### Chatham County-Savannah Unified New Zoning Ordinances

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Article 1.0 General Provisions

Sec. 1.1 Generally

1.1.1 Short Title
This Ordinance shall be known as the "Chatham County-Savannah Unified Zoning Ordinance" for unincorporated Chatham County (County) and the City of Savannah (City), and may be cited as "this Zoning Ordinance" or "this Ordinance."

1.1.2 Components of this Zoning Ordinance
This Ordinance shall consist of the following.

a. The text to this Zoning Ordinance;
b. The Official Zoning Map; and
c. Any map amendment or special use permit conditions adopted in accordance with this Ordinance.

1.1.3 Authority
This Ordinance is enacted based on the authority vested in the County and the City by the State of Georgia, including but not limited to the State Constitution and the Zoning Procedures Law (O.C.G.A. Chapter 36-66-1 et seq); and is pursuant to the provisions of charters of the County and City.

1.1.4 Purpose of this Ordinance
This Ordinance is adopted for the purpose of promoting the public health, safety and general welfare of the residents and property owners of the County and City, and to encourage the orderly, harmonious, and judicious use of land, consistent with the goals, policies, and strategies of the Chatham County-Savannah Comprehensive Plan. More specifically, this Ordinance is adopted to accomplish the following purposes:

a. Provide standards for the orderly development of the County and City and continue a stable pattern of land uses;
b. Protect and conserve property values and property rights, consistent with Georgia law and the constitutions of the State of Georgia and the United States;
c. Provide for adequate light, air and privacy; secure safety from fire, flood and other dangers and from human-made hazards;
d. Encourage the most appropriate use of land and buildings, and ensure compatibility between land uses in order to prevent or minimize conflicts;
e. Promote the economic stability of existing land uses that conform to the Comprehensive Plan and protect them from intrusive land uses;
f. Regulate the distribution and density of uses on the land to avoid both the undue concentration of population and the inappropriate dispersion of population;
g. Promote land development that maximizes the use of public investments in facilities and services, ensures a proper level of public services for all new development and preserves existing amenities;
h. Facilitate the adequate provision of transportation, water supplies, sewer service, schools, parks, police and fire protection and other public requirements;

Comment [m1]: Note: For the time being, this Ordinance is drafted as a "unified" ordinance although it is the intention to have two separate ordinances for the city and county.
i. Maintain the integrity and individual character of established communities, and promote desired character in new developments;

j. Protect and enhance the aesthetics and character of all parts of the County and City;

k. Promote the spatial organization of certain neighborhoods, districts and corridors through design codes and guidelines that serve as predictable guides for community development;

l. Minimize or eliminate visual clutter and traffic hazards resulting from excess advertising and other signs, while retaining forms of protected speech;

m. Conserve and protect the historical integrity and character of the neighborhoods within the County and City;

n. Regulate the height and bulk of buildings, and the area of yards and open space for buildings;

o. Protect and preserve sensitive natural areas and vital natural resources and avoid environmental degradation and other undesirable consequences to the environment;

p. Minimize the conversion of land from rural to urban uses by maximizing efficient use of available urban infrastructure, while preserving environmentally sensitive areas and strengthening the separation of urban and rural uses;

q. Permit the development of office, commercial, industrial, and transportation-related land uses in accordance with the Comprehensive Plan in order to strengthen the employment base of the County and City;

r. Protect existing residential neighborhoods by preventing the encroachment of incompatible land uses; protecting against blight, preserving property values, and promoting desirable living conditions and residential stability;

s. Create and promote cohesive communities that provide for a full range and mix of land uses.

t. Encourage a pedestrian-friendly community by promoting a mix of land uses and pedestrian-oriented development in commercial areas; and, to

u. Provide for “smart growth” principles and practices.

1.1.5 Jurisdiction

The provisions of this Ordinance shall apply to all properties within the jurisdiction of the County and the City and shall govern the use and development of land. No land or building shall be used or reused, no building shall be erected, and no existing building shall be moved, added to, enlarged or altered except in conformity with this Ordinance.

1.1.6 Relationship to the Comprehensive Plan and Other Adopted Plans

This Ordinance is intended to implement the Comprehensive Plan and all other adopted plans, where applicable; therefore, such plans should be used as a guide for the application of this Ordinance to land within the areas covered, as well as for the provision of public services.

1.1.7 Minimum Requirements

The provisions of this Ordinance are intended to be minimum requirements unless otherwise specified. Where the provisions of this Ordinance impose greater restrictions than other ordinances, the provisions of this Ordinance shall prevail. Where the provisions of another ordinance impose greater restrictions, the other ordinance shall prevail.
1.1.8 Conflicting Provisions

a. These regulations are not intended to abrogate, annul, repeal, or in any way impair or interfere with the existing provisions of other public laws, ordinances, or regulations, except as specified in Sec. 1.1.11. Where these regulations conflict with other provisions of public law, ordinances and regulations, the more stringent-restrictive requirements shall apply.

b. The enforcement and interpretation of this Ordinance shall not be affected by deed restrictions, covenants, or easements, other than those made as a condition of approval of a development plan under this Ordinance, other ordinances, or any predecessor ordinances.

c. The issuance of any approval, certificate or permit in accordance with the standards and requirements of this Ordinance shall not relieve the recipient of such approval, certificate or permit from the responsibility of complying with all other applicable requirements from any other city, county, state or federal agency having jurisdiction over structures or land for which the approval, certificate or permit was issued.

1.1.9 Delegation of Authority

The head of an agency or department or other officer referenced in this Ordinance may authorize subordinates to perform the required actions or duties of this Ordinance unless the terms of the provision or section specify otherwise.

1.1.10 Effect of Stipulations/Conditions

a. Where zoning stipulations/conditions have been applied through the map amendment or special use permit process, all development shall be subject to such stipulations/conditions.

b. All stipulations/conditions shall be met prior to issuance of certificates of occupancy or certificates of appropriateness for any development within the area subject to the map amendment or special use permit, unless expressly stated in the condition/stipulation itself.

c. All stipulations/conditions approved through the map amendment or special use permit process shall be included with the application for a site development plan, building permit or other subsequent approval of development subject to the stipulations/stipulations.

