

ARTICLE K.

MID-CITY DISTRICT

Division 1. Generally.

Sec. 8-3198. Created.

The Mid-City district is hereby created as a part of the city's zoning ordinance. This article shall control for all properties located within the boundaries defined herein where there is a conflict with the zoning ordinance.

Sec. 8-3199. Boundaries.

The boundaries of the Mid-City district shall be the area generally bounded on the north by Anderson Lane; on the south along the centerline of the right-of-way of Victory Drive; on the east along the centerline of the roadway of Price Street; and on the west along the centerline of the right-of-way of Martin Luther King Jr. Boulevard. The Mid-City map is made a part of this chapter to the same extent as if the information set forth on such map was fully described and incorporated herein. [See Exhibit "A".]

Beginning at a point located along the approximate intersection of the right-of-way centerlines for Victory Drive & Martin Luther King Jr. Blvd., said point being, THE POINT OF BEGINNING Thence proceeding in a Northeasterly direction along the approximate centerline of the right-of-way for Martin Luther King Jr. Blvd. for an estimated distance of 3,677.0 ft. to a point, thence proceeding along a line in a Southeasterly direction [S 73-12-12 E] for an estimated distance of 167.7 ft. to a point, thence proceeding in a Southwesterly direction [S 16-38-23 W] along a line for an estimated distance of 18.6 ft. to a point, said point being located along the approximate centerline of Anderson Lane, thence proceeding along the approximate centerline of Anderson Lane for an estimated distance of 3,276.1 ft. to a point, said point being located along the approximate centerline of Price Street, thence proceeding in a Southwesterly direction along the approximate centerline of Price Street for an estimated distance of 3,604.9 ft. to a point, said point being located along the approximate centerline of the right-of-way for Victory Drive, thence proceeding in a Northwesterly direction along the approximate centerline of the right-of-way for Victory Drive for an estimated distance of 1,839 ft. to a point, said point being along the approximate intersection of the centerlines of Victory Drive & Bull Street, thence proceeding in a Southwesterly direction along the approximate centerline of Bull Street for an estimated distance of 57.4 ft. to a point, said point being located along the approximate intersection of the centerlines of Bull Street & the centerline of the railroad easement/right-of-way, thence continuing in a Southwesterly direction along the centerline of the railroad easement/right-of-way for an estimated distance of 276.8 ft. to a point, said point being located along the approximate intersection of the centerlines of Bull Street & the centerline of the railroad easement/right-of-way, thence proceeding in a Northwesterly direction along the approximate centerline of East

44th Street for an estimated distance of 1,121.6 ft. to a point, said point being located along the intersection of the centerlines of East 44th Street & Montgomery Street, thence proceeding in a Northeasterly direction along the centerline of Montgomery Street for an estimated distance of 217.2 ft. to a point, said point being located along the intersection of the centerlines of Montgomery Street & Victory Drive, thence proceeding along the approximate centerline of Victory Drive for an estimated distance of 341.0 ft. to a point, said point being, THE POINT OF BEGINNING

[Boundary amended 01/03/19 (File No. 18-005534-ZA)]

Sec.8-3200. Definitions.

- (1) ***In general.*** The Defined Terms herein apply in addition to those found in Section 8- 3002. Where this section specifies a defined term that includes the phrase, “any similar use”, such interpretation shall be made by the Zoning Administrator.

- (2) ***Defined Terms.***

Agriculture, Personal. Agricultural activities intended for personal use such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control Ordinance.

Apartment building used by a college (mixed use). A building which is managed and supervised by a public or private college or university either by lease or ownership which is designed to provide housing for students registered and attending the college or university, contains a mix of apartments and college dormitory units, may contain a kitchen for a restaurant or cafeteria-style dining area intended to serve only the residents of the building, and complies with the dwelling unit density requirements of the district. Within such use, two dormitory units shall be construed as the equivalent of an apartment for the purpose of density calculations.

[Added 11/05/18 (File No. 18-005583-ZA)]

Bar, Nightclub or Tavern. An establishment devoted primarily to the retailing and on- premises drinking of malt, vinous, or other alcoholic beverages, or any place where any sign visible from public ways exhibited or displayed indicating that alcoholic beverages are obtainable for consumption on the premises. While a bar, nightclub or tavern may also provide food service, the facility derives more than 50 percent of its annual gross food and beverage sales income from the sales of alcoholic beverages.

Bed and Breakfast Inn. Transient accommodation with rooms or suites available to guests in an owner-occupied principal residential unit.

Block Face. The area between two intersecting streets along the same side of the street on which the subject parcel is located.

Boarding or Rooming House, Single-Room Occupancy. Semi-permanent accommodation with rooms or suites that do not have cooking facilities.

Building Frontage. The length of the building at the ground floor level measured parallel to the street right-of-way line. A diagonal corner entrance shall not reduce the total length of the building frontage.

Club or Lodge. An association for civic, social, cultural, religious, literary, political, recreational or similar activities.

Contractor's Office. A facility for a building, heating, plumbing, electrical, landscape, janitorial or similar contractor. May include overnight storage of fleet vehicles in some districts.

Contributing Structure. Contributing structures are typically listed on the Georgia Register of Historic Places; or the National Register of Historic Places; or are at least 50 years old, have not had any major exterior alterations changing the original architectural character and have had an historic survey which documents the structure as contributing to the historic district.

Convent or Monastery. A home for the permanent residence of individuals under religious vows who retire from society to devote themselves to a life of prayer and meditation.

Corner Site. A site abutting two intersecting streets or a site with a single street frontage that also abuts a lane, a railroad right-of-way or leased parking established to meet City parking requirements. A corner site shall extend to include any cluster of structures that were built and used for commercial purposes as part of a corner site.

Day Care Family. A facility operated by a person who receives pay for the care and supervision of up to six persons for a time period of less than 24 hours per day.

Day Care Home. A facility operated by a person or group who receives pay for the care and supervision of between 7 and 18 persons for a time period of less than 24 hours per day.

Density, Residential. The number of residential units per acre of gross land area (to apply only to CIV, TN and TC districts).

Designated Affordable Housing. Housing designated by the City of Savannah as affordable under any state or federal programs.

Dormitory. A multiple-unit residential structure or complex of structures, other than a hotel, motel, apartment building, boardinghouse, fraternity house, sorority house, or condominium complex, which is (1) established in connection with a

college or university for the purpose of housing students registered and attending such institution and which is provided security by the college or university security forces or their equivalent and which has a full-time resident manager, or (2) a senior citizen congregate housing complex for the purpose of housing ambulatory elderly persons. Such use shall not contain kitchen facilities within individual living units.

However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

[Added 11/05/18 (File No. 18-005583-ZA)]

Dormitory unit. Living quarters within a college or senior citizen congregate housing development. Such units are further classified as college or senior citizen congregate dormitory units, as follow:

(1) *College dormitory unit.* A bedroom unit within a college dormitory designed to house a maximum of two students. Such unit may include a bedroom, bathroom(s), study area(s) and other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

(2) *Senior citizen congregate dormitory unit.* Living quarters within a senior citizen congregate dormitory for a maximum of two senior persons, containing no more than 600 square feet per unit including two or fewer bedrooms, bathroom(s) and Section 8-3002 8 other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

[Added 11/05/18 (File No. 18-005583-ZA)]

Group Care Home. A facility licensed by the State, receiving pay for the care and supervision of between 7 and 15 people for a time period of more than 24 hours.

Gross Land Area. The total area of a lot, series of lots, or tract of land. Gross land area shall not include any existing public rights-of-way (to apply only to CIV, TN and TC districts).

Height, Floor. Floor height shall be measured from top of finished floor to top of next higher floor.

Home Occupation. A business, profession, occupation or trade conducted for gain or support within a residential dwelling.

Home-Based Business. A business, profession, occupation or trade conducted for gain or support within a residential dwelling or its accessory buildings that requires employees, customers, clients or patrons to visit the home.

Indoor Recreation. Amusement or recreational activities carried on wholly within a building, including pool or dance hall, batting cages, electronic arcade, theater, health club, and activities of a similar nature. This definition does not include any adult entertainment establishment.

Inn. An establishment providing bedrooms and meals to transient guests that contains not more than 15 bedrooms or suites.

Institutional Group Care. A facility, including a residential dwelling, providing rehabilitation services and overnight facilities for the care of alcoholics, drug abusers, or other mentally ill patients that may be harm themselves or others. This definition includes a community correctional center for the transition of post- incarceration offenders into the community.

Manufacturing, Limited. A facility conducting manufacturing operations within a fully-enclosed building, generally serviced by trucks no longer than 24 feet in length. Limited manufacturing shall include the following: bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and electrical items; printing, publishing, and lithography; production of artwork and toys; sign-making; janitorial and building maintenance service; exterminator; maintenance yard or facility, storage yard or fleet parking lot; movie production facility; photo-finishing laboratory; repair of scientific or professional instruments, electric motors; research, testing, and development laboratory; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing; or similar use.

Material Change. A change in the exterior appearance of a structure by addition, reconstruction or alteration. Any alteration in size or shape of the building façade shall be considered a material change, including relocation of any doors or windows; removal or alteration of any architectural features, details or elements; demolition of any historic property; erection, alteration, restoration or removal of any pertinent features including walls, fences and steps. Material change shall also include the addition of awnings to any contributing structure.

Museum. A permanent, professionally staffed institution, dedicated to the collecting, preservation, study, display, and educational use of objects, and which is open to the public on a regular schedule.

Office, General. A facility generally focusing on business, government, professional or financial services. General office shall include the following: advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; radio or television studio; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, or architect; sales office, travel agency or any similar use.

Office, Medical. A medical facility in which a doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical provider treats or counsels patients.

Outdoor Recreation. Any recreational facility where activity takes place primarily outdoors, including golf course, miniature golf course, batting cages, driving range or a similar facility.

Outdoor Storage. The open outdoor storage of products, whether for sale or as material for processes occurring on the site, generally for more than 24 hours a day. This definition expressly includes any products on pallets, in shipping containers or in crates.

Package Alcohol Sales. A retail facility selling unbroken original containers of alcoholic beverages for consumption other than on the licensed premises. This definition shall expressly include convenience stores, grocery stores, drug stores and other similar retail outlets that sell alcohol for off-site consumption.

Public Uses. Uses of a public or government nature, including, but not restricted to, fire and police stations, and public park and recreational facilities.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building. Any restaurant that derives more than 50 percent of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, nightclub or tavern for the purposes of this Ordinance.

Retail, General. A facility involved in the sale, lease, or rental of new or used products to through traffic as well as the surrounding neighborhood. General retail shall include the selling, leasing or renting of the following goods: antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies;

photo finishing; picture frames; printed materials; sporting goods; or any similar use. The retail sale of automobile parts shall be considered retail general provided no on-site automobile service or repair is provided (see Vehicle Sales and Service, Minor and Major).

Retail, Neighborhood. A facility involved in the sale, lease, or rental of new or used products that is similar in mass and scale to the surrounding neighborhood. Neighborhood retail shall include the selling, leasing or renting of the following goods: books, health and beauty products, crafts, flowers, gifts or souvenirs, groceries, plants, produce; stationery, tobacco, videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.

Service, General. A facility involved in providing personal or repair services to through traffic as well as the surrounding neighborhood. General services shall include the following personal services: animal grooming; dance, martial arts, music, or photographic studio or classroom; laundromat; newspaper printing or publishing; photocopy, blueprint, package shipping or quick-sign service; psychic or medium; security service; taxidermist; catering service or any similar use. General service shall also include the following repair services: bicycles; canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; and watches; or any similar use. Also includes a tailor, milliner, upholsterer or locksmith.

Service, Neighborhood. A facility involved in providing limited personal services that is similar in mass and scale to the surrounding neighborhood. Neighborhood services shall include the following: personal care services such as hair, nail, tanning, massage therapy; dry cleaning and laundry pickup station; newspaper printing or publishing; pack and ship facility; music, martial arts or dance instruction; psychic or medium; or any similar use.

Single Room Occupancy Residence (SRO). A building or buildings under a single management, operated under a governmental assistance program, used to provide small efficiency dwelling units for single individuals, and which may provide by referral or may provide on the site a variety of social, vocational and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves.

Special Needs Housing. Group housing targeted to special needs in the community that can be compatibly and safely integrated into residential and mixed use neighborhoods. Special needs populations include abused women and children, at risk single mothers, formerly homeless persons who are transitioning to self-sufficiency, developmentally disabled persons, and persons with physical disabilities. Populations requiring intensive counseling or supervision are not included.

Special Use. See City of Savannah Zoning Ordinance, Article H.

Utility, Major. A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or transmission facility.

Utility, Minor. All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, lift stations, and stormwater detention facilities.

Upper-Story Residential. A residential dwelling unit located on a floor above a nonresidential use.

Vehicle Repair. A facility involved in providing repair services to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Vehicle repair does not include a vehicle body shop or vehicle painting facility.

Vehicle Sales and Service, Minor. A facility involved in providing limited service to passenger vehicles and other small consumer vehicles, including mopeds. Such minor operations are primarily provided while customers wait for their vehicles. Minor vehicle sales and service shall include the following: alignment shop; quick lubrication facility; battery sales and installation; auto detailing; full-service car wash; and tire sales and mounting.

Vehicle Sales and Service, Major. A facility involved in providing direct sales and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Major vehicle sales and service shall include the following: self-service car wash; repair shop for cars, trucks, RVs and boats; towing service; vehicle body shop; vehicle sales, rental, or leasing facilities (including passenger vehicles, motorcycles, trucks, boats, and other recreational vehicles); vehicle upholstery shop; or any similar use.

Yard, Street. A yard extending across the front of a lot from side lot line to side lot line, abutting any street right-of-way except a lane.

Sec. 8-3201. Transitional Provisions.

Generally. Any lawful use of land or buildings existing on the effective date of this ordinance shall be allowed to continue subject to the limitations in Article F., Nonconforming Uses, of the Comprehensive Zoning Ordinance.

