling	Minimum Lot Width (Feet)				
R-I-P 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 4. Single-family semidetached 5. Single-family townhouse, attached, row or end-row 6. Accessory dwelling Nonresidential	6,000 3,600 1,800 1,800 6,000	3,600 2,500 2,150 2,000 1,900 	60 60 60 60 - 60 30 18 18 60				
RIP-A district: Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential [Amended 11/21/17(17-002807-ZA)]	* * * 	* * * 	20 20 20 				
RIPA-1 district: Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential [Amended 11/21/17(17-002807-ZA)]	* * * 	* * * 	18 18 18 				
R-I-P-B district: Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential [Amended 11/21/17(17-002807-ZA)]	600* 600* 600* 	600* 600* 	20 20 20 				
R-I-P-B-1 district: Residential 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	600* 600* 600* 	600* 600* 600*	20 20 18				

[Amended 11/21/17(17-002807-ZA)]

	Minimum Lot Aı	rea Per Dwelling Unit (Square	e Feet)				
District and Use	One-Family Dwelling or Other Use When Listed						
RIP-C district: Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential [Amended 11/21/17(17-002807-ZA)]	600* 600* 600* 	600* 600* 600* 	20 20 20 				
RIP-D district: Residential 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential Amended 7/1/10 (Z-100429-86922-2);	435* 435* 435* 	435* 435* 435* 	20 20 20 				
R-D district: Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	600 600 600 	600 600 600 	20 20 				
I-P district: Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings c. 9 or more dwellings 4. Single-family semidetached 5. Single-family townhouse, attached, row or end-row 6. Accessory dwelling Nonresidential	6,000 3,600 1,800 1,800 6,000	3,600 2,500 2,150 2,000 1,900	60 60 60 60 60 60 30 18 18 18				
P-R-T district:	"Development standards	for this district are found in se	ection 8-3034"				
P-D-R district:	"Development Standards	for this district are found in s	ection 8-3035"				
R-M-H district:	6,000		60				
RMH-1 district:							
R-B district: Residential: 1. Single-family 2. Two-family 3. 3-8 family 4. 9-family or more Nonresidential	6,000 - 6,000	3,600 2,500 - 1,100					

	Minimum Lot Area Per Dwelling Unit (Square Feet)						
District and Use	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: Nonresidential Upper-story Residential [Amended 1/21/16 (15-005698-ZA); 6/22/17 (17-002242-ZA; 11/21/17 (17-002807-ZA)]	 *	* *					
BC-1 district: Residential: 1. Single-family 2. Two-family 3. Multifamily a. Detached b. Semidetached or end-row c. Attached or row Nonresidential [Amended 11/21/17 (17-002807-ZA)]	 600* 600* 	 600* 600* 600* 	 20 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 Upper Story Residential (Historic District) [Amended 1/21/16 (15-005698-ZA); 6/22/17 (17-002242-ZA; 11/21/17 (17-002807-ZA)]	6,000 6,000 *	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				

	Minimum Lot Area Per Dwelling Unit (Square Feet)						
District and Use	One-Family Dwelling or Other Use When Listed	Two-Family or Multi- Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (Feet)				
B-B district: Residential 1. Single-family 2. Two-family 3. Multifamily Nonresidential	 	 	 				
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 s	ection 8-3036"				
PUD-LU district:	"Development standards	for this district are found in so	ection 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 [Amended 11/21/17 (17-002807-ZA)]	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 [Amended 11/21/17 (17-002807-ZA)]	600* 600* 600* 	600* 600* 600* 	20 20 20 				
O-I district: Residential: Nonresidential		-	-				

^{*}As of November 21, 2017, a minimum lot area per dwelling unit shall not be required for residential dwellings within the Savannah Historic District (Sec. 8-3030), provided that a total minimum lot area of 1,800 square feet shall apply. [Amended 11/21/17, (File No. 17-002807-ZA)]

SCHEDULE OF DEVELOPMENT STANDARDS

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

			- (Fe									
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		
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		

SCHEDULE OF DEVELOPMENT STANDARDS

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

			- (Fe	et)								
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-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		
R-I-P-A1 district										75		
R-I-P-B district										75		70***
R-I-P-B1 district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	25	40	75		70***
2. Two-family	115	85	70	60	50	36	5	25	40	75		70***
3. Multifamily	115	85	70	60	50	36	10	25	40	75		70***
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5		75		
2. Institutional	115	85	70	60	50	36	0 or 10	5		75		
3. Other	115	85	70	60	50	36	0 or 10	15		75		
RIP-C district										75		
RIP-D district										75		70***
P-R-T district				Develo	opment stand	ards for thi	s district ar	e found in	section 8-30)34		
PD-R district				Develo	opment stand	ards for thi	s district ar	re found in	section 8-30)35		
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		

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

		1		- (Feet)		1			,			
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
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		
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												
Upper-story Residential (Historic District)					S	ee Sec. 8-3	030					
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			

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
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 district	90	50	40	30	30	36	(a)	(b)	-	-		-
PD-M district					n section 8-303							
PUD-LU district	Development	standards fo	or this district	are found in	n section 8-304	40			,			
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)				
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)				
O-I district	90	50	40	30	30(d)	36			40		See Sec. 8-3066	n/a

^{*} 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 marsh-land (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.
- *** A maximum density standard shall not apply when located within boundaries of the Savannah Historic District (Sec. 8-3030). [Amended 11/21/17]
- (a) No side yard required except where abutting property is in an R district, then ten feet required.
- (b) No rear yard required except where adjoining yard is in an R district, then rear yard shall be the same as for R district.
- (c) Where abutting property is in an 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, RIP-B-1, RIP-C and R-I-P-D districts:
 - 1. A lot smaller than 3,500 square feet, containing an historic residential 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.
 - 2. A lot 3,500 square feet or larger and containing an historic residential structure originally designed as a single-family dwelling shall maintain not less than 900 square feet of lot area per dwelling unit.
 - 3. 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.

[Amended 11/21/17 (File No. 17-002807-ZA)]

(f) *Subdivision of land*. Within the RIP-A, RIP-A-1, RIP-B, RIP-B-1, RIP-C and RIP-D districts, the subdivision of land shall be in keeping with the historic development pattern of the same block or immediately adjacent block as determined by the Planning Director.

[Adopted 11/21/17 (File No. 17-002807-ZA)]

(g) 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 le				
	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.

(h) 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.

STREET CLASSIFICATION MAP