1.1.11 Effective Date

This Ordinance is in effect within the County and City as of [insert effective date]. All ordinances in conflict are hereby repealed to the extent of their inconsistency. The ordinances repealed are the following:

a. Chatham County Code Chapter 3 (Land Use), Article II (Zoning of Land) to the extent that the provisions in this Ordinance provide otherwise;

b. City of Savannah Code Division II (Code of General Ordinances), Part 8 (Planning and Regulation of Development), Chapter 3 (Zoning) to the extent that the provisions in this Ordinance provide otherwise;

c. All other ordinances or parts of ordinances which are in conflict with this Ordinance to the extent that the provisions in this Ordinance provide otherwise.

1.1.12 Severability

a. Invalidation

Should a court of competent jurisdiction of either the state of Georgia or the United States hold any article, section, sentence, clause, phrase or word of this Ordinance invalid or unconstitutional, such decision shall not affect, impair or invalidate the remaining parts of this Ordinance, which can be given effect without the invalid provision.

Comment [m2]: Draft 3 revision.
b. Prejudicial Application
Should any Article, Section, sentence, clause phrase or word of this Ordinance be held invalid or unconstitutional in its application in a particular case, such decision shall not affect or prejudice its application to other cases.

Sec. 1.2 Rules for Construction of Language

1.2.1 Generally
Abbreviations of words and definitions of words and phrases are provided in Article 13.0, Abbreviations and Definitions. All provisions, terms, phrases and expressions contained in this Ordinance shall be construed in order that the true intent and meaning of the local Governing Bodies may be fully carried out.

1.2.2 Computation of Time
The time within which an action is to be accomplished shall be computed by excluding the first and including the last day. In the computation of time for public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded. The following time-related words shall have the meanings ascribed below.

a. "Day" means a calendar day unless working day is specified.
b. "Week" means seven calendar days.
c. "Month" means calendar month.
d. "Year" means a calendar year, unless otherwise indicated.

1.2.3 Conjunctions
Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:

a. "And" indicates that all connected items, conditions, provisions or events shall apply.
b. "Or" indicates that the connected items, conditions, provisions or events shall apply singularly but not in combination.

1.2.4 Nontechnical and Technical Words
Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

1.2.5 Numbers
A word indicating the singular number may be extended and applied to include the plural. The use of the plural number shall be deemed to include the singular unless the context clearly indicates the contrary.

1.2.6 Public Officials, Bodies and Agencies
All public officials, bodies and agencies to which reference is made are those of Chatham County or the City of Savannah unless otherwise indicated.

1.2.7 Shall and May
The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
1.2.8 Tense
Words used in the past or present tense include the future as well as the past or present, unless
the context clearly indicates the contrary.

1.2.9 Text
In case of any difference of meaning or implication between the text of this Ordinance and any
figure, the text shall control.

1.2.10 Word Usage
a. “Building” includes the word “structure” except where otherwise specified by this Ordinance.

b. “City” means the City of Savannah, Georgia.

c. “County” means unincorporated Chatham County, Georgia, except where otherwise

specif   ed.

d. “Lot” includes the words “plot,” “parcel,” “tract,” or “property”.

e. “Used” or “occupied” as applied to any land or building shall be construed to include the

words “intended, arranged or designed to be used or occupied.”

f. “Written” means any representation of words, letters or figures whether by printing or other

form or method of writing.

g. “Person” includes the words “entity,” “partnership,” “corporation” or “firm.”

g. “District” means any base or overlay zoning district.

h. Where this Ordinance specifies a defined term that includes the phrase, “any similar use,”
such interpretation shall be made by the Governing Body Building Official.

Sec. 1.3 Zoning Map and Zoning Districts

1.3.1 Official Zoning Map

a. The boundaries of the zoning districts are established and shown on the “Official Zoning

District Map of Chatham County and the City of Savannah” and may be cited and referred
to as the “Zoning Map.”

b. All notations, references and other information shown shall have the same force and effect

as if fully set forth or described in this Ordinance.

c. The Official Zoning Map may be amended by adoption of resolutions that rezone property

as provided in Sec. 3.7, Rezoning or Sec. 3.8, Planned Development Rezoning.

d. The Zoning Map for Chatham County and the City of Savannah shall be properly attested

for each jurisdiction, kept on file at the Chatham County/Savannah Metropolitan Planning

Commission (MPC) offices of the County Clerk or City Clerk, as applicable, and maintained

in a published version and format as determined by the MPC Governing Bodies.

1.3.2 Omitted Land

It is the intent of this Ordinance that the entire area of unincorporated Chatham County and of
the City of Savannah, including all waterways, roadways, railroads and other public rights-of-way, be
included in the districts established by this Ordinance. Any area not shown on the Official Zoning
Map as being included in any such district shall be classified in the Conservation district.
1.3.3 Height Maps, Overlay District Maps, Resource Inventory Maps
   a. The boundaries of all adopted height maps and overlay district maps are shown and made part of the Zoning Map as established in this Section.
   b. All adopted historic resource inventory maps are shown and made part of the Zoning Map as established in this Section.

1.4.4 Zoning of Vacated Rights-of-Way
When any public right-of-way is vacated, such right-of-way shall, without further action by the County or City, be deemed to be zoned as follows.
   a. If all such land is surrounded by land classified in one zoning district, then it shall be deemed to be included in that district.