Division 2. Review Bodies and Procedures

Sec. 8-3202. Design Administrator.

- (1) ***Established.*** The City Manager or his designee shall serve as the Design Administrator.
- (2) ***Jurisdiction and Duties of the Design Administrator.***
 - (a) The Design Administrator's jurisdiction shall include the TN-2, TC-1, TC-2 and CIV Mid-City Districts.
 - (b) The Design Administrator shall be concerned with those elements of development, redevelopment, rehabilitation and preservation that affect visual quality of the designated districts, including the Mid-City District Neighborhood Design Standards.
 - (c) The Design Administrator shall not consider interior arrangement of buildings or other architectural features not subject to public view, nor make any requirement except for the purpose of preventing development incompatible with the designated district's architectural or design character.
 - (d) The Design Administrator shall assist applicants in the interpretation of the Mid-City District Neighborhood Design Standards, and the procedure for issuance of a Certificate of Appropriateness.
 - (e) The City Manager or his designee shall be responsible for all interpretation of Mid-City District Neighborhood Design Standards.

Sec. 8-3203. Site Plan Administrator.

- (1) ***Established.*** The City Manager or his designee shall serve as the Site Plan Administrator.
- (2) ***Jurisdiction and Duties of the Site Plan Administrator.***
 - (a) The Site Plan Administrator's jurisdiction shall include the TN-2, TC-1, TC-2 and CIV Mid-City Districts.
 - (b) The Site Plan Administrator shall be concerned with those elements of development and redevelopment that affect site layout and design, including Mid-City District General Development Standards.
 - (c) The Site Plan Administrator shall assist applicants in the interpretation of the Mid-City District General Development Standards and the site plan review procedure.
 - (d) The Site Plan Administrator shall sign construction plans for projects subject to site plan review in accordance with Mid-City District site plan review procedures.

Sec. 8-3204. Zoning Administrator.

(1) *Jurisdiction and Duties of the Zoning Administrator.*

- (a) This section describes the Zoning Administrator's duties only in regard to the TN-2, TC-1, TC-2 and CIV Mid-City Districts.
- (b) The Zoning Administrator shall be concerned with review of all projects not subject to site plan review, and specifically with:
 - i. Those elements of development, redevelopment, rehabilitation and preservation that affect visual quality of the designated districts, including Mid-City District Neighborhood Design Standards.
 - ii. Those elements of development and redevelopment that affect site layout and design, including Mid-City District General Development Standards.
- (c) The City Manager or his designee shall be responsible for interpretation of these articles.

Sec. 8-3205. Site Plan Review.

(1) *Applicability.*

(a) *General.*

- i. Site plan review shall not be required for development of single-family or two-family lots. The Zoning Administrator shall review for consistency with the requirements in these Articles.
- ii. Where a site plan is required, no site clearing, site improvement, or construction work may commence until site plan approval, where required, has been granted.
- iii. Where a site plan is required, no site clearing shall be permitted until construction plans have been approved and signed by the Site Plan Administrator. The Planning Commission may review the Site Plan and Certificate of Appropriateness concurrently.

[Sec. 8-3205(1)(a)(iii) amended 07/05/18 (File No. 18-001150-ZA)]

(b) *Initial Site Plans for Development.*

An initial site plan for development shall be submitted in accordance with the following table. The review thresholds in the table below shall apply to the entire development project, regardless of whether or not the project falls on multiple platted lots, with the exception of single-family and two-family subdivisions.

Type of Development	No Plan Required	Sketch Site Plan	Minor Site Plan	Major Site Plan
Approved By:	Zoning Administrator	Site Plan Administrator	Site Plan Administrator	MPC
RESIDENTIAL				
New Development				
Single-family or two-family subdivision	✓			
At least 3, but no more than 5 residential units/college dormitory units		✓		
Over 5, but no more than 50 residential units/college dormitory units			✓	
Over 50 residential/college dormitory units (not subdivision)				✓
Expansion or Renovation				
Up to 5 residential/college dormitory units added or modified		✓		
Over 5, but no more than 50 residential/college dormitory units			✓	
Over 50 residential/college dormitory units				✓
NONRESIDENTIAL				
New Development				
Up to 2,500 SF Gross Floor Area		✓		
Over 2,500 SF, but no more than 50,000 SF			✓	
Over 50,000 SF Gross Floor Area				✓
Expansion or Renovation				
Up to 5,000 SF added or modified		✓		
Over 5,000 SF, but no more than 25,000 SF			✓	
Over 25,000 SF				✓
MISCELLANEOUS				
Site Plan Requiring Waiver				✓

[Table amended 11/05/18 (File No. 18-005583-ZA)]

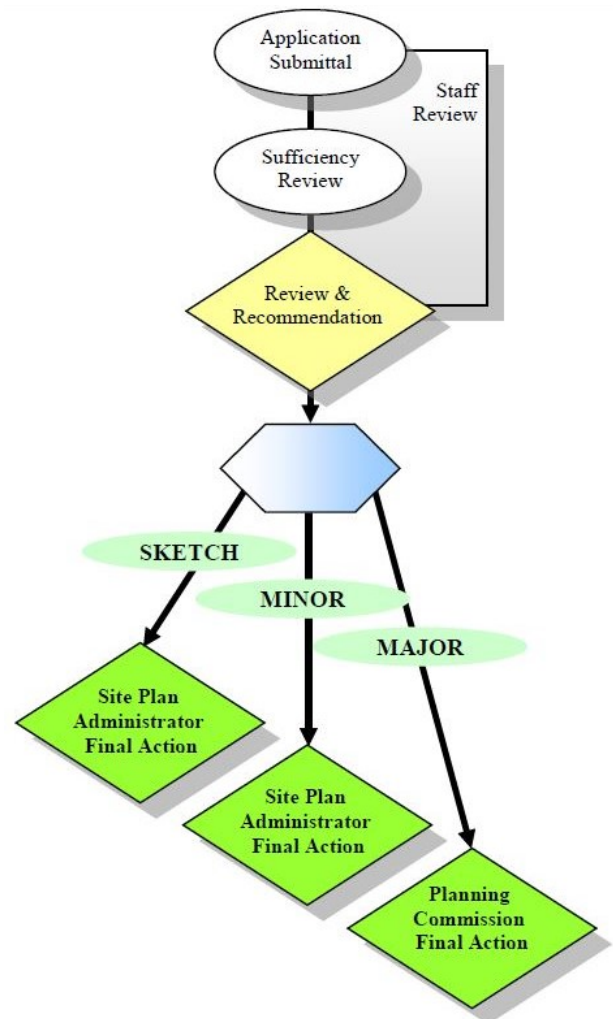
(c) ***Modification to a Previously-Approved Site Plan.***

- i. Changes in previously-approved site plans may be permitted by the Site Plan Administrator as required, upon request by the applicant or successors, but only upon making a finding that such changes are in accord with all applicable regulations currently in effect.
- ii. The Site Plan Administrator is authorized to approve changes in the approved site plan, but shall not have the power to approve changes that constitute a substantial modification. A substantial modification shall be processed as though it were an initial site plan for the project.

- iii. In reaching a decision as to whether or not proposed changes are to be considered a substantial modification, the Site Plan Administrator shall consider whether any of the following changes are proposed.
 - (1) Any substantial increase in floor area or building height;
 - (2) Additional or substantial relocation of access points;
 - (3) Alteration of structures within 100 feet of the boundary of the project;
or
 - (4) Any change in a condition specifically required by the existing approval.
- iv. Proposed changes to uses or structures that are customarily accessory and clearly incidental and subordinate to permissible uses and structures shall be construed as minor modifications.
- v. All changes approved by the Site Plan Administrator under this paragraph shall otherwise be in conformance with all current standards provided in these regulations.

(2) ***Application Requirements.***

- (a) An application for site plan review shall be submitted in accordance with this section. The application must be complete before the Site Plan Administrator accepts it for processing.
- (b) A survey shall be required as part of any site plan application. The remaining contents of the application shall be established by the Metropolitan Planning Commission, and the Site Plan Administrator shall have the authority to waive any application requirement not applicable to the project.
- (c) Where a site plan application includes a request for a variance (see subsection (7) below), the variance shall be approved prior to final consideration of the site plan by the Site Plan Administrator or the Metropolitan Planning Commission.
- (d) The Metropolitan Planning Commission shall publish a schedule of application deadlines on an annual basis.



(3) ***Sketch Site Plan or Minor Site Plan Approval by Site Plan Administrator.***

- (a) A sketch site plan or minor site plan shall require only Site Plan Administrator approval in accordance with the review criteria below. The Site Plan Administrator shall, after receiving recommendations from any appropriate reviewing agencies, approve, approve with conditions, or refer the site plan to the Metropolitan Planning Commission for review as a major site plan.
- (b) The Site Plan Administrator may grant sketch site plan or minor site plan approval with conditions only to the extent that such conditions specify the actions necessary to bring the application into complete compliance with applicable regulations or where additional conditions have been agreed to by the applicant. If the proposed sketch site plan or minor site plan is determined to be consistent with all applicable regulations, the Site Plan Administrator shall approve the plan.

(4) ***Major Site Plan Approval by Metropolitan Planning Commission.***

(a) ***Action by the Site Plan Administrator.***

Within 30 days of receipt of a complete application, and after receiving recommendations from any appropriate reviewing agencies, the Site Plan Administrator shall notify the Metropolitan Planning Commission in writing of any comments or recommendations on the action.

(b) ***Action by the Metropolitan Planning Commission.***

The Metropolitan Planning Commission shall, after receiving recommendations from any appropriate reviewing agencies, approve, approve with conditions, or deny the major site plan. The Metropolitan Planning Commission may grant major site plan approval with conditions only to the extent that such conditions specify the actions necessary to bring the application into complete compliance with applicable regulations or where additional conditions have been agreed to by the applicant.

(c) ***Consistency Required.***

If the proposed major site plan is determined to be consistent with all applicable regulations, the Metropolitan Planning Commission shall approve the plan.

(5) ***Site Plan Review Criteria.***

During review of any site plan, the Site Plan Administrator or Metropolitan Planning Commission, as applicable, shall ensure that the site plan meets or exceeds the following review criteria. All site plans shall illustrate conformance with the requirements of this Chapter, and:

- (a) Consistency with the Comprehensive Plan and any adopted small area plans;
- (b) Adequacy in the arrangement of pedestrian and traffic access;
- (c) Sufficiency of off-street parking and loading;

- (d) Appropriate location, arrangement, size and design of buildings, lighting and signs;
- (e) Conformance of improvement plans with City specifications;
- (f) Appropriate scale and relation of the various uses to one another;
- (g) Adequacy of existing and proposed public facilities, including roads, water, sanitary sewer, and stormwater;
- (h) Adequacy of other public services to serve projected needs; and
- (i) Protection of adjacent properties against noise, glare, unsightliness or other objectionable features; and adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise-detering buffer between adjacent uses.

(6) ***Additional Review Criteria for Residential Site Plans.***

When reviewing any site plan, the Site Plan Administrator or Metropolitan Planning Commission, as applicable, shall consider the following factors in addition to those described above:

Adequacy of usable space for active and passive recreation.

(7) ***Waivers and Variances.***

- (a) The Site Plan Administrator and Design Administrator shall have no authority to waive or vary from the requirements of this Ordinance.
- (b) Where a waiver of or modification to a requirement in Mid-City District General Development Standards, is requested, it shall be reviewed as part of a major site plan approval by the Metropolitan Planning Commission.
- (c) The Metropolitan Planning Commission may waive measurable development and design standards by up to 20% during the COA review process when the Commission determines that such waiver is visually compatible with historic context.
- (d) Where a variance to a requirement in the Mid-City Zoning Districts, or to a measurable standard beyond 20% in Mid-City Use Regulations is proposed, it shall be reviewed by the Board of Appeals in accordance with Article H. No use variances shall be considered. The Metropolitan Planning Commission shall make a recommendation regarding the variance to the Board of Appeals

[Sec. 8-3205(7)(a), (c), and (d) amended 07/05/18 (File No. 18-001150-ZA)]

(8) ***Subdivision Review.***

Site plan review under the provisions of this section may occur simultaneously with subdivision review, where required.

(9) ***Development Phasing.***

- (a) If the project is to be implemented in phases, each phase must have adequate provision for access, parking, open space, recreation areas and stormwater

management and other public improvements to serve the development in the event that other phases are not constructed.

- (b) For projects that are developed in phases, construction of all phases of the development as shown on the approved site plan for that development must be commenced within five years from the date of that site plan approval. If construction of all phases of a development is not commenced within five years from the date of site plan approval, the phased development is thereafter required to obtain site plan approval in accordance with the current requirements of this ordinance for all undeveloped phases of the original site plan. Construction of all phases of a development shall be deemed to have commenced when building permits have been obtained and construction has started for all buildings shown on the approved site plan, and the site plan has been stamped and signed by the Site Plan Administrator.

(10) ***Additional Requirements.***

Following site plan approval, the applicant may move forward to submit construction plans or applications for building or other permits, as may be required elsewhere in these zoning regulations.

(11) ***Period of Validity.***

Except for subdivision plans that have been duly filed with the Clerk of Superior Court of Chatham County, if construction of the approved development has not commenced within two years from the time of site plan approval, that approval shall be deemed revoked. A single extension of this period may be granted by the Metropolitan Planning Commission.

Sec. 8-3206. Special Use Review.

See City of Savannah Zoning Ordinance, Article H.

Sec. 8-3207. Certificate of Appropriateness.

(1) ***Certificate of Appropriateness Required.***

No permit shall be issued to make any of the following changes to the exterior of a structure visible from any public right-of-way within the Mid-City Districts until the plans have been reviewed and approved as complying with the neighborhood design requirements in the Mid-City Neighborhood Design Standards by the Design Administrator, and the Design Administrator or Metropolitan Planning Commission has issued a certificate of appropriateness:

- (a) Demolition of a contributing structure (see Section 8-3208 below).
- (b) Moving a structure into or within the Mid-City District or moving a contributing structure out of the Mid-City District.