1.3.5 Rules of Interpretation
   a. If any uncertainty exists with respect to the intended boundaries as shown on the Zoning Map, the Planning Director/Governing Body Building Official is authorized to interpret the Zoning Map.
   b. A written request for a Zoning Map interpretation shall be submitted to the Planning Director/Governing Body Building Official. The application shall contain sufficient information to enable the Planning Director/Governing Body Building Official to make the necessary interpretation.
   c. Where uncertainty exists as to the boundaries of any district shown on the Zoning Map, the following shall apply:
      i. Where designation of a boundary line of the Zoning Map coincides with the location of a roadway, lane/alley, waterway or right-of-way, the center of the roadway, lane, waterway or right-of-way shall be construed to be the boundary of such district.
      ii. Where the boundaries do not coincide with the location of roadways, lanes, waterways and rights-of-way but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
      iii. Where the boundaries do not coincide with the location of roadways, lanes, waterways and rights-of-way or lot lines, the boundary shall be determined by the use of the scale shown on the Zoning Map.
   d. Upon dispute of the interpretation of the Planning Director/Governing Body Building Official the applicant may appeal the decision to the Zoning Board of Appeals as set forth in Sec. 3.26, Appeals.
Sec. 1.4 Transitional Provisions

1.4.1 Purpose
The purpose of this Section shall be to establish the procedures for handling violations, nonconformities and previously approved items that existed as of [insert the effective date of this Ordinance].

1.4.2 Violations Continue
Any violation of previous zoning ordinances will continue to be a violation under this Ordinance and be subject to penalties and enforcement under this Ordinance unless the use, development, or activity complies, in its entirety, with the provisions of this Ordinance. The prosecution of violations which occurred under previous ordinances shall continue until resolved.

1.4.3 Prior Nonconformities and Nonconforming Uses
Any use, plan, structure or property that was nonconforming under prior ordinances shall be considered a nonconformity under this Ordinance except as may be otherwise provided under Article 11.0, Nonconformities. The provisions of Article 11.0 shall be applicable to all nonconformities. Any use, plan, structure or property that was previously nonconforming that becomes conforming because of adoption of this Ordinance shall no longer be considered a nonconformity provided that all applicable provisions of this Ordinance are complied with.

1.4.4 Effect of this Ordinance on Applications Submitted and Prior Approvals

a. Applications Submitted
Applications for plan approval, permits, and other authorizations that are administratively determined to be substantially complete as of [insert the effective date of this Ordinance] may be approved if in compliance with the ordinance in effect at the time of submission. Substantially complete shall mean that all information required by the particular application has been provided and that all applicable fees have been submitted.

b. Approved Plans, Permits, and other Authorizations
Approved plans, permits, authorizations and similar development approvals shall be governed by the ordinance under which the approval was given for the portion of the project so approved. The continued validity of such plans, permits, and authorizations shall be determined pursuant to this subsection.

c. Timely Submission of Information
Applicants who have substantially completed applications as provided above shall comply with all requests for further information and submit all necessary revisions of submitted plans in a timely manner. A delay of more than 90 days in submission of information or revisions requested shall constitute effective withdrawal of the application, with loss of all fees paid. Any new application shall then conform to the provisions of this Ordinance.

d. Text Amendments
Any application for a text amendment that has not been approved as of [the effective date of this Ordinance] shall be considered not approved as of the date of adoption [effective date of this Ordinance].
e. Effect upon Construction Plans and Building Permits

All construction plans must comply with the zoning ordinance applied in review of such plans as follows:

i. When a Building Permit has Not Been Issued

When a building permit has not been obtained as of the effective date of this Ordinance but construction plans have been submitted, such plans shall be allowed to follow the requirements of the zoning ordinance in effect at the time of submission provided that a valid building permit is obtained within 180 days of [insert the effective date of this Ordinance].

ii. When a Building Permit Has Been Issued

(1) Nothing in this Ordinance shall require any change in plans, construction, size, or designated use of any building, or part thereof for which a valid building permit has been granted by the Governing Body Building Official prior to [the effective date of this Ordinance].

(2) When construction has not begun under an outstanding and valid building permit within a period of 180 days from the effective date of this Ordinance but the applicant intends to follow through on construction, construction plans must be resubmitted unless the validity period is extended by the applicable Governing Body Building Official in accordance with the International Building Code, as amended. The validity period shall not extend beyond one (1) year from [the effective date of this Ordinance].

(3) If the building permit expires or the validity period for the building permit has not been extended by the applicable Governing Body Building Official, any future construction plans that are resubmitted for a building permit shall comply with this Ordinance.

f. Effect of this Ordinance on Specific Approvals

[Staff Note: Work continues on this sub-section.]

g. Written Interpretations

Any written interpretation that was made prior to [the effective date of this Ordinance] shall remain in effect only to the extent that this Ordinance does not address the regulation subject to the written interpretation.

h. Any Use Previously Allowed as a Matter-of-Right Use or a Limited Use that Becomes a Special Use Under This Ordinance

Any conforming use in operation as of [the effective date of this Ordinance] that was previously permitted as a matter-of-right use or a limited use, as defined in this Ordinance, and that is now permitted only with Special Use Permit approval shall be considered a special use. Such use shall not require approval from the Governing Body if compliance with the required use conditions of this Ordinance are met. If compliance with any required condition cannot be met, such use shall be considered a nonconforming use.

Sec. 1.5 Commentary

Commentary has been included in the Zoning Ordinance as a means of clarifying certain provisions or to provide supplemental information. Text shown as “Commentary” has no regulatory effect; it is intended solely as a guide. Commentary may be added to, revised or removed from the Zoning Ordinance without a formal text amendment.
Article 2.0 Review Bodies and Administrators

Sec. 2.1 General Provisions

2.1.1 Purpose

The purpose of this Article is to establish the authority for review and consideration of development applications and other proposed actions in unincorporated Chatham County and the city of Savannah, and to assign authority to the following:

a. The local Governing Bodies (Chatham County Board of Commissioners and the city of Savannah Mayor and Aldermen);

b. The Chatham County-Savannah Metropolitan Planning Commission;

c. The Chatham County-Savannah Board of Zoning Appeals;

d. The Chatham County-Savannah Historic Preservation Commission;

e. The Savannah Downtown Historic Board of Review;

f. The Planning Director;

g. The Governing Body Building Officials;

h. The Governing Body Engineers; and

i. The Governing Body Site Development Review Team.
Sec. 2.2 Local Governing Bodies

2.2.1 Defined

The Governing Bodies identified as having authority to enforce certain provisions of this Ordinance are:

a. **Board of Commissioners of Chatham County**
   The Board of Commissioners of Chatham County (hereinafter the Board of Commissioners) for property located within Chatham County but located outside of any city limits.

b. **Mayor and Aldermen of the City of Savannah**
   The Mayor and Aldermen of the City of Savannah (hereinafter the Mayor and Aldermen) for property located within the city limits of the City of Savannah.