- (c) Construction of, or material change in the appearance of an existing principal structure. Material change shall specifically include the addition of awnings to any contributing structure.
- (d) Construction of, or material change in the appearance of an existing accessory structure. Material change shall specifically include the addition of awnings to any contributing structure.
- (e) Construction of, or material change in the appearance of existing walls and fences.
- (f) Erection or placement of any illuminated sign, or of any other sign exceeding three square feet in size.

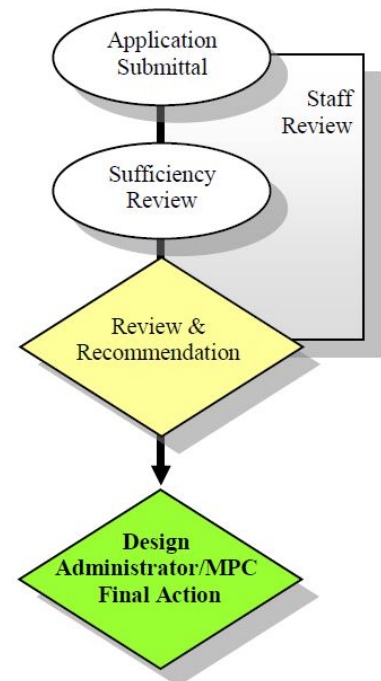
[Sec. 8-3207(1) amended 11/9/17 (File No. 17-005633-ZA), amended 7/5/18 (File No. 18-001150-ZA)]

(2) ***Application for Certificate of Appropriateness.***

Application for a certificate of appropriateness shall be made in the office of the Metropolitan Planning Commission on forms provided. Application forms shall specify the information required by the Design Administrator to determine whether the proposed activity, repairs or construction will be in compliance with the provisions of this chapter. Each application shall be accompanied by all required information as specified on the form.

(3) ***Action by Design Administrator.***

- (a) The Design Administrator or his authorized representative shall review all applications prior to their being accepted for processing. Adequate documentation shall be submitted with each application to ensure that an informed and knowledgeable decision can be made by the Design Administrator within the time period prescribed herein.
- (b) All applications, except new construction with a cumulative footprint greater than 4,000 square feet, any project with design-related variance requests, demolition of contributing building, and relocation of contributing buildings, shall be reviewed and a decision in writing rendered thereon by the Design Administrator within 30 calendar days of receipt of and acceptance of the fully completed application and supporting documentation. The applicant may request Planning Commission review instead of Design Administrator review and the application will be placed on the next available agenda.



(4) ***Action by the Metropolitan Planning Commission.***

The Metropolitan Planning Commission shall review all new construction with a cumulative footprint greater than 4,000 square feet, any project with design-related variance requests, demolition of contributing building, and relocation of contributing

buildings, within 45 calendar days of receipt and acceptance of fully completed application and supporting documentation.

(5) ***Criteria for Approval.***

(a) ***Visual Compatibility.***

Development or redevelopment activity shall be considered compatible with the contributing structures to which the structure is visually related in terms of the following requirements.

- i. ***Height.*** The height of proposed structures shall be visually compatible with contributing structures on the same block face.
- ii. ***Proportion of Building's Front Façade.*** The relationship of the width of the structure to the height of the front elevation shall be visually compatible with contributing structures to which it is visually related.
- iii. ***Proportion of Openings Within the Facility.*** The relationship of the width of the windows to height of windows in a building shall be visually compatible with contributing structures to which the structure is visually related.
- iv. ***Rhythm of Buildings on Street.*** The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is visually related.
- v. ***Rhythm of Entrance and Porch Projection.*** Entrances, porch projections and walkways to the proposed structure shall be visually compatible with contributing structures to which they are visually related.
- vi. ***Relationship of Materials, Texture.*** The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials used on contributing structures to which it is visually related.
- vii. ***Roof Shapes.*** The roof shape of a building shall be visually compatible with contributing structures to which it is visually related.
- viii. ***Enclosure Along Street.*** Appurtenances of a structure such as walls, fences, and evergreen landscape masses shall form a consistent wall of enclosure along the street.
- ix. ***Scale of a Building.*** The mass of a structure, and the size of window and door openings, porches and balconies shall be visually compatible with contributing structures to which they are visually related.

(b) ***Neighborhood Design Standards.***

The Design Administrator shall find proposed construction in compliance with the applicable Neighborhood Design Standards in Division 5.

(6) ***Period of Validity.***

Where construction of the approved development has not commenced within one year from the time of certificate of compatibility, that approval shall be deemed revoked. A

single extension of this period may be granted by the Design Administrator where no other changes in the same block face have occurred over the intervening period.

(7) ***Appeals of Design Administrator and Metropolitan Planning Commission's Decisions.***

All appeals from decisions of the Design Administrator with regard to interpretation and administration of this part shall be made to the Metropolitan Planning Commission. Appeals from decisions of the Metropolitan Planning Commission with regard to interpretation and administration of this ordinance shall be made to the Zoning Board of Appeals in accordance with the provisions of Section 8-3165, Appeals. Compatibility factors shall not serve as the basis of an appeal to the Zoning Board of Appeals.

(8) ***Relocation of Contributing Structures.***

A contributing structure shall not be relocated to another site unless it is shown that the preservation of such a building, on its existing site, is not consistent with the purposes of such building on such site.

(9) ***Protective Maintenance of Contributing Structures.***

(a) ***Maintenance Required.***

Lack of maintenance that leads to demolition by neglect shall be considered a negative visual alteration. All structures rated as contributing shall be preserved against decay and deterioration in order to maintain property values, prevent hazards to public safety, and rid neighborhoods of negative visual appearances and unsafe conditions. Exterior walls, roofs, foundations, doors and windows shall be maintained or secured in a weather tight condition to prevent structural decay.

(b) ***Routine Maintenance.***

Ordinary maintenance and repair of any contributing structure to correct deterioration decay or damage does not require a Certificate of Appropriateness if the work does not involve a change in design, material or exterior appearance.

(c) ***Securing Vacant Property.***

All windows and doors, except the front door through which access to the interior of the dwelling is made, shall be secured, at a minimum, in accordance with the applicable section of the City ordinance.

- i. A deadbolt lock or other locking device shall be installed on the front exterior door above the existing lockset.
- ii. All exterior sheathing shall be painted with at least one coat of primer on all exterior surfaces.
- iii. Leaking roofs shall be repaired so that water cannot enter the structure.
- iv. Exterior walls shall be sheathed such that weather cannot penetrate the structure.

- (10) **Posting of property.** Fifteen days in advance of the public hearing for new construction or demolition of a contributing building, notice shall be posted on the premises. A sign, to be furnished by the zoning administrator, shall be erected by the applicant within ten feet of all traveled public rights-of-way to which the building abuts. Such sign(s) shall be erected to face in such a manner as may be most readily seen by the public. The lower edge of the sign(s) face shall be of sufficient height so as to be read from the roadway. The sign(s) shall be weather resistant; shall have a minimum size of 30 by 40 inches; and shall show the application number, a statement of the proposed date, time and place of any public hearing, and the telephone number to call for further assistance.
- (11) **Removal of signs.** Any such sign(s) shall be maintained at all times by the applicant until a decision on the application has been rendered by the visual compatibility officer.

[Sec. 8-3207 amended 07/05/18 (File No. 18-001150-ZA)]

Sec. 8-3208 Certificate of Appropriateness for Demolition.

Demolition of contributing buildings is deemed detrimental to the public interest and shall only be permitted pursuant to this section.

- (1) All requests for demolition of any non-contributing building shall be reviewed by the Design Administrator.
- (2) Any building not designated as contributing must first be evaluated and considered for historic designation prior to the issuance of a Certificate of Appropriateness for demolition. The Design Administrator will evaluate the non-contributing building utilizing the criteria as defined in this ordinance under Section 8-3222 (3).
- (3) All requests for demolition of any contributing building shall be reviewed by the Metropolitan Planning Commission.
- (4) A certificate of appropriateness for demolition of a contributing building shall be issued by the Metropolitan Planning Commission only when one of the following conditions has been established by clear and convincing evidence pursuant to criteria established herein.
 - (a) The demolition is required to alleviate a threat to public health or public safety; and/or
 - (b) The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the applicant shall be required to submit sufficient evidence to demonstrate that the application of the standards and regulations of this section deprives the applicant of a positive economic use or return on the subject property.
- (5) A certificate of visual compatibility for demolition of a contributing building shall not be issued until a certificate of visual compatibility has been issued approving the replacement building, except in the case of emergency demolition.
- (6) In granting a certificate of visual compatibility for demolition of any building, the Metropolitan Planning Commission or the Visual Compatibility Officer may impose such reasonable and additional stipulations as will best fulfill the purposes of this ordinance.

- (7) Demolition due to imminent threat to public safety: Any order for demolition, in whole or in part, of any contributing building due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by a licensed structural engineer in the state of Georgia and the Design Administrator.

[Sec. 8-3208 amended 07/05/18 (File No. 18-001150-ZA)]

Division 3. Zoning Districts

Sec. 8-3209. *Establishment of Districts.*

The following zoning districts are hereby established.

TN- Traditional Neighborhood Districts		
TN-2	Traditional Neighborhood – 2	Sec. 8-3214
TC- Traditional Commercial Districts		
TC-1	Traditional Commercial – Neighborhood	Sec. 8-3216
TC-2	Traditional Commercial – Corridor	
CIV	Civic and Institutional District	Sec. 8-3215

Sec. 8-3210. *Groupings of Various Districts.*

- (1) Where the phrase “residential district” is used in this part, the phrase shall be construed to include the following districts:
TN-2, Traditional Neighborhood – 2
- (2) Where the phrase “commercial district” is used in this part, the phrase shall be construed to include the following districts:
 - (a) TC-1, Traditional Commercial – Neighborhood
 - (b) TC-2, Traditional Commercial – Corridor

Sec. 8-3211. *Designated Contributing Structures.*

All construction (including structures) listed as “contributing” in the designated district’s National Register Historic District nomination survey or any supplement to the survey shall be considered contributing structures. Contributing structures shall be shown on a map bearing the district name, date of adoption by the Mayor and Aldermen, and the seal of the Clerk of Council. [See Appendix B]

Sec. 8-3212. *Standards of Measurement.*

All measurements in this section shall be computed as follows.

- (1) **Area.**
 - (a) Area shall be measured in gross square feet.
 - (b) Minimum lot areas shall be exclusive of public rights-of-way or private streets.

(2) ***Ground Floor Elevation.***

Ground floor elevation shall be measured from top of the fronting sidewalk to the top of the finished ground floor.

(3) ***Setbacks and Yards.***

All setbacks and yards shall be measured from the edge of the right-of-way.

Sec. 8-3213. Use Tables.

(1) ***In General.***

Individual use tables are found in each of the zoning districts below. All such tables are subject to the explanation of types of use set forth below.

(2) ***Key to Types of Use.***

(a) ***Permitted.***

Indicates that a use is permitted by right in the respective district subject to the use regulations in sections 8-3217 through 8-3219. Such uses are also subject to all other applicable requirements of these regulations.

(b) ***Special Use.***

Indicates a use that is permitted only where approved by the Board of Appeals following a public hearing in accordance with the procedures of Article H. Special uses are subject to all other applicable requirements of these regulations, including the additional use standards contained in sections 8-3217 through 8-3219, except where such use standards are expressly modified by the Board of Appeals as part of the special use approval.

(c) ***Standards.***

The “Standards” column on the use table is a cross-reference to any use regulation listed in sections 8-3217 through 8-3219. Where no cross-reference is shown, no additional use regulations in sections 8-3217 through 8-3219 shall apply.

Sec. 8-3214. Traditional Neighborhood-2 (TN-2).

(1) Purpose.

The TN-2 District is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. While the district provides for primarily residential streets, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, specifically located as corner stores and limited ground-floor uses.

(2) Principal Uses.

- (a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with, Special Use Review.

	Interior Lot		Corner Lot			
TN-2 District						Standards
Key: ✓ = Permitted * = Subject to Special Use Review						
RESIDENTIAL USES						
Single-family detached, semi-detached or end-row, attached or row	✓	✓	✓	✓		
Two-family detached, semi-detached or end-row, attached or row	✓	✓	✓	✓		
Multifamily (3 or more units)	✓	✓	✓	✓	8-3217(3)	
Conversion to provide additional units in existing structure	*	*	*	*	8-3217(2)	
Bed and breakfast inn (up to 4 guest rooms)	✓	✓	✓	✓	8-3217(1)	
Bed and breakfast inn (5 to 8 guest rooms)	*	*	*	*	8-3217(1)	
Accessory dwelling, garage apartment, carriage house, caretaker’s quarters	✓	✓	✓	✓	8-3217(4)	
Upper-story residential		✓		✓		
Short-term vacation rental	✓	✓	✓	✓	8-3217(5)	
CIVIC USES						
Convent, monastery	✓	✓	✓	✓		
Day care home, group (7 to 18 children)	*	*	*	*	8-3218(3)	
Day care home, adult group (7 to 18 people)	*	*	*	*		
Eleemosynary or philanthropic institution	*		*	*		
Group care home (7 to 15 people)	*	*	*	*	8-3218(4)	
Place of worship			*	*		
Public uses, including recreation sites	✓		✓			
Special needs housing	✓	✓	✓	✓	8-3218(8)	
Utility, minor	✓		✓			
COMMERCIAL USES						
Artist studio, gallery	✓		✓	✓	8-3219(1)	
Office, General	✓		✓	✓	8-3219(8)	
Package alcohol sales			*	*	8-3219(9)	
Restaurant without alcohol sales			✓	✓	8-3219(10)	

	Interior Lot	Corner Lot	
TN-2 District			Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
Restaurant with alcohol sales		*	8-3219(10)
Retail, Neighborhood		✓	8-3219(11)
Service, Neighborhood		✓	8-3219(13)

- (b) Hours of operation for commercial uses shall be limited to:
- i. 6:00 AM until 10:00 PM, Sunday through Thursday; and
 - ii. 6:00 AM until 11:00 PM, Friday and Saturday.
- (c) Deliveries shall be further restricted to between the hours of 8:00 AM and 8:00 PM, any day of the week.
- (d) Drive-thru service shall not be permitted.
- (e) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J, City of Savannah Code of Ordinances.
- (f) A building with all of the following characteristics shall be permitted to establish any use allowed in the TC-1 District, subject to the development standards of the TN-2 District except as modified herein: Street yard setback (average street yard setback for all structures on the block face); Rear yard setback (10 feet minimum); Side yard setback (10 feet minimum). The specific characteristics of the site must include:
- i. Located on a corner lot in the TN-2 District over 5,000 square feet in area;
 - ii. Originally constructed primarily for non-residential purposes; and
 - iii. Located abutting one of the following arterial streets:
 - (1) Barnard Street;
 - (2) Bull Street;
 - (3) Abercorn Street;
 - (4) Habersham Street.
 - iv. Lots of record existing at the time of enactment of this provision, 20th day of November, 2007, as shown on the map in Exhibit A, shall be utilized to determine the extent to which the corner lot provision of this section shall be allowed. Nothing in this provision shall be construed as to prohibit the recombination of parcels. Recombination of parcels could not be used as the basis for the expansion of commercial usage beyond a total of 60 feet distance measured from the property line beginning at the corner. Provided further that the provisions of Section 8-3023 (d) shall not apply to recombined parcels.