2.2.2 Powers and Duties

a. **General Authority**
   Each Governing Body shall have the powers and duties listed below, within its jurisdiction, in addition to those provided elsewhere in the Chatham County Code of Ordinances and the City of Savannah Code of Ordinances, as applicable, and as provided by the Georgia Constitution, Georgia General Session Laws, and applicable local laws.

b. **Final Authority**
   With respect to this Ordinance, each Governing Body shall be responsible for final action regarding:
   
   i. Comprehensive plan amendments;
   
   ii. Zoning text amendments;
   
   iii. Zoning map amendments;
   
   iv. Planned developments;
   
   v. Special use permits;
   
   vi. Local historic district designations;
   
   vii. Local historic property designations;
   
   viii. Amendments to any contributing resources map; and
   
   ix. Appeals (as identified in Sec. 3.26, Appeals).

c. **Appointments**
   Each Governing Body shall appoint members of commissions and boards as required by this Ordinance.
Sec. 2.3 Planning Commission

2.3.1 Establishment

The Chatham County-Savannah Metropolitan Planning Commission (hereinafter the Planning Commission) was created by the Board of Commissioners of Chatham County and the Mayor and Aldermen of the City of Savannah.

2.3.2 Powers and Duties

a. General Authority

i. The Planning Commission shall perform duties as directed by each Governing Body.

ii. The Planning Commission may exercise additional powers as may be described elsewhere in this Ordinance and as permitted by the County Code of Ordinances and City Code of Ordinances, as applicable.

b. Review Authority

With respect to this Ordinance, the Planning Commission shall review and make recommendations to the Governing Bodies regarding:

i. Comprehensive Plan amendments;

ii. All zoning text amendments with the exception of text amendments to the articles and sections listed below. Such text amendments shall be reviewed by the Historic Preservation Commission or the Savannah Downtown Historic Board of Review as provided in Sec. 2.5 and 2.6, respectively.

(1) Sec. 2.25, Historic Preservation Commission;
(2) Sec. 2.26, Savannah Downtown Historic District Board of Review;
(3) Sec. 3.18, Local Historic District Designation;
(4) Sec. 3.19, Local Historic Property Designation;
(5) Sec. 3.20, Certificate of Appropriateness for Local Historic Properties and Local Historic Districts
(6) Sec. 3.21, Certificate of Appropriateness for the Savannah Downtown Historic District;
(7) Sec. 3.22, Prevention of Demolition by Neglect Proactive Preservation;
(8) Sec. 7.7, Historic Property Overlay District; and
(9) Any historic overlay district provided in Article 7.0, Historic and Other Overlay Districts.

iii. All rezoning map amendments with the exception of zoning amendments to the sections listed below. Such map amendments shall be reviewed by the Historic Preservation Commission or the Savannah Downtown Historic Board of Review as provided in Sec. 2.5 and 2.6, respectively.

(1) Sec. 3.18, Local Historic District Designation, including the creation of or amendments to any height map or contributing resource map; and,
(2) Sec. 3.19, Local Historic Property Designation.

iv. Planned developments; and

v. Special use permits.
c. Final Authority

With respect to this Ordinance and the Subdivision Ordinance, the Planning Commission shall be responsible for final action regarding:

i. Major site development plans, including variances as provided in Sec. 3.24, Variances; and

ii. Special exceptions as provided in Sec. 3.14, Special Exceptions.

ii. Major subdivisions (concept plan only).

2.3.3 Composition and Term of Office

a. Composition

The Planning Commission shall be composed of 14 members, including six (6) voting members who are selected by the County Commission and six (6) voting members who are selected by the Mayor and Aldermen. The County Manager and City Manager shall serve as voting ex-officio members.

b. Term of Office

Each member shall serve a term of three (3) years and terms shall be staggered. Members shall not serve more than two (2) consecutive terms, regardless of jurisdiction.

2.3.4 Qualifications of Members

a. Residence

Members of the Planning Commission shall reside within Chatham County regardless of jurisdiction, be residents of the city of Savannah or Chatham County.

b. Qualifications

Each Governing Body may consider appointing members that have demonstrated a special interest in planning and zoning. The Planning Commission may include at least four (4) appointed representatives of professions which are directly related to planning and zoning such as architecture, building construction, engineering, environmental science, landscape architecture, law and urban planning. No more than two (2) representatives of the same profession shall be permitted.

c. Disclosure

Applicants for appointment to the Planning Commission shall disclose whether or not they are currently elected or appointed to hold office in any public body or agency, including serving on an advisory board.

d. Ethics

Members of the Planning Commission shall be subject to all ethical principles as identified in the Procedural Manual and By-laws of the Chatham County-Savannah Metropolitan Planning Commission (Procedural Manual and By-laws).

2.3.5 Attendance and Removal of Members

a. Attendance Requirements and Removal

Members of the Planning Commission shall meet the minimum attendance requirements specified in the Procedural Manual and By-laws. These attendance requirements do not apply to ex-officio members.

b. Removal for Other Cause

The Governing Body may remove any member of the Planning Commission who:
i. Is no longer a resident of Chatham County regardless of jurisdiction or the city of Savannah;

ii. Is found by the Governing Body to have known that he or she had a conflict of interest, as described in the Procedural Manual and By-laws, in a matter and participated in discussion at a public meeting on that matter; or

iii. Is convicted of a felony or of an offense of moral turpitude while in office serving as a Planning Commissioner.

2.3.6 Meetings and Rules of Procedures

a. Meetings

i. Regular Meetings
   Regular meetings shall be held each month and shall be set for a time, date and location certain.

ii. Special Meetings
   (1) Calling of Special Meetings
      Special meetings may be called by the Chair of the Board of Commissioners of Chatham County, the Mayor and Council for the City of Savannah, the Chair of the Planning Commission, or a majority of the members of the Planning Commission, or the Planning Director.

   (2) Notice of Special Meetings
      The Planning Director shall provide public notice a minimum of two (2) days in advance of any special meetings. The content of the notice shall comply with the requirements of Sec. 3.3.6.a.3 of this Ordinance.

b. Minutes and Public Records
   The Planning Commission shall keep minutes of its proceedings, showing the absence of members and the vote of each member, including the Chair and Vice-Chair.

c. Meeting and Hearings to be Public
   All meetings and hearings of the Planning Commission shall be open to the public.

d. Public Notice
   Public notice of the Planning Commission meeting shall be provided as required for each development application type as provided in Sec. 3.3., Public Notice.

e. Quorum
   A meeting of the Planning Commission shall not be called to order, nor shall any business be transacted by the Planning Commission, without a quorum being present. A quorum shall consist of at least one-half of the voting membership, plus one (1) member.

f. Consideration of Applications and Other Actions
   A majority vote of a quorum or any greater number of members present at a meeting shall be necessary for the Planning Commission to take action or make a decision or other determination.

g. Conflict of Interest
   If there is a matter which comes before a member of the Planning Commission for which a conflict of interest exists, the member shall comply with the requirements of the Procedural Manual and By-laws.
Sec. 2.4 Zoning Board of Appeals

2.4.1 Establishment

The Chatham County Zoning Board of Appeals and the Savannah Zoning Board of Appeals (hereinafter the Zoning Board of Appeals) are hereby established.

2.4.2 Powers and Duties

a. General Authority
   i. The County and City Zoning Boards of Appeals shall perform duties as directed by each Governing Body.
   ii. The County and City Zoning Boards of Appeals may exercise additional powers as may be described elsewhere in this Ordinance and as permitted by the County Code of Ordinances and the City Code of Ordinances, as applicable.

b. Final Authority

With respect to this Ordinance, the County and City Zoning Boards of Appeals shall be responsible for final action regarding:
   i. Variances (as identified in Sec. 3.24, Variances); and
   ii. Relief for Nonconforming Uses (as identified in Sec. 3.27, Relief for Nonconforming Uses); and
   iii. Appeals (as identified in Sec. 3.26, Appeals).

2.4.3 Composition and Term of Office

a. Composition
   i. County
      The County Zoning Board of Appeals shall be composed of seven (7) members who are selected by the Board of Commissioners.
   ii. City
      The City Zoning Board of Appeals shall be composed of eight (8) members, including four (4) voting members who are selected by the Board of Commissioners and four (4) voting members who are selected by the City Mayor and Aldermen.

b. Term of Office

Each member shall serve a term of three (3) years, and terms shall follow the guidelines adopted by [insert title of the joint-county and city by-laws]. Members shall not serve more than two (2) consecutive terms, regardless of jurisdiction.

2.4.4 Qualifications of Members

a. Residence
   i. County
      Member of the County Zoning Board of Appeals shall reside within Chatham County, regardless of jurisdiction.
   ii. City
      Members of the City Zoning Board of Appeals shall reside within the city limits of Savannah, Chatham County, regardless of jurisdiction, be residents of Chatham County or the city of Savannah.
b. Qualifications

Each Governing Body should consider appointing Members who shall have demonstrated a special interest in planning and zoning. The County and City Zoning Boards of Appeals may include at least two appointed representatives of professions which are directly related to planning and zoning such as architecture, building construction, engineering, environmental science, landscape architecture, law and urban planning.

c. Disclosure

Applicants for appointment to the County and City Zoning Boards of Appeals shall disclose whether or not they are currently elected or appointed to hold office in any public body or agency, including serving on an advisory board.

d. Ethics

Members of the County and City Zoning Boards of Appeals shall be subject to all ethical principles as identified in the [insert titles of the joint county and city by-laws].

2.4.5 Attendance and Removal of Members

a. Attendance Requirements and Removal

Members of the County and City Zoning Boards of Appeals shall meet the minimum attendance requirements specified in the [insert titles of the joint county and city by-laws].

b. Removal for Other Cause

The Governing Body may remove any member of the Zoning Board of Appeals who:

i. Is no longer a resident of Chatham County regardless of jurisdiction or the city of Savannah;

ii. Is found by the Governing Body to have known that he or she had a conflict of interest, as described in [insert title of the joint county-city by-laws] in a matter and participated ex-parte communication on that matter; or

iii. Is convicted of a felony or an offense involving moral turpitude while in office serving as a member of the Board of Appeals.

2.4.6 Meetings and Rules of Procedures

a. Meetings

i. Regular Meetings

Regular meetings shall be held each month and shall be set for a time, date and location certain.

ii. Special Meetings

(1) Calling of Special Meetings

Special meetings may be called by the Chair of the Board of Commissioners of Chatham County, the Mayor of Council for the City of Savannah, the Chair of the County or City Zoning Boards of Appeals, or a majority of the members of the County or City Zoning Boards of Appeals, or the Planning Director.

(2) Notice of Special Meetings

The Planning Director shall provide public notice a minimum of two (2) days in advance of any special meetings. The content of the notice shall comply with the requirements of Sec. 3.3.3-6.a. of this Ordinance.
b. **Minutes and Public Records**

The County and City Zoning Boards of Appeals shall keep minutes of its proceedings, showing the absence of members and the vote of each member, including the Chair and Vice-Chair.

c. **Meeting and Hearings to be Public**

All meetings and hearings of the County and City Zoning Boards of Appeals shall be open to the public.

d. **Public Notice**

Public notice of the County and City Zoning Boards of Appeals meeting shall be provided as required for each development application type as provided in Sec. 3.3, Public Notice.

e. **Quorum**

A meeting of the County or City Zoning Boards of Appeals shall not be called to order, nor shall any business be transacted by the County or City Zoning Boards of Appeals, without a quorum being present. A quorum shall consist of at least one-half of the voting membership, plus one (1) member.

f. **Consideration of Applications and Other Actions**

A majority vote of a quorum or any greater number of members present at a meeting shall be necessary for the County and City Zoning Boards of Appeals to take action or make a decision or other determination.

g. **Conflict of Interest**

If there is a matter which comes before a member of the County or City Zoning Boards of Appeals for which a conflict of interest exists, the member shall comply with the requirements of the applicable by-laws.
Sec. 2.5  Historic Preservation Commission

2.5.1 Establishment
The Chatham County-Savannah Historic Preservation Commission (hereinafter Historic Preservation Commission) is hereby established in accordance with O.C.G.A. §44-10-21 (“Georgia Historic Preservation Act”), as amended.