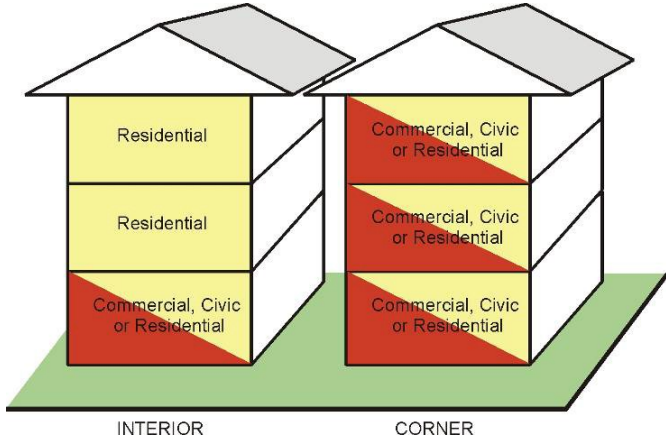
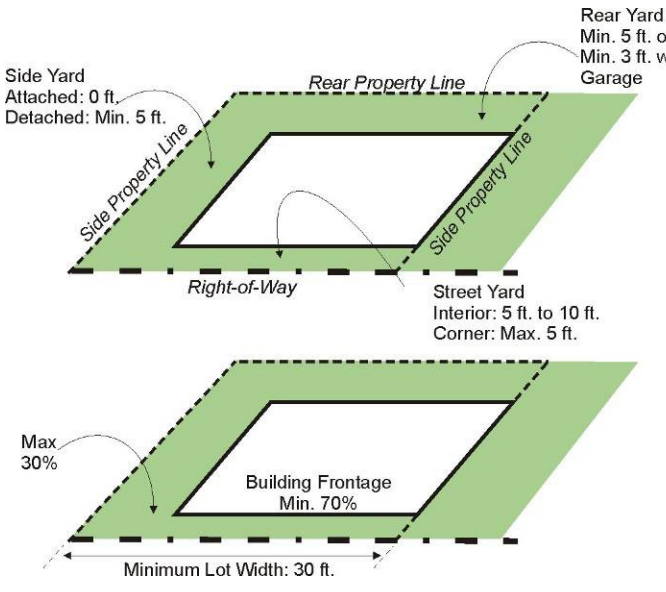
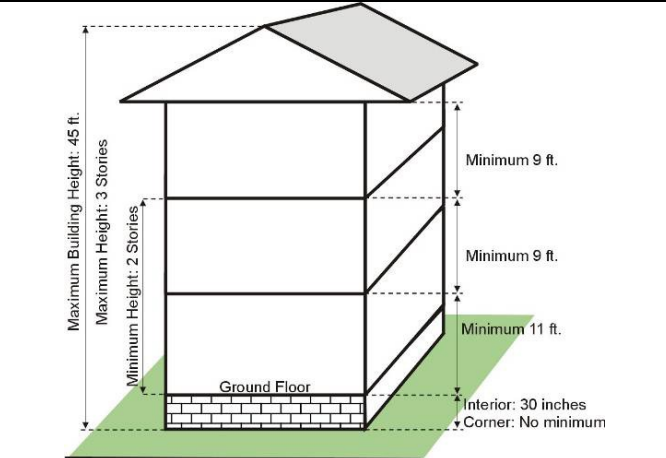
(3) ***Design Standards.***

All uses are subject to the requirements set forth in Article 7.0, Neighborhood Design Standards.

(4) ***General Development Standards.***

All uses are subject to the requirements set forth in Article 8.0, General Development Standards.

(5) **TN-2 District Development Standards.**

<p>Use</p>	 <p>INTERIOR CORNER</p>	<p>Interior Lot Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)). Upper Floors: Residential</p> <p>Corner Site Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)). Upper Floors: Residential or mixed use (see use table in 8-3214(2)(a)). No residential use allowed below a commercial use</p> <p>Ground Floor Area: Residential: none. Commercial or office: 2,500 square feet maximum</p> <p>Residential Density 20 units per gross acre maximum 24 units per gross acre maximum for designated affordable housing</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 30 feet minimum</p> <p>Street Yard: Average street yard for all contributing structures on the block face; Blocks without contributing structures: Interior lot: 5 minimum to 10 feet maximum; Corner lot: 5 feet maximum</p> <p>Garage Setback: 20 feet minimum from street</p> <p>Building Frontage: 70% of lot width minimum[*]</p> <p>Building Coverage: 60% maximum</p> <p>Rear Yard: 5 feet minimum; garage with access to lane, 3 feet minimum</p> <p>Side Yard: 0 feet on any attached side; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot side setback or 70% minimum building frontage</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 2 stories minimum on block face with any two-story building, 45 feet maximum</p> <p>Floor Height Ground floor: 11 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Interior lot: 30 inches minimum, including slab construction Corner site: no minimum</p>

Sec. 8-3215. Civic & Institutional (CIV).

(1) *Purpose.*

The CIV District is intended to provide for civic and institutional district uses that serve a large area or produce intensive activities not readily assimilated into other districts.

(2) *Principal Uses.*

- (a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

CIV District		Standards
Key: ✓ = Permitted * = Subject to Special Use Review		
RESIDENTIAL USES		
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	8-3217(4)
Multi-family residential	✓	
Upper-story residential	✓	
CIVIC USES		
Adult day care center (over 18 people)	✓	8-3218(1)
Ambulance service, rescue squad	✓	8-3218(2)
College, university	✓	
Congregate care home (over 15 people)	✓	8-3218(3)
Convent, monastery	✓	
Day care center (over 18 children)	✓	8-3218(4)
Eleemosynary or philanthropic institution	✓	
Event Venue without alcohol sales	✓	
Event Venue with alcohol sales	□	
Food service center for homeless	✓	
Homeless shelter (emergency)	✓	8-3218(6)
Hospital	✓	
Institutional group care	✓	8-3218(7)
Museum, library	✓	
Place of worship	✓	
Public uses, including recreation sites	✓	
School, public or private (K-12)	✓	
Single room occupancy residence	✓	8-3218(8)
Special needs housing	✓	8-3218(9)
Technical, trade or business school	✓	
Utility, major	✓	
Utility, minor	✓	
COMMERCIAL USES		
Indoor recreation (commercial)	✓	
Office, General	✓	
Office, Medical	✓	
Outdoor recreation (commercial)	✓	
Shooting range, indoor	✓	

[Table amended to include multi-family and event venue 3/29/18 (18-000592-ZA)]

- (b) All commercial uses listed in the table above shall be permitted only when associated with a public or civic facility, except as provided in 8-3215(6), and except as provided in subparagraph (d) below.

[8-3215(2)(b) Amended 3/29/18 (18-000592-ZA) and 01/17/19 (18-005956-ZA)]

- (c) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J City of Savannah Code of Ordinances.
- (d) Commercial uses allowed in the TC-1 district shall be allowed on the ground floor of lots fronting Bull Street; such uses must be contained within 110 feet of the Bull Street centerline.

[8-3215(2)(d) Added 01/17/19 (18-005956-ZA)]

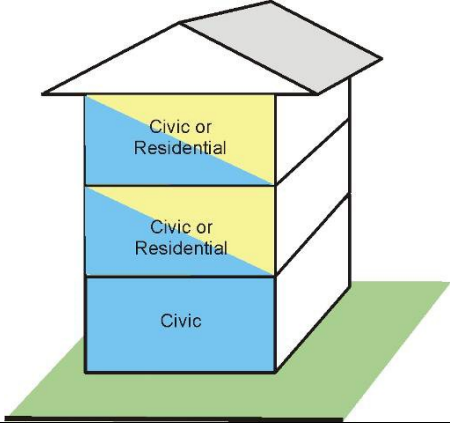
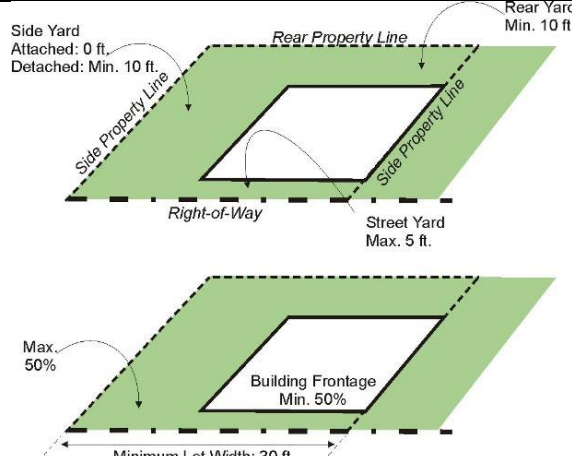
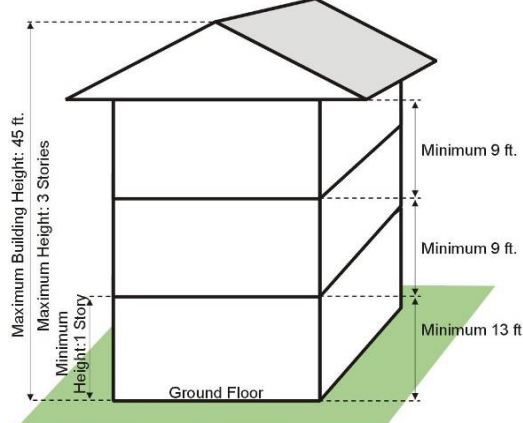
(3) **Design Standards.**

All uses are subject to the design standards set forth in Article 7.0, Neighborhood Design Standards.

(4) **General Development Standards.**

All uses are subject to the general standards set forth in Article 8.0, General Development Standards.

(5) **CIV District Development Standards.**

Use		<p>All Floors See use table in 8-3215(2)(a)</p>
Site		<p>Lot Area: 3,000 square feet minimum</p> <p>Lot Width: 30 feet minimum</p> <p>Street Yard: Average street yard for all contributing structures on the block face; Blocks without contributing structures 10 feet maximum</p> <p>Building Frontage: 50% of lot width minimum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side; all other sides, 10 feet minimum</p>
Height		<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p>Floor Height: Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation: No minimum</p>

(6) *Redevelopment of CIV District Parcels with Civic and Institutional Uses.*

To encourage the re-use of parcels with contributing buildings originally-designed for religious or education-related uses, it may be desirable to allow for flexibility with regards to principal uses and development standards for such parcels and associated or adjacent parcels, when appropriate. Because these parcels are unique as to their location and surroundings, the extent to which flexibility may be allowed must be considered on an individual parcel basis. Associated and adjacent parcels may be included provided that their development or redevelopment is related to the parcel with the contributing building. Parcels include:

(a) *Former Epworth Methodist Church.*

- i. For the parcel with the parcel identification number of 2-0065-29-002, the CIV principal uses and standards shall apply with the following exceptions:
 - (1) All TC-1 zoning district principal uses, ground and upper floor uses, are permitted in addition the CIV principal uses.
 - (2) Street, Side and rear yard setbacks shall be consistent with the street, side and rear yard setbacks for Epworth Methodist Church.
 - (3) Maximum building height shall be 5 stories, 58 feet maximum.
- ii. For the parcel with the parcel identification number of 2-0065-29-001, the TN-2 principal uses and standards shall apply with the following exceptions:
 - (1) The ground floor area shall be the same as permitted by the CIV district.
 - (2) There shall be no minimum garage or street or rear yard setbacks.
 - (3) There shall be no building coverage maximum.

A structured parking garage shall not be required to be wrapped in residential or nonresidential uses permitted in the district at the ground floor level.
- iii. For the parcels with the parcel identification numbers of 2-0065-21-005, 006 and 007, or any recombination thereof, the TC-1 principal uses and standards shall apply with the following exceptions:
 - (1) The ground floor area and residential density shall be the same as permitted by the CIV district.
 - (2) There shall be no minimum street or rear yard setbacks.
 - (3) Maximum building height shall be 5 stories, 58 feet maximum.

[8-3215(6) added 3/29/18 (18-000592-ZA)]

Sec. 8-3216. Traditional Commercial Districts (TC-).

(1) *Purpose.*

(a) ***Traditional Commercial – Neighborhood (TC-1).***

The TC-1 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

(b) ***Traditional Commercial – Corridor (TC-2).***

The TC-2 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and as well as local markets.

(2) ***Principal Uses.***

- (a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
RESIDENTIAL USES			
Single-family detached, semi-detached or end-row, attached or row	✓	✓	
Two-family detached, semi-detached or end-row, attached or row	✓	✓	
Multifamily (3 or more units)	✓	✓	8-3217(3)
Conversion to provide additional units in existing structure	*	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	✓	✓	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	✓	8-3217(4)
Upper-story residential	✓	✓	
Short-term vacation rental [Adopted 11/10/14; effective 1/1/15 (14-003621-ZA)]	✓	✓	8-3217(5)
CIVIC USES			
Adult group day care home (7 to 18 people)	✓	✓	8-3218(1)
Adult day care center (over 18 people)		✓	8-3218(1)
Ambulance service, rescue squad	*	✓	8-3218(2)
Apartment building used by college [Added 11/05/18 (File No. 18-005583-ZA)]	✓	✓	
College, university	✓	✓	
Congregate care home (over 15 people)	*	*	8-3218(3)
Convent, monastery	✓	✓	
Day care home, Group (7 to 18 children)	✓	✓	8-3218(4)
Day care center (over 18 children)		✓	8-3218(4)
Dormitory [Added 11/05/18 (File No. 18-005583-ZA)]	✓	✓	
Eleemosynary or philanthropic institution	✓	✓	

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
Food service center for homeless	✓	✓	
Group care home (7 to 15 people)	✓	✓	8-3218(5)
Homeless shelter (emergency)	*	*	8-3218(6)
Museum, library	✓	✓	
Place of worship	✓	✓	
Public uses, including recreation sites	✓	✓	
School, public or private (K-12)	✓	✓	
Single room occupancy residence	✓	✓	8-3218(8)
Special needs housing	✓	✓	8-3218(9)
Technical, trade or business school	✓	✓	
Utility, minor	✓	✓	
COMMERCIAL USES			
Artist studio, gallery	✓	✓	
Bar, nightclub, tavern	*	*	8-3219(2)
Boarding or rooming house (up to 10 people)	✓	✓	8-3219(3)
Club, lodge	*	*	
Contractor's office	✓	✓	8-3219(4)
Dormitory for college or university		✓	
Fraternity, sorority house	*	*	
Funeral home	✓	✓	
Gas station with convenience retail	*	✓	8-3219(5)
Greenhouse, plant nursery		✓	
Hotel, motel		✓	
Indoor recreation (commercial)	✓	✓	
Inn, hostel	✓	✓	8-3219(6)
Manufacturing, Limited		✓	8-3219(7)
Microbrewery (17-001851-ZA; adopted 6/8/17)	*	*	8-3219(18)
Office, General	✓	✓	8-3219(8)
Office, Medical	✓	✓	
Outdoor recreation (commercial)		✓	
Package alcohol sales	*	*	8-3219(9)
Restaurant without alcohol sales	✓	✓	8-3219(10)
Restaurant with alcohol sales	*	*	8-3219(10)
Retail, General	✓	✓	8-3219(11)
Retail, Neighborhood	✓	✓	8-3219(11)
Self-storage facility		✓	8-3219(12)
Service, General	✓	✓	8-3219(13)
Service, Neighborhood	✓	✓	8-3219(13)
Shooting range, indoor		*	
Tattoo Studio		✓	8-3219(17)
Taxi dispatch, limousine service, messenger service		✓	
Vehicle repair	*	*	8-3219(14)
Vehicle sales and service, Minor	✓	✓	8-3219(15)
Vehicle sales and service, Major		*	8-3219(15)
Veterinarian, animal hospital	✓	✓	8-3219(16)

- (b) Drive-thru service shall not be permitted in the TC-1 District, but is permitted by right with any use in the TC-2 District.
- (c) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J City of Savannah Code of Ordinances.

(3) ***Design Standards.***

All uses are subject to the design standards set forth in Division 5, Neighborhood Design Standards. Provided however, that for properties within Mid-City on the south side of Victory Drive the provisions of Section (4)(c) below, shall apply.

[Sec. 8-3216(3) amended 11/05/18 (File No. 18-005583-ZA)]

(4) ***General Development Standards.***

All uses are subject to the general standards set forth in Division 6, General Development Standards.

- (a) For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Urban Redevelopment Area and that do not contain a contributing structure, the following standards apply:

- i. ***Density.*** A maximum residential density is not required for multi-family development; however, a minimum floor area requirement of 450 square feet is applicable.
- ii. ***Height.*** The maximum height is four (4) stories or 55 feet maximum up to 150 feet from the right-of-way of Montgomery Street. For a distance greater than 150 feet, the maximum height of Sec. 8-3216(6) applies.

When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

[Sec. 8-3216(4)(a) adopted 1/4/18 (17-004803-ZA)]

- (b) For the parcels bounded by West 31st Street to the north, Montgomery Street to the east, West 32nd Street to the south, and Martin Luther King, Jr. Boulevard to the west, the following standards apply:

- i. ***Ground Floor Area.*** No maximum ground floor area shall apply;
- ii. ***Rear Yard.*** No rear yard shall be required.

[Sec. 8-3216(4)(b) added 4/12/18 (18-000495-ZA)]

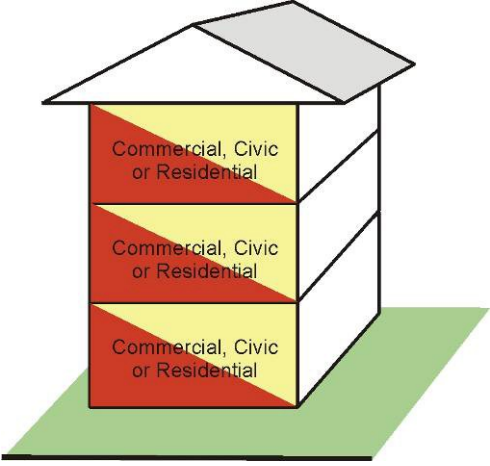
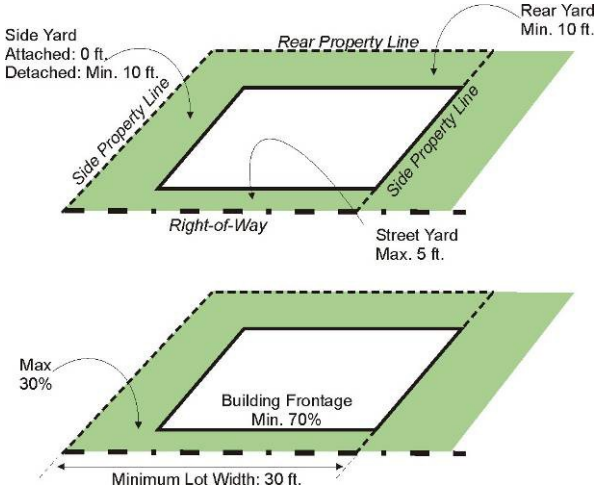
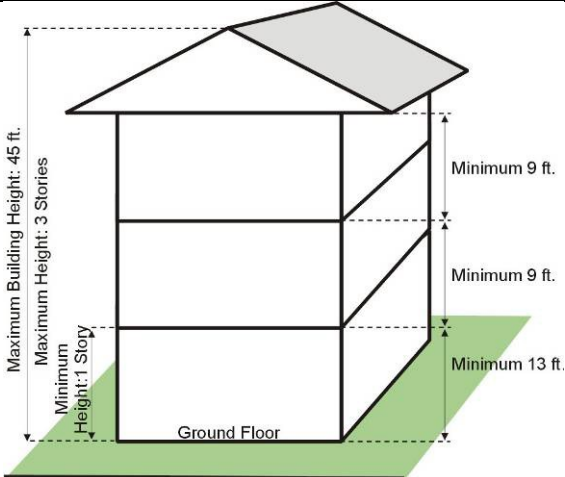
- (c) For properties zoned TC-2 that are located south of Victory Drive, the following standards apply:

- i. ***Density.*** No maximum density shall be required for dormitory units.

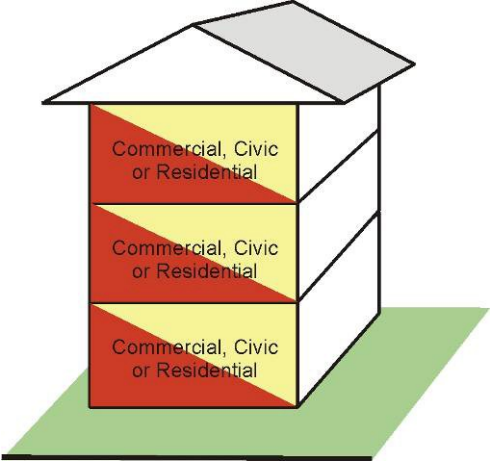
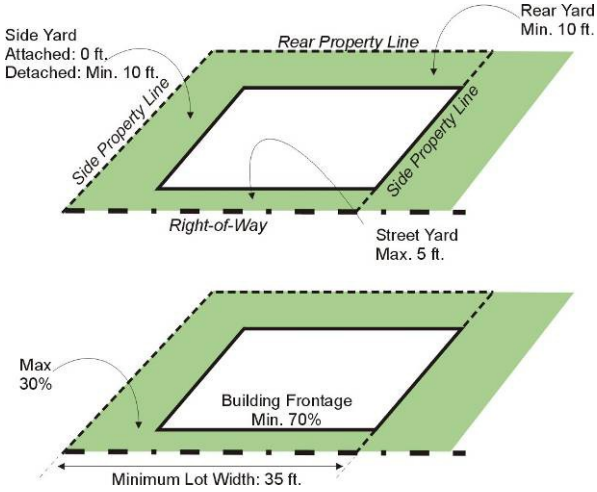
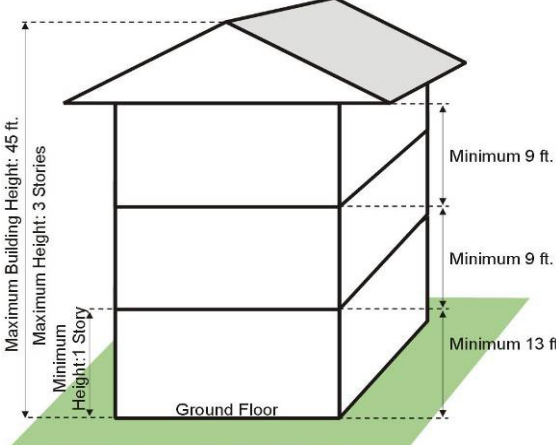
- ii. **Footprint.** The maximum building footprint shall be 20,000 square feet.
- iii. **Rear Yard.** No rear yard setback shall be required.
- iv. **Building Entrances.** Building entrances shall be required every 150 feet along Victory Drive; building entrances shall be required every 50 feet along Barnard Street and Montgomery Street; and no building entrances shall be required along 44th Street.
- v. **Facades.** Facades fronting Montgomery Street and Barnard Street shall incorporate transparent features (windows and doors) over at least 30 percent of the ground floor; facades fronting Victory Drive shall incorporate transparent features (windows and doors) over at least 20 percent of the ground floor; and facades fronting 44th Street shall not be required to incorporate transparent features.
- vi. **Height.** The maximum building height shall not exceed five (5) stories and 65 feet, provided, however, the following shall be required:
 - (1) maximum building height within 20 feet of Victory Drive shall not exceed four (4) stories and 55 feet; orNon-habitable rooftop structures such as cupolas, chimneys, tanks, and supports, parapet walls not over 4 feet high, or Mechanical or Access Structures shall neither be considered a story nor count against the maximum height.
Mechanical or Access Structures shall be defined as enclosed, non-habitable structures above the roof of a building, other than tanks, towers, spires, dome cupolas or bulkheads, occupying not more than one-third of the roof area. Mechanical or access structures used solely to enclose stairways, elevator machinery, ventilation, air conditioning apparatus, or other similar enclosures, shall neither count as a story nor count against the maximum height.

[Sec. 8-3216(4)(c) added 11/05/18 (18-005583-ZA)]

(5) **TC-1 District Development Standards.**

<p>Use</p>		<p>Ground Floor Commercial, civic or residential (see use table in 8-3216(2)(a))</p> <p>Upper Floors Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p>Ground Floor Area 5,500 square feet maximum</p> <p>Residential Density 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 30 feet minimum</p> <p>Building Frontage: 70% of lot width minimum[*]</p> <p>Street Yard Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot setback or 70% minimum building frontage</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p>Floor Height Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: no minimum</p>

(6) **TC-2 District Development Standards.**

<p>Use</p>		<p>Ground Floor Commercial or civic (see use table in 8-3216(2)(a))</p> <p>Upper Floors Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p>Ground Floor Area 10,000 square feet maximum</p> <p>Residential Density 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 35 feet minimum</p> <p>Building Frontage: 70% of lot width minimum</p> <p>Street Yard Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum; For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).</p> <p>Floor Height Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: No minimum</p>

[Sec. 8-3216(4), use and height, amended 1/4/18 (17-004803-ZA)]

Division 4. Use Regulations

Sec. 8-3217. Residential Use Standards.

The following use standards shall apply to all permitted and special uses, as set forth in the district regulations of Division 3.

(1) ***Bed and Breakfast Inn.***

A bed and breakfast inn shall be permitted, subject to the following:

- (a) No food preparation, except beverages, is permitted within individual guestrooms.
- (b) Meal service may be provided only to registered guests.
- (c) The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.
- (d) In the TN-2 District, a bed and breakfast inn with a maximum of four guest rooms shall be permitted by right, and a maximum of eight guest rooms may be permitted following approval as a special use.

(2) ***Conversion to Provide Additional Units in Existing Building.***

A residential unit with a lot area of at least 3,500 square feet may be converted to add an additional unit or units following approval of the conversion as a special use, but shall be subject to the following:

- (a) No more units shall be permitted than permitted in the underlying district, and in no case shall an individual unit be less than 300 square feet.
- (b) The size, bulk, height and scale of any conversion, including any addition or expansion, shall reflect the character and nature of existing contributing structures in the district housing similar uses.
- (c) Only one entrance shall face the primary street on which the building is located (the street from which it takes its address). Multiple entrances facing the primary street shall not be permitted.