2.5.2 Powers and Duties

a. General Authority
   i. The Historic Preservation Commission shall perform related duties as directed by each Governing Body.
   ii. The Historic Preservation Commission may exercise additional powers as may be described elsewhere in this Ordinance and as permitted by the County Code of Ordinances and the City Code of Ordinances, as applicable.
   iii. The Historic Preservation Commission is responsible for preparing and maintaining an inventory of all properties within its jurisdiction having the potential for designation as a historic district or historic property.
   iv. The Historic Preservation Commission may seek out local, state, federal or private funds for historic preservation, and make recommendations to the Board of Commissioners and Mayor and Aldermen, as applicable, concerning the most appropriate uses of funds acquired.
   v. The Historic Preservation Commission shall submit to the Historic Preservation Division of the Georgia Department of Natural Resources information on pending designations of historic districts and historic properties.

b. Review Authority
With respect to this Ordinance, the Historic Preservation Commission shall review and make recommendations to the applicable Governing Body for the applications listed below.

   i. Any application for a text amendment to the following articles or sections of this Ordinance:
      (1)  Sec. 2.5, Historic Preservation Commission;
      (2)  Sec. 3.18, Local Historic District Designation;
      (3)  Sec. 3.19, Local Historic Property Designation;
      (4)  Sec. 3.20, Certificate of Appropriateness for Local Historic Properties and Local Historic Districts;
      (5)  Sec. 3.22, Prevention of Demolition by Neglect Proactive Preservation;
      (6)  Sec. 7.7, Historic Property Overlay District; and,
      (7)  Any historic overlay district provided in Article 7.0, Historic and Other Overlay Districts, with the exception of Sec. 7.8, Savannah Downtown Historic Overlay District.

   ii. Any application to designate a local historic district or to amend the boundaries of an existing local historic district, with the exception of Sec. 2.6, Savannah Downtown Historic Overlay District (see Sec. 2.6, Savannah Downtown Historic Board of Review); and

   iii. Creation of and amendments to local historic district height maps and contributing resource maps in all local historic districts with the exception of the Savannah Downtown Historic Overlay District.
Final Authority
With respect to this Ordinance, the Historic Preservation Commission shall be responsible for final action regarding:

i. Certificates of Appropriateness for local historic districts and properties;
ii. Special exceptions as provided in Sec. 3.14, Special Exceptions; and
iii. Variances (as identified in Sec. 3.24, Variances).

2.5.3 Composition and Term of Office
a. Composition
The Historic Preservation Commission shall be composed of 10 members, including five (5) voting members who are selected by the County Commission and five (5) voting members who are selected by the Mayor and Aldermen.

b. Term of Office
Each member shall serve a term of three (3) years, and terms shall be staggered. Members shall not serve more than two (2) consecutive terms, regardless of jurisdiction.

2.5.4 Qualifications of Members
a. Residence
Members of the Historic Preservation Commission shall reside within Chatham County regardless of jurisdiction. Applicants must also be residents of Chatham County or the city of Savannah.

b. Qualifications
Members shall have demonstrated a special interest in the preservation of historic resources. The Historic Preservation Commission shall include at least six (6) appointed representatives of professions which are directly related to historic preservation such as architecture, architectural history, archaeology, historic preservation, planning, law, building construction and restoration.

c. Disclosure
Applicants for appointment to the Historic Preservation Commission shall disclose whether or not they are currently elected or appointed to hold office in any public body or agency, including serving on an advisory board.

d. Ethics
Members of the Historic Preservation Commission shall be subject to all ethical principles as specified in the Historic Preservation Commission By-Laws.

2.5.5 Attendance and Removal of Members
a. Attendance Requirements and Removal
Members of the Historic Preservation Commission shall meet the minimum attendance requirements specified in the Historic Preservation Commission By-Laws.

b. Removal for Other Cause
The applicable Governing Body shall may remove any member it selected from Historic Preservation Commission who:

i. Is no longer a resident of Chatham County regardless of jurisdiction or the city of Savannah.
ii. Is found by a Governing Body have had an undisclosed conflict of interest, as described in the Historic Preservation Commission By-Laws, in a matter and participated in a public meeting discussion and/or decision on that matter; or

iii. Is convicted of a felony or an offense involving moral turpitude while in office serving as a member of the Historic Preservation Commission.

2.5.6 Meetings and Rules of Procedures

a. Meetings

i. Regular Meetings
Regular meetings shall be held each month and shall be set for a time, date and location certain.

ii. Special Meetings
(1) Calling of Special Meetings
Special meetings may be called by the Chair of the Board of Commissioners of Chatham County, the Mayor of Council for the City of Savannah, the Chair of the Historic Preservation Commission, or a majority of the members of the Historic Preservation Commission, or the Planning Director.