(3) ***Multifamily.***

A multifamily dwelling shall be permitted provided there are no more units than permitted in the underlying district, and in no case shall an individual unit be less than 300 square feet.

(4) ***Accessory Dwelling.***

- (a) An accessory dwelling, garage apartment, carriage house or caretaker's quarters shall be located at least two feet from any lane.
- (b) Where the accessory dwelling is not located within the principal structure, it shall be separated by at least 10 feet from the principal structure.
- (c) Total building coverage shall not exceed that permitted in the district.

(5) ***Short-term Vacation Rental.***

- (a) In the TN-2 district, a short-term vacation rental use is limited to one dwelling per parcel and only when the principal dwelling unit is owner-occupied. Owner-occupied is defined in Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).
- (b) The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling unit with three or more bedrooms, the number shall not exceed (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”).

[Sec. 8-3217(5)(c) adopted 6-23-16 (File No. 16-000117-ZA); (5)(a-d) amended 9-28-17]

Sec. 8-3218. Civic Use Standards.

The following use standards shall apply to all permitted and special uses, as set forth in the district regulations of Division 3.

(1) ***Adult Day Care Facilities.***

An adult day care facility shall include adult group day care home or adult day care center and shall be subject to the following:

- (a) The indoor area (the room used for play, rest and eating activities) shall provide thirty-five square feet of usable space per adult. Kitchens, bathrooms, closets, halls, storage areas or rooms, offices, rooms designated for staff use, and other single use areas, shall be excluded in determining usable space.
- (b) An off-street drop-off and loading area shall be provided for any adult day care center. Such area shall not be located in the street yard.

(2) ***Ambulance Service, Rescue Squad.***

- (a) No maintenance repair or services shall be permitted onsite.
- (b) No greater than three emergency vehicles shall be stored or parked on the premises at any given time.
- (c) Such use shall have direct access to a street classified as a collector or greater, provided the Zoning Board of Appeals may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street.

(3) ***Apartment Used by College, Dormitory.***

- (a) Such use shall abut a collector or greater classified street;
- (b) No more than two students shall reside within a unit;
- (c) The facility shall have a full-time resident manager.

- (d) Such uses shall be protected by the college or university security force or the equivalent;
- (e) 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.
- (f) 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, sections 9-2031 through 9-2041

[Sec. 8-3218(3) added 11/05/18 (18-005583-ZA)]

(4) *Congregate Care Home.*

A congregate care home shall be permitted, subject to the following:

- (a) Each congregate care home shall have a full-time resident manager.
- (b) A congregate care home shall not be located within 1,000 feet of another congregate care home or similar type of establishment.

(5) *Day Care Facilities.*

A day care facility, including a day care family, day care home or day care center, shall be permitted, subject to the following:

- (a) Compliance with all applicable State laws.
- (b) A minimum of 100 square feet of outdoor play space shall be provided for each child in a child care or after-school facility.
- (c) A minimum of 35 square feet of indoor play areas, rest areas or dining facilities shall be provided for each person.
- (d) An off-street drop-off and loading area shall be provided for any day care center. Such area shall not be located in the street yard.

(6) *Group Care Home.*

- (a) Each group care home shall have a full-time resident manager.
- (b) A group care home shall not be located within 1,000 feet of another group care home, institutional group care or congregate care home.

(7) *Homeless Shelter (emergency).*

- (a) A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time.
- (b) In an emergency homeless shelter, there shall be at least 50 square feet of space in the building for each occupant, including staff.
- (c) In a transitional homeless shelter, there shall be at least 100 square feet of space in the building for each occupant, including staff.
- (d) Meals may be provided only for individuals temporarily housed within the shelter.

- (e) One full-time resident manager shall be provided for every 25 persons housed in the facility.
- (f) Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.
- (g) Such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line, of a boarding house or rooming house, or any other type of group care facility.

(8) ***Institutional Group Care.***

- (a) Each institutional group care facility shall have a full-time resident manager.
- (b) An institutional group care facility shall not be located within 1,000 feet, as measured in any direction from property line to property line, of any other type of group care facility.

(9) ***Single Room Occupancy Residence (SRO).***

- (a) Such use shall not be located adjacent to or across a street from a one- or two-family residential use unless: (1) 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 (2) the property is adjacent to a commercial zoning district.
- (b) The use shall not exceed the density permitted by the district within which it is located.
- (c) A minor site plan shall be submitted to and approved 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.

(10) ***Special Needs Housing.***

- (a) Special needs housing facilities shall have on-site supervision on a 24-hour basis.
- (b) The number of persons occupying a special needs facility shall not exceed three persons per 1,000 square feet of floor area, up to a maximum of 12 persons.

Sec. 8-3219. Commercial Use Standards.

The following use standards shall apply to all permitted and special uses, as set forth in the district regulations of Division 3.

(1) *Artist Studio or Gallery.*

An artist studio or gallery shall be permitted on the ground floor of an interior lot and on an upper floor of a corner lot in the TN-2 District, provided the site can accommodate all of the necessary parking outside of any required street yards. An artist studio or gallery shall not be permitted on an upper floor of an interior lot in the TN-2 District, except as a home occupation in accordance with Sec. 8-3220(2).

(2) *Bar, Nightclub or Tavern.*

- (a) The sale of alcoholic beverages shall be solely for consumption on the licensed premises and subject to the City of Savannah's *Alcohol Beverage Ordinance*.
- (b) No "to go" cups shall be sold or dispensed.
- (c) No package alcohol sales shall be permitted.
- (d) Outdoor table service is a privilege offered by the City, subject to the City of Savannah's *Policy to Regulate Uses on City-owned Property and Public Rights-of-Way*.
- (e) Any noise shall be subject to the City of Savannah's *Noise Control Ordinance*, Section 9-2036.

(3) *Boarding or Rooming House.*

- (a) Each boarding or rooming house shall have a full-time resident manager.
- (b) Fifteen square feet of common living area other than kitchens, hallways and bathrooms shall be provided per guest room.
- (c) A boarding or rooming house shall not be located within 1,000 feet of another boarding or rooming house.

(4) *Contractor's Office.*

- (a) No outdoor storage of materials or supplies shall be permitted.
- (b) No overnight parking of vehicles associated with the business shall be permitted.

(5) *Gas Station with Convenience Retail.*

(a) *General Standards.*

- i. In the TC-1 District, the site shall be located adjacent to a collector or arterial street.
- ii. Vehicle repair shall not be permitted.
- iii. Notwithstanding the district standards, the building frontage shall be a minimum of 30 percent of the lot width (and length on corner sites).
- iv. A maximum of four pumping stations (serving up to four vehicles

simultaneously, and no more) shall be permitted by right. Additional pumps may be requested as a special use.

- v. The primary building, including any attached canopy, shall conform to all street yard requirements.
- vi. Gasoline pumps, tanks, vents and pump islands shall be located no closer than 20 feet to any side or rear property line or right-of-way.
- vii. No sign of any type or any gasoline pump or tank shall be located within 20 feet of a residential use.
- viii. An eight-foot high 100 percent opaque visual barrier or screen shall be provided between the gas station and any adjacent residential use, provided such barrier or screen shall not restrict clear sight at any intersection or driveway.
- ix. Freestanding vents shall not be permitted.

(b) ***Fuel Canopies.***

- i. The canopy shall be located no closer than 15 feet to any side or rear property line or right-of-way.
- ii. The canopy shall not exceed the height of the principal building, but in no case shall the canopy height exceed 20 feet.

- iii. The canopy shall be constructed of building materials consistent with that of the principal building, including the roof.
- iv. The canopy shall be integrated structurally and architecturally into the design of the principal building and shall be complementary to the overall color scheme of the building façade from which it projects. A canopy may be counted toward the building frontage requirements only where the spacing of columns along the frontage is no greater than 20 feet.
- v. Canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any fixture or lens.

(c) ***Single-Bay Automatic Car Wash.***

An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles shall be permitted subject to the following:

- i. The car wash structure shall be located no closer than 20 feet to any side or rear property line or right-of-way.
- ii. The car wash structure shall not exceed a height of 20 feet or exceed an overall building dimension of 25 feet in width and 50 feet in length.
- iii. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.
- iv. The doors of the car wash building shall be architecturally compatible with the car wash building and shall be fully closed when the facility is not in operation.
- v. The car wash structure shall be located behind the rear building line of the principal building.
- vi. The car wash structure shall be sited so as to discourage direct street view of the facility. Direct street access is permissible only when appropriate landscaped areas such as, but not limited to, planter islands or other landscaped features are used to screen from street view.
- vii. The car wash facility shall not operate before 6 AM or after 10 PM.
- viii. All car wash structures shall meet all applicable yard requirements.

(6) ***Inn or Hostel.***

- (a) No more than 15 guest rooms shall be provided in any one facility.
- (b) Only registered guests of the inn or hostel shall be served a meal.

(7) ***Manufacturing, Limited.***

- (a) All operations shall be conducted within a fully-enclosed building, including the storage of all products, goods and materials.
- (b) Such uses shall not emit smoke, odor or objectionable waste materials.
- (c) Noise shall not be in excess of the City of Savannah's *Noise Control Ordinance*.

- (d) No vibration shall be produced that is transmitted through the ground (and is discernible without the aid of instruments) at or beyond the lot line.
- (e) No direct glare from high temperature processes such as combustion or welding visible from the street shall be permitted.

(8) ***Office, General.***

An office shall be permitted on a ground floor of an interior lot and on an upper floor of a corner lot in the TN-2 District, provided the site can accommodate all of the necessary parking to the rear of the building. An office shall not be permitted on an upper floor of an interior lot in the TN-2 District, except as a home occupation in accordance with subsection 8-3220(2).

(9) ***Package Alcohol Sales.***

- (a) Alcoholic beverages shall only be sold in unbroken, original containers.
- (b) No “to go” cups or sales of cups of ice shall be sold or dispensed. Consumption of alcohol and loitering shall not occur on the premises or on public rights-of-way adjacent to the premises.
- (c) The sale of alcoholic beverages shall be solely for consumption off-premises.

(10) ***Restaurant.***

- (a) The sale of alcoholic beverages may be permitted following approval as a special use.
- (b) Outdoor table service is a privilege offered by the City, subject to the City of Savannah’s *Policy to Regulate Uses onto City-owned Property and Public Rights-of-Way*.
- (c) Any outdoor noise shall be subject to the City of Savannah’s *Noise Control Ordinance*.
- (d) In the TC-2 District, drive-in or drive-thru service shall be permitted subject to the following additional standards:
 - i. The sale of alcoholic beverages at the drive-thru shall not be permitted.
 - ii. Only one drive-thru lane shall be permitted.
 - iii. Where no street separates the drive-thru lane and a residentially-zoned property, at least 50 feet of separation shall be maintained between the residential lot line and the drive-thru lane and between the residential lot line and any communications equipment used by customers. A 100-percent opaque eight-foot high visual barrier or screen shall be required along any residential lot line.
 - iv. The drive-thru canopy shall be constructed of building material consistent with that of the principal building, including the roof.
 - v. The canopy shall be integrated structurally and architecturally into the design of the principal building and shall cover the full width of the drive- thru lane and shall not be less than 15 feet in length.

(11) ***Retail, Neighborhood or General.***

- (a) Outdoor table service may be permitted, subject to the City of Savannah's Policy to Regulate Uses onto City-owned Property and Public Rights-of-Way.
- (b) Any outdoor noise shall be subject to the City of Savannah's Noise Control Ordinance.
- (c) Storage shall be limited to inside the building, except in the TC-2 and CIV districts, where outdoor storage may be permitted in accordance with Sec. 8-3227.
- (d) In the TN-2 and TC-1 districts, gasoline pumps or fueling stations shall not be permitted (see Gas Station).

(12) ***Self-Storage Facility.***

- (a) All warehouse storage on the property shall be in a minimum two-story, single-enclosed building with a consolidated loading area located towards the rear of the building.
- (b) All storage of boats, RV's or other similar vehicles shall be in the single-enclosed building or shall be outside and fully screened from view from adjacent properties and right-of-way.
- (c) Commercial, wholesale, or retail sales, flea markets, miscellaneous sales or garage sales shall not be permitted, except that management may conduct a one- day sale of abandoned or stored materials to settle unpaid storage bills in accordance with Georgia state law.
- (d) Servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or similar equipment shall not be permitted.
- (e) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or similar equipment shall not be permitted, except when needed for the repair or maintenance of the use.

(13) ***Service, Neighborhood or General.***

A neighborhood or general service facility shall be permitted provided all business and storage is limited to inside the building, except in the TC-2 and CIV districts, where outdoor storage may be permitted in accordance with Sec. 8-3227.

(14) ***Vehicle Repair.***

- (a) In the TC-1 District, the facility shall be located adjacent to a collector or arterial street.
- (b) A maximum of four service bays shall be permitted in any TC-1 District. There shall be no limit on the number of bays in the TC-2 District.
- (c) No vehicle sales shall be permitted.
- (d) Where the facility is adjacent to a residential use, there shall be a 100 percent opaque eight-foot high visual barrier or screen.

- (e) If the facility has more than one service bay, the additional service bay doors shall not be oriented toward any residentially-zoned property, or the service bays shall be screened from view from adjacent property using landscaping.
- (f) All repair or service operations, excluding washing, shall be conducted within a fully-enclosed building. The term fully-enclosed building shall not be construed to limit open bay doors during hours of operation.
- (g) The outside storage of inoperable or disabled vehicles shall not be permitted for periods greater than seven days.
- (h) Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach into the right-of-way.
- (i) There shall be no dismantling of vehicles for salvage.
- (j) The storage of impounded vehicles shall not be permitted.