(2) Notice of Special Meetings
The Planning Director shall provide public notice a minimum of two (2) days in advance of any special meetings. The content of the notice shall comply with the requirements of Sec. 3.3.3.6.a. of this Ordinance.

b. Minutes and Public Records
The Historic Preservation Commission shall keep minutes of its proceedings, showing the absence of members and the vote of each member, including the Chair and Vice-Chair.

c. Meeting and Hearings to be Public
All meetings and hearings of the Historic Preservation Commission shall be open to the public.

d. Public Notice
Public notice of the Historic Preservation Commission meeting shall be provided as required for each development application type as provided in Sec. 3.3. Public Notice.

e. Quorum
A meeting of the Historic Preservation Commission shall not be called to order, nor shall any business be transacted by the Historic Preservation Commission, without a quorum being present. A quorum shall consist of at least one-half of the voting membership, plus one (1) member.

f. Consideration of Applications and Other Actions
A majority vote of a quorum or any greater number of members present at a meeting shall be necessary for the Historic Preservation Commission to take action or make a decision or other determination.

g. Conflict of Interest
If there is a matter which comes before a member of the Historic Preservation Commission for which a conflict of interest exists, the member shall comply with the requirements of the Historic Preservation Commission By-Laws.
Sec. 2.6 Savannah Downtown Historic District Board of Review

2.6.1 Establishment
The Savannah Downtown Historic District Board of Review (hereinafter Historic Board of Review) was created by an amendment to the Georgia Constitution, Article XI, November 5, 1968 and by an amendment to the City Code of Ordinances, February 15, 1973.

2.6.2 Powers and Duties
As described below, the Historic Board of Review has certain authority only within the Savannah Downtown Historic Overlay District.

a. General Authority
i. The Historic Board of Review shall perform related duties as directed by the Mayor and Aldermen of the city of Savannah.

ii. The Historic Board of Review may exercise additional powers as may be described elsewhere in this Ordinance and as permitted by the City Code of Ordinances.

b. Review Authority
With respect to this Ordinance, the Historic Board of Review shall review and make recommendations to the Mayor and Aldermen regarding:

i. Amendments to Sec. 7.8, Savannah Downtown Historic Overlay District, including text amendments and boundary adjustments;

ii. Amendments to the contributing resource map; and

iii. Amendments to the height map.

c. Final Authority
With respect to this Ordinance, the Historic Board of Review shall be responsible for final action regarding:

i. Certificates of Appropriateness for new construction, alterations, relocation and demolition as identified in Sec. 3.21, Certificate of Appropriateness for the Savannah Downtown Historic District; and

ii. Variances (as identified in Sec. 3.24, Variances).

2.6.3 Composition and Term of Office

a. Composition
The Historic Board of Review shall be composed of nine (9) to eleven (11) members, who are selected by the Mayor and Aldermen.

b. Term of Office
Each member shall serve a term of three (3) years, and terms shall be staggered. Members shall not serve more than two (2) consecutive terms.

2.6.4 Qualifications of Members

a. Residence
Members of the Historic Board of Review shall be residents of Chatham County regardless of jurisdiction; be residents of the city of Savannah; and At least one (1) member shall be a permanent resident of the district.

Comment [m16]: Draft 3 revision. This Suggested by the Historic Board of Review.

Comment [ab17]: Draft 3 revision Suggested by the Historic Board of Review.
b. Qualifications

Members shall have demonstrated a special interest in the preservation of historic resources and the built environment. The Historic Board of Review shall include at least five (5) appointed representatives of professions which are directly related to historic preservation such as architecture, architectural history, urban planning, archaeology, law or building construction and restoration, and at least one attorney.

Comment [m18]: Draft 3 revision. Suggested by the Historic Board of Review.

Comment [m19]: Draft 3 revision. Suggested by the Historic Board of Review.

c. Disclosure

Applicants for appointment to the Historic Board of Review shall disclose whether or not they are currently elected or appointed to hold office in any public body or agency, including serving on an advisory board.

d. Ethics

Members of the Historic Board of Review shall be subject to all ethical principles as specified in the By-laws and Procedural Manual for the Historic Board of Review.

2.6.5 Attendance and Removal of Members

a. Attendance Requirements and Removal

Members of the Historic Board of Review shall meet the minimum attendance requirements specified in the By-laws and Procedural Manual for the Historic Board of Review.

b. Removal for Other Cause

The Mayor and Aldermen may remove any member of the Historic Board of Review who:

i. Is no longer a resident of Chatham County regardless of jurisdiction the city of Savannah;

ii. If the Mayor and Aldermen to have known that he or she had a conflict of interest, as described in the By-laws and Procedural Manual for the Historic Board of Review, in a matter and participated in discussion on that matter; or

iii. Is convicted of a felony or an offense involving moral turpitude while in office serving as a member of the Historic Board of Review.

Comment [ab20]: Draft 3 revision

2.6.6 Meetings and Rules of Procedures

a. Meetings

i. Regular Meetings

Regular meetings shall be held each month and shall be set for a time, date and location certain.

ii. Special Meetings

(1) Calling of Special Meetings

Special meetings may be called by the Mayor of the City of Savannah, the Chair of the Historic Board of Review, or a majority of the members of the Historic Board of Review or the Planning Director.

(2) Notice of Special Meetings

The Planning Director shall provide public notice a minimum of two (2) days in advance of any special meetings. The content of the notice shall comply with the requirements of Sec. 3.3.3 of this Ordinance.
b. **Minutes and Public Records**
   The Historic Board of Review shall keep minutes of its proceedings, showing the absence of members and the vote of each member, including the Chair and Vice-Chair.

c. **Meeting and Hearings to be Public**
   All meetings and hearings of the Historic Board of Review shall be open to the public.

d. **Public Notice**
   Public notice of the Historic Board of Review meeting shall be provided as required for each development application type as provided in Sec. 3.3, Public Notice.

e. **Quorum**
   A meeting of the Historic Board of Review shall not be called to order, nor shall any business be transacted by the Historic Board of Review, without a quorum being present. A quorum shall consist of at least five (5) members.

f. **Consideration of Applications and Other Actions**
   A majority vote of a quorum or any greater number of members present at a meeting shall be necessary for the Historic Board of Review to take action or make a decision or other determination.

g. **Conflict of Interest**
   If there is a matter which comes before a member of the Historic Board of Review for which a conflict of interest exists, the member shall comply with the requirements of the By-laws and Procedural Manual for the Historic Board of Review.
Sec. 2.7 Planning Director

2.7.1 Defined
The Executive Director of the Metropolitan Planning Commission shall be the Planning Director.

2.7.2 Delegation of Authority
The Planning Director may designate any staff member to serve as his/her designee only for those functions identified in this Ordinance. The Planning Director shall remain responsible for any final action.