(15) *Vehicle Sales and Service, Major and Minor.*

- (a) Where the facility is adjacent to a residential use, there shall be a 100 percent opaque eight-foot high visual barrier or screen.
- (b) If the facility has more than one service bay, the additional service bay doors shall not be oriented toward the right-of-way or a residentially-zoned property, or the service bays shall be screened from view from the right-of-way or adjacent property using landscaping.
- (c) All repair or service operations, excluding washing, shall be conducted within a fully-enclosed building. The term fully-enclosed building shall not be construed to limit open bay doors during hours of operation.
- (d) The outside storage of inoperable or disabled vehicles shall not be permitted for periods greater than one week.
- (e) Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach into the right-of-way.
- (f) There shall be no dismantling of vehicles for salvage.
- (g) The storage of impounded vehicles shall not be permitted.

(16) *Veterinarian or Animal Hospital.*

- (a) A veterinarian or animal hospital shall be permitted, subject to the following:
- (b) No outdoor runs shall be permitted.
- (c) All animal boarding shall occur indoors. All pens, kennels and runs shall be located within an enclosed structure that has a sound transmission class rate as set forth in "Architectural Graphic Standards" of at least 52.

(17) ***Tattoo Studios.***

- (a) Such use shall not be located adjacent to or across the street from land zoned solely for single family use

[Amended January 6, 2009 (File No. Z-081002-29796-2)]

(18) ***Microbrewery.***

- (a) Such use shall be located on an arterial street as identified in Sec. 8-3025(g), Street Classification Map.
- (b) Such use shall be restricted to the production of up to 3,000 barrels of beer/ale per year.

[Adopted June 8, 2017 (File No. 17-001851-ZA)]

Sec. 8-3220. Accessory Uses.

(1) ***General.***

All accessory uses or buildings shall be located only in rear yards, except where otherwise provided for in this Ordinance. An accessory use or building shall be set back not less than five feet from any lot line. Accessory buildings or structures shall not have separate electrical meters.

(2) ***Home Occupation and Home-Based Business.***

The following requirements shall apply to the conduct of home occupations and home-based businesses in any district.

(a) ***General Standards.***

- i. The use of the dwelling unit for the home occupation or home-based business shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure.
- ii. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation or home-based business, except as expressly permitted in paragraph c below.
- iii. No business, storage or warehousing of material, supplies or equipment shall be permitted outside of the primary dwelling unit.
- iv. No equipment or process shall be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.
- v. No display of products shall be visible from the street.
- vi. A home occupation or home-based business shall be subject to all applicable licenses and business taxes.

(b) ***Home Occupation.***

The intent of a home occupation is to permit very limited activities in a residential dwelling, provided such activities do not impact or detract from the residential

character of the neighborhood. A home occupation shall be deemed an accessory use and no further approval shall be required, provided the use meets the standards of this section. Where private deed restrictions are more restrictive than the standards of this section, such restrictions shall apply.

- i. No persons other than members of the family residing on the premises shall be engaged in such occupation.
- ii. Storage space and the operation of the business inside the dwelling unit shall not exceed 25 percent of the first floor area of the residence.
- iii. Customers and employees coming to the residence to conduct business shall not be permitted.
- iv. No signage shall be permitted.

(c) ***Home-Based Business.***

A limited business operation may be conducted as a home-based business, provided that such home-based business meets the following standards.

- i. There shall be only one dwelling unit on the subject lot.
- ii. At least one resident of the premises shall be employed in the home-based business. Not more than two persons who are not residents of the household shall be employed.
- iii. Any activities involving outside visitors or clients and any deliveries by commercial vehicle shall be limited to the hours between 8 AM and 8 PM.
- iv. Barber shops, beauty parlors, hair and nail salons, and similar uses shall be limited to two chairs.
- v. Instruction in music, dancing and similar subjects shall be limited to two students at a time.
- vi. Only articles made on the premises may be sold, except that consumable products that are incidental to a service that is the principal use in the home-based business may be sold on the premises.

(d) ***Prohibited Characteristics.***

No home occupation or home-based business shall be permitted that does any of the following.

- i. Requires internal or external alterations inconsistent with the residential use of the building.
- ii. Results in the off-street or on-street parking of more than three vehicles at any one time not owned by members of the occupant family; or
- iii. Is a nuisance, or creates a hazard to persons or property.

(e) ***Prohibited Uses.***

The following uses are not permitted as home occupations or home-based businesses.

- i. Vehicle and/or body and fender repair.
- ii. Outdoor repair.
- iii. Greenhouse, commercial nursery or truck farming.
- iv. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.
- v. Medical or dental lab.
- vi. Day care, for more than six people.
- vii. Restaurants.
- viii. Sale or repair of firearms.

(3) **Agricultural, Personal.**

Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control Ordinance.

Sec. 8-3221. Temporary Uses.

(1) ***In General.***

Temporary uses not located on public property shall meet the following specific conditions.

- (a) A minor site plan shall be approved pursuant to Division 3, Review Procedures.
- (b) A circulation, curb-cut, loading space and off-street parking plan shall be approved for the use by the City Traffic Engineer. Required parking and storage areas shall be provided on the site.
- (c) The use shall comply 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 plan.
Tents shall be constructed of fire retardant materials.

(k) Such use shall comply with the requirements of the city noise ordinance.

(2) ***Permitted Temporary Uses.***

Temporary uses shall include the following activities:

(a) Temporary outdoor religious services, provided that:

- i. The use shall abut an arterial street.
- ii. The use shall not extend for a period of greater than 14 days within any six-month period.
- iii. The use shall be at least 100 feet from any conforming residential unit.
- iv. Tents may be utilized for tent revivals.

(b) Carnival, athletic event, or similar activities operated and sponsored by a *bona fide* civic or charitable organization.

- i. All amusements or activities shall be located at least 400 feet from the nearest residential unit.
- ii. The use shall not extend for a period of greater than 14 days within a six-month period.
- iii. 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, provided that:

- i. Public parks shall be owned and operated by either an agency of government or unit of government.
- ii. 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., provided that:

- i. All displays and promotional activities shall be located at least 100 feet from any conforming residential dwelling.
- ii. 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.
- iii. Items sold during the event shall not be removed from the premises until the closing day of the event.
- iv. Tents and/or mobile vehicles/structures may be utilized for such activities.

(e) The sale of seasonal plants and/or produce.

Division 5. Neighborhood Design Standards.

Sec. 8-3222. Mid-City District.

(1) *Purpose and Intent.*

- (a) The intent of these standards is not to copy the architectural design of the past, but to create a set of contemporary standards that protect existing residential neighborhoods, address the existing character of commercial areas and reinforce the idea of a walkable community.
- (b) In order to convey a sense of place, buildings should be prominent in relation to the accommodation of vehicles, and should be situated in a manner consistent with historic development patterns. To promote pedestrian activity on both residential and commercial streets, buildings should be aligned and close to the streets they face.
- (c) Building height and vertical proportions of buildings should be in context with contributing structures in the same or adjacent block faces. The mass of the building should be broken-down both horizontally and vertically to convey a sense of human scale and visual interest that reflects the traditional size of buildings.

(2) *Applicability.*

- (a) New construction, including accessory structures, shall comply with all of the standards of this section.
- (b) Where a material change in the exterior appearance of any existing building by addition, reconstruction or alteration is proposed, such change shall be consistent with the intent of each section below.

(3) *Contributing Structures.*

(a) *Intent.*

- i. Contributing structures have been specifically designated as critical to the character of the National Register Historic Districts. Such structures shall be at least 50 years old and meet at least one of the following criteria:
 - (1) Be associated with an event or events that has or have made a significant contribution to the broad patterns of history;
 - (2) Be associated with the life or lives of a person or persons who are significant in history;
 - (3) Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
 - (4) Have yielded or may likely yield information important in pre-history or history; or

- (5) Possess historic and architectural integrity with regard to location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service.
 - ii. All construction listed as “contributing” in the Thomas Square Streetcar Historic District National Register nomination, within the Mid-City District, shall be considered “contributing” structures. Such structures shall be shown on the Mid-City District Contributing Structures Map which is attached and made part of and designated “Mid-City District Contributing Structures Map,” with the signature and seal of the Clerk of Council, and is hereby adopted and approved and becomes a part of the zoning map of the City of Savannah as an “overlay” thereon.
- (b) ***Preservation Standards.***

For projects receiving federal funds, the Secretary of Interior’s Standards for Rehabilitation shall take precedence over similar standards in this section.
- (c) ***Repairs or Renovation.***

All repair or renovation of a contributing structure shall occur so as to retain all character-defining elements. These may include, but are not limited to, window casings, porch columns, handrails, scroll brackets, corner boards, and similar features.
- (d) ***Additions.***

Where additions occur to any contributing structure, such additions shall be compatible with the original structure, including, but not limited to, size, scale, and rhythm of bays or similar features.
- (4) ***Accessory Structures.***
 - (a) ***Intent.***

Accessory structures should be located to the rear of the lot, especially those accessed from lanes. Other structures should not dominate the principal structure on the lot.
 - (b) ***Height and Mass.***
 - i. The height of a principal structure shall not be exceeded by any accessory structure on the same lot.
 - ii. The mass of accessory structures shall be less than that of the principal structure.
 - (c) ***Carports.***

Carports or other similar open structures providing parking shall be either architecturally integrated into the principal structure, or shall not be visible from the public right-of-way (except public lanes).

(5) ***Foundations.***

(a) ***Intent.***

Foundations that match the traditional pattern of construction in height and materials complement the craftsmanship of existing construction. The visual impression of separate piers is important to the look of traditional construction in the area.

(b) ***Foundation Construction.***

- i. Existing brick or stone pier foundations supporting the perimeter of a contributing structure shall be repaired or rebuilt.
- ii. Piers that are constructed of brick, stone or stucco over concrete block are encouraged on new construction.
- iii. Slab-on-grade foundations shall be allowed for new construction, provided they meet the minimum elevation requirements for the district in Article 4.0.
- iv. The crawl space area, if any, between the ground and the foundation shall be filled in with wood lattice, brick or stone, but shall not obscure the piers.
 - (1) Concrete block foundation walls may be installed between the piers, provided the walls are recessed at least three inches behind the front edge of the piers. Such foundation walls shall be stuccoed and painted black or dark green.
 - (2) Heavy-duty wood lattice with at least 1/2-inch thick lattice boards may be installed between the piers provided it is recessed at least three inches behind the front edge of the piers and is stained with a solid color stain.
 - (3) All of the forms of underpinning described above shall accentuate, rather than obscure, the piers, by recessing at least three inches behind the front edge of the pier.

(6) ***Exterior Building Walls.***

(a) ***Intent.***

Exterior building walls should reflect and complement the traditional materials and construction techniques of Savannah's historic regional architecture. Simple configuration and solid craftsmanship are favored over complexity in building form.

(b) ***Prohibited Materials.***

- i. Exterior building walls on contributing structures shall not be covered with the following materials:
 - (1) Vinyl siding;
 - (2) Liquid vinyl siding; or
 - (3) Z-brick.

- ii. Exterior building walls on all new structures or additions to existing structures shall not be constructed of the following materials:
 - (1) Corrugated metal; or
 - (2) Unpainted, exposed concrete block walls, not including rusticated split-face or architectural profile masonry block.
- iii. Notwithstanding ii above, where prohibited building materials were used in the initial construction of a structure proposed to be expanded, the Design Administrator shall have the authority to permit any expansion to continue the use of such materials, where appropriate.

(c) ***Configuration.***

The following exterior building wall configurations and techniques shall be permitted.

- i. Walls
 - (1) Blank wall areas shall not exceed 15 feet in vertical direction and 30 feet in the horizontal direction along any street.
 - (2) Joints between different exterior building materials shall be horizontal and continue around corners except for towers, chimneys, and piers.
- ii. Wood Simulation Materials
 - (1) Materials shall be horizontal in configuration (lap siding).
 - (2) Materials shall be of a smooth or rough-sawn finish.

(d) ***Building Entrances.***

- i. Building entrances shall face the primary street on which the structure is located (normally, the street from which it takes its address).
- ii. There shall be a public building entrance along the primary street at intervals no greater than 50 feet, unless otherwise approved by the Design Administrator.
- iii. Building entrances on corner lots shall be either oriented in the same direction as entrances of adjacent buildings or oriented toward the corner of the lot.
- iv. Double-height or two-story entrances shall not be permitted.
- v. Doors shall be of glass, wood, clad wood or steel.
- vi. Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction and redevelopment in accordance with the following requirements.
 - (1) Single-Family and Two-Family. A front porch a minimum of six feet in depth shall be required over a minimum of 50 percent of the building width.

- (2) All Other Residential. A stoop extending a minimum of four feet in depth and six feet in width shall be required.
- (3) Front porches and stoops may encroach into the required street yard.
- vii. Front porches shall not be enclosed in any manner. Side and rear porches may be screened with fine wire mesh, lattice, or shutters.

(e) ***Awnings.***

- i. Awnings extending above public sidewalks or other public walkways shall be a minimum of ten feet above the street level.
- ii. Residential awnings shall be constructed of canvas, cloth or equivalent. Non-residential awnings may be constructed of canvas, other equivalent cloth, or metal or glass.
- iii. Awnings shall be integrated structurally and architecturally into the design of the façade.
- iv. The following shall be prohibited.
 - (1) Mansard awnings (awnings that cover more than 85 percent of the length of a facade or those that connect two facades).
 - (2) Back-lit (internally lit) awnings.

(7) ***Windows and Doors.***

(a) ***Intent.***

Correct use of windows and doors can enhance pedestrian activity at the street level and can provide a sense of rhythm in the architectural form of both residential and nonresidential buildings. Nonresidential buildings with ground floor storefronts should provide a higher level of transparency and access for connection of outside and interior activities.

(b) ***Residential Façades.***

Residential façades visible from the public right-of-way (not public lanes) shall incorporate transparent features (windows and doors) over at least 30 percent of the ground floor façade.

(c) ***Nonresidential Façades.***

- i. Retail uses shall incorporate transparent features (windows and doors) over at least 70 percent of the ground floor façade.
- ii. All other nonresidential facades visible from the street shall incorporate transparent features (windows and doors) over at least 50 percent of the ground floor façade.
- iii. Where a residential structure has been converted to nonresidential use, the Design Administrator may reduce this requirement so long as the transparent features meet or exceed those of other contributing structures on the same block face.

(d) **Materials.**

- i. Window casings and screens on front façades and on sides where visible from the street (not including public lanes) shall be made of metal, wood, or clad wood material.
- ii. Window glass shall be transparent with no dark tints or mirror effects.
- iii. Where shutters are used, they shall consist of a durable wood species or PVC as approved by the Design Administrator.

(e) **Configuration.**

The following configurations are permitted.

i. All Windows

The following shall apply to all windows on building elevations visible from the street.

- (1) Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.
- (2) Exterior shutters, if used, shall be sized to fit the window, and operable (able to be closed over the window).
- (3) Windows shall be single-hung, double-hung, awning or casement.
- (4) For residential façades, no large, single-pane, “picture window” panes of glass shall be permitted where visible from a public right-of-way (not including public lanes).
- (5) Egress windows for fire safety purposes may be installed according to applicable building code regulations.

ii. Storefront Display Windows

The following shall apply to all storefront display windows.

- (1) Displays, shelving and signs shall cover no more than 15 percent of the total window area within three feet of the window’s surface, unless display, shelving or signage is transparent.
- (2) Single panes of glass shall be no larger than six feet vertically by four feet horizontally.

(8) **Roofs.**

(a) **Intent.**

Roof forms should be designed to provide visual interest and coherence in a manner that is consistent with contributing structures.

(b) **Material.**

Roofs that are visible from the public street shall be constructed of the following materials:

- i. Clay or concrete tile;
- ii. Standing seam (but not corrugated) metal;

- iii. Slate or equivalent synthetic; or
- iv. Asphalt or similar shingles.

(c) ***Dormers.***

Dormers shall be permitted. Front-facing dormers shall be individually no more than six feet wide, and collectively less than 30 percent of the width of the building.

(d) ***Configuration.***

The following configurations are permitted.

i. Pitch

- (1) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.
- (2) Shed roofs, and porch roofs, subordinate and attached to the primary structure, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be employed.
- (3) Buildings with frontage on Bull Street or Victory Drive may have a roof pitch of less than 4:12 when screened by a parapet wall a minimum of 24 inches high above the roof surface.
- (4) Skylights, roof decks, pergolas and roof vents are permitted only on the roof plane opposite the street-facing façade, or when screened from street view.

ii. Overhang

- (1) Eaves shall extend no less than 12 inches beyond the supporting walls.
- (2) Gable end rakes shall overhang at least eight inches.
- (3) Eaves and rakes on smaller accessory buildings and dormers shall overhang at least eight inches.
- (4) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
- (5) Applied mansard roofs shall not be permitted.

(9) ***Walls and Fences.***

(a) ***Intent.***

When used correctly, walls and fences help to define outdoor spaces, separate the private and public realms and add architectural interest to a building's façade. When used incorrectly, walls and fences can restrict light, obstruct views and impede pedestrian activity.

(b) ***Fences and Walls.***

- i. An ornamental fence or wall no more than 36 inches in height may be installed along the street property line and any side lot line forward of the front building line.

- ii. A privacy fence or wall no more than six feet in height may be installed along the remaining side and rear lot lines. Screening walls required by this Ordinance may be erected up to a maximum of eight feet in height.
- iii. Chain-link fences shall only be permitted to the rear of the principal structure.

(c) ***Building Gaps Over 30 Feet in Length.***

Where there is a gap without a building that extends over 30 feet in length along a street, a 36-inch high wall shall be placed parallel to the building façade in order to maintain the building line along the street. Shrubs that are anticipated to grow to a height of less than 36 inches or flowering or ornamental vines shall be planted between the wall and the adjacent sidewalk.

(10) ***Mechanical Equipment.***

(a) ***Intent.***

Mechanical equipment visible from the street increases visual clutter. The correct placement of equipment, screened and out of view, enhances the visual character of the area.

(b) ***General.***

- i. Air compressors, mechanical pumps, water heaters, water softeners, utility meters, utility boxes, air conditioners and other similar types of equipment shall be placed in rear and side yards, and screened from view if visible from the street.
- ii. Roof mounted equipment shall be screened from street view by a parapet wall.

Division 6. General Development Standards.

Sec. 8-3223. Applicability.

The standards in this section are intended to apply to all development, except as expressly set forth below. These standards supplement those found elsewhere in the City of Savannah Zoning Ordinance.

Sec. 8-3224. Parking.

(1) ***Intent.***

To create and protect contiguous, active pedestrian street fronts, parking areas should be located to the side and rear of structures except as provided herein.

[Sec. 8-3224(1) amended September 3, 2015 (File No. 15-002389-ZA)]

(2) ***Location.***

No parking area or parking structure shall be allowed in any required street yard.

(3) ***Parking Lots Over 30 Feet in Length.***

Where a parking lot extends over 30 feet in length along any street, a 36-inch high wall shall be placed parallel to the building façade along the parking lot in order to screen any vehicles parked there. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

(4) ***Alternative Parking Surfaces.***

Ribbon strip driveways for single-family structures may be permitted where lane access is not available. Such driveways shall be no wider than 12 feet, shall be planted with grass between the strips, and shall have pavers between the strips in any required parking space.

(5) ***Parking Spaces.***

The following minimum space requirements may be met on-site or off-site, except as required below in (b). Long-term access to any off-site spaces must be demonstrated.

(a) ***Parking Requirements by Use Type.***

- i. ***Residential Use.*** Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site.
- ii. ***Nonresidential use less than 2,500 square feet.*** No minimum space requirement. Maximum requirement of one space per 500 square feet of gross floor area if located on-site.
- iii. ***Nonresidential use 2,500 square feet or more.*** Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site.
- iv. ***Apartment used by college or Dormitory Use.*** Minimum one space per 1,000 square feet of gross floor area space requirement. Maximum one space per 500 square feet of gross floor area. Parking may be satisfied on-site or in a Remote

Parking Facility located within one thousand three-hundred (1,300) feet of the use. Gross floor area, as used in this section, shall only include the square footage of college dormitory units and shall not include common areas, cafeterias, kitchen facilities, gymnasiums, and other uses ancillary to college dormitories and apartment buildings used by a college.

[Sec. 8-3224(5)(a)iv. added 11/05/18 (18-005583-ZA)]

(b) ***Parking Requirements for Buildings with 10,000 or More Gross Square Feet.***

To encourage the re-use of large buildings within or adjacent to the Mid-City District, either for residential or non-residential use, some off-street parking may be necessary and desirable. Such parking may be provided if, in addition to the requirements of this Section, all of the following standards can be met:

- i. Any building for which parking is required existed as of February 3, 2005 and is a contributing historic structure within a National Register historic district.
- ii. For residential uses, the minimum parking space requirement of (5)(a)(i) above is provided. For non-residential uses, a minimum of one parking space per 500 square feet of gross floor area is provided. The parking space requirement for either use can exceed the maximum allowed in (5)(a).
- iii. That off-street parking is provided and located on the same lot as the building it will serve. If lot area is not available to provide for all parking spaces, remote off-street parking is permitted but must be located no farther than 200 feet from the lot as measured from the shortest publicly-accessible walking distance, property line-to-property line, not to include lane access. For the purposes of this allowance, such parking shall not be considered principal use parking.
- iv. A screening wall or fence consistent with the requirements of Sec. 8-3222(9)(b) shall be provided.

(c) ***How Parking Spaces are Calculated.***

The number of parking spaces for buildings with both residential and nonresidential floor space shall be determined by calculating the total floor area for each use separately and then applying the appropriate minimum and maximum requirements, as applicable.

[Sec. 8-3224(5) amended September 3, 2015(File No. 15-002389-ZA)]

(6) ***Credit for On-Street Spaces.***

- (a) Credit toward required off-street parking shall be allowed for abutting spaces along the street adjacent to the subject property, as approved by the Site Plan Administrator upon recommendation from the City Engineer.
- (b) Some or all of the required off-street parking spaces may be waived by the Site Plan Administrator where publicly-controlled off-street parking is located within a 600-foot walking distance along public walkways from the main entrance of the proposed use and adequate parking spaces are available within the publicly-controlled parking area to accommodate the anticipated use.

(7) ***Parking Structures.***

- (a) This section shall apply only to a stand-alone parking structure, not to a parking structure that is integrated into another principal structure, provided the parking structure does not dominate the principal structure.
- (b) When the parking structure is visible from the street, there shall be no exterior evidence to indicate that the structure is used for parking, except for entrances. Each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the district at the ground floor level.
- (c) Such parking structures shall conform to all street, side, and rear yard and height requirements of the district.
- (d) In-structure parking may extend to within three feet of the rear lot line where parking access is provided from a lane.

Sec. 8-3225. Access.

(1) ***Intent.***

To enhance pedestrian activity, access and safety, the number of curb cuts should be kept to a minimum.

(2) ***Access.***

- (a) All lots shall front on a public roadway or private street.
- (b) Where a site has access by way of a rear lane, the lane shall be the sole means of vehicular access to the site.
- (c) On Bull Street and Victory Drive, new curb cuts shall be limited to one curb cut per 100 feet of street frontage.

Sec. 8-3226. Lighting.

(1) ***Intent.***

Materials and equipment chosen for lighting should provide safe, convenient, and efficient lighting for pedestrians and vehicles. However, lighting that is too bright and intense creates glare, hinders visibility at night, adversely affects the night sky and wastes energy. Lighting shall be designed in a consistent and coordinated manner. Lighting fixtures should be integrated and designed to blend into the surrounding landscape.

(2) ***Lighting Design Standards.***

- (a) The maximum illumination permitted at the edge of a property line is set forth below. Where a development is unified with shared parking or other measures shown on a site plan, the maximum illumination levels shall apply only to the exterior lot lines of the projects (any interior lot lines shall be exempt from this paragraph).

- i. The maximum illumination at the edge of the property line adjacent to residential zoning shall be 0.5 footcandles.
 - ii. The maximum illumination at the edge of the property line adjacent to nonresidential zoning shall be 2.0 footcandles.
 - iii. The maximum illumination at the edge of the property line adjacent to a street shall be 2.0 footcandles.
- (b) The maximum height for directional lighting fixtures (fixtures designed to ensure that no light is emitted above a horizontal line parallel to the ground) shall be 25 feet above grade.
- (c) The maximum height for non-directional lighting fixtures (fixtures designed to allow light to be emitted above a horizontal line parallel to the ground) shall be 12 feet above grade. Non-directional lighting fixtures shall be translucent or have baffles to prevent views of the light source.
- (d) Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium light sources may be used. The same light source type shall be used for the same or similar types of lighting on any one site throughout any development.
- (e) The light source shall be completely concealed within an opaque housing and shall not be visible from any street or adjacent properties.
- (f) Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature (e.g. beacons on towers), or provided as part of temporary seasonal decor.
- (g) Lighting fixtures existing as of the effective date of adoption of this section may remain, and shall be considered nonconforming structures. Modifications, replacement or expansions, shall conform to the standards of this ordinance. Matching existing fixtures and light sources is permitted for expansions.
- (h) Lighting shall be oriented not to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
- (i) Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.

Sec. 8-3227. Outdoor Storage.

(1) ***Outdoor Storage in the TN-2 and TC-1 Districts.***

Outdoor storage shall not be permitted in the TN-2 and TC-1 districts.

(2) ***Outdoor Storage in the TC-2 and CIV Districts.***

Outdoor storage may be allowed subject to the screening requirements of Sec.8-3066, Visual Buffers and Screening, in the TC-2 and CIV districts.

Sec. 8-3228. Signs.

(1) *Signs in the TN-2 District.*

Signs in the TN-2 District shall follow the requirements for signs in the R-I-P District in Article E, Signs.

(2) *Signs in the TC-1 and TC-2 Districts.*

Signs in the TC-1 and TC-2 districts shall follow the requirements for signs in the B-N District in Article E, Signs.

(3) *Signs in the CIV District.*

Signs in the CIV District shall follow the requirements for signs in the R-I-P District in Article E, Signs.

Division 7. Nonconformities.

Sec. 8-3229. Nonconforming Lot of Record.

See Section 8-3055, Substandard Lots of Record.

Sec. 8-3230. Nonconforming Uses.

(1) ***Planned Development for Nonconforming Uses.***

The provisions of Section 8-3032 shall apply within these districts to make possible the rezoning of such nonconforming uses to PD-N status as a means for encouraging improvements and controlling further development or redevelopment.

(2) ***Alterations to Structures Containing Nonconforming Uses.***

Notwithstanding the provisions of Section 8-3135, a building used for a nonconforming use in the TN-2, TC-1, TC-2 and CIV districts may be expanded or otherwise altered, provided that all such alteration shall occur in conformity with the district requirements of Division 3 (such as minimum yard requirements) and the neighborhood design standards of Division 4.

(3) ***Reconstruction.***

Reconstruction Allowed Following Destruction. Notwithstanding the requirements in Division 3, including minimum yard requirements, reconstruction of a nonconforming structure shall be allowed following a fire or other disaster on the footprint of the original structure.

Division 8. Enforcement.

Sec. 8-3232. Requirements.

See Article G of the City of Savannah Comprehensive Zoning Ordinance.

Secs. 8-3233-8-3235. Reserved.

Exhibit A
Mid-City Contributing Resources Map

MID CITY HISTORIC DISTRICT Contributing Resources Map

Updated November 27, 2018



[Map amended/replaced 01/03/19 (File No. 18-005534-ZA)]