2.7.3 Powers and Duties

a. General Authority
   i. The Planning Director shall perform related duties as directed by each Governing Body, the Planning Commission or any other applicable ordinances.
   ii. The Planning Director shall have the powers and duties listed below, in addition to those provided elsewhere in this Ordinance, the County Code of Ordinances and the City of Savannah Code of Ordinances, as applicable.

b. Review Authority
   With respect to this Ordinance and the Subdivision Ordinance, the Planning Director shall review and make recommendations regarding:
   i. Comprehensive plan amendments;
   ii. Zoning map amendments;
   iii. Planned developments;
   iv. Zoning text amendments;
   v. Major site development plans;
   vi. Traffic impact analyses;
   vii. Special use permits;
   viii. Local historic district designations, including amendments to height and contributing resource maps;
   ix. Local historic property designations;
   x. Certificates of Appropriateness for local historic districts and properties;
   xi. Certificates of Appropriateness for the Savannah Downtown Historic District with the exception of those listed below; and
   xii. Major subdivisions; and
   xiii. Other duties as specified by this Ordinance.

c. Final Authority
   With respect to this Ordinance and the Subdivision Ordinance, the Planning Director shall be responsible for final action regarding:
   i. Prevention of demolition by neglect;
   ii. Minor site development plans;
   iii. Certificates of Appropriateness for actions identified in Sec. 3.21.8; and
   iv. Other duties as specified by this Ordinance.
Sec. 2.8  Governing Body Building Official

2.8.1 Defined
The Governing Body Building Official identified in this Ordinance is:

a. Chatham County
   The Governing Body Building Official shall be the Director of Building Safety and Regulatory Services, or successor.

b. City of Savannah
   The Governing Body Building Official shall be the Director of Development Services, or successor.

2.8.2 Delegation of Authority
The Governing Body Building Official may designate any staff member to serve as his/her designee only for those functions identified in this Ordinance and the Subdivision Ordinance. The Governing Body Building Official shall remain responsible for any final action.

2.8.3 Powers and Duties

a. General Authority
   i. The Governing Body Building Official shall perform related duties as directed by the applicable Governing Body.
   ii. The Governing Body Building Official shall have the powers and duties listed below, in addition to those provided elsewhere in the County Code of Ordinances and the City of Savannah Code of Ordinances, as applicable.

b. Final Authority
   With respect to this Ordinance and the Subdivision Ordinance, the Governing Body Building Official shall be responsible for final action regarding:
   i. Simple site development plans;
   ii. Temporary use permits;
   iii. Home occupation permits;
   iv. Sign permits;
   v. Affirmative preservation;
   vi. Written interpretations;
   vii. Administrative adjustments;
   viii. Wetlands Assessments, as applicable; and
   ix. Other duties as specified by this Ordinance.
Sec. 2.9  Governing Body Engineer

2.9.1 Defined
The Governing Body Engineer identified in this Ordinance is:

a. Chatham County
   The Governing Body Engineer shall be the Chatham County Engineer, or successor.

b. City of Savannah
   The Governing Body Engineer shall be the City of Savannah Engineer, or successor.

2.9.2 Delegation of Authority
The Governing Body Engineer may designate any staff member to serve as his/her designee only for those functions identified in this Ordinance and the Subdivision Ordinance. The Governing Body Engineer shall remain responsible for any final action.

2.9.3 Powers and Duties

a. General Authority
   i. The Governing Body Engineer shall perform related duties as directed by each Governing Body.
   ii. The Governing Body Engineer shall have the powers and duties listed below, in addition to those provided elsewhere in the County Code of Ordinances and the City of Savannah Code of Ordinances, as applicable.

b. Final Authority
   With respect to this Ordinance and the Subdivision Ordinance, the Governing Body Engineer shall be responsible for final action regarding:
   i. Traffic Impact Analysis;
   ii. Wetlands Assessments, as applicable;
   iii. Wetland and Marsh Buffer Modifications; and
   iv. Other duties as specified by this Ordinance.
Sec. 2.10 Governing Body Site Development Review Team

2.10.1 Defined
The Governing Body Site Development Review Team is comprised of staff from the Metropolitan Planning Commission, County and City departments and agencies, as applicable, and is established to provide technical assistance in the review of certain provisions of this Ordinance as set forth below.

2.10.2 Composition
The county and city shall have its own Governing Body Site Development Review Team. As described below, representatives from specified agencies and county or city departments shall be included.

a. Chatham County
In the county, the Site Development Review Team shall consist of staff from the following agencies and departments:
   i. Metropolitan Planning Commission;
   ii. County Department of Engineering;
   iii. County Building Safety and Regulatory Services;
   iv. Metropolitan Planning Commission; and
   v. Other departments as deemed necessary by the County Manager.

b. City of Savannah
In the city the Site Development Review Team shall consist of staff from the following agencies and departments:
   i. Metropolitan Planning Commission;
   ii. City Development Services Department;
   iii. Metropolitan Planning Commission;
   iv. Water and Sewer Bureau;
   v. Stormwater Management Department;
   vi. Traffic Engineering Department;
   vii. Streets Maintenance Department;
   viii. Park and Tree Department;
   ix. Sanitation Bureau;
   x. City Fire Department; and
   x. Other departments as deemed necessary by the City Manager.

2.10.3 Review Authority
With respect to this Ordinance and the Subdivision Ordinance, the Governing Body Site Development Review Team shall review and make recommendations regarding the following:
   i. Rezoning (map amendments);
   ii. Planned developments;
   iii. Minor and major site development plans (as identified in Sec. 3.10, Site Development Plan);
   iv. Special use permits (as identified in Sec. 3.12, Special Use Permit);
v. Any variances to be reviewed by the Planning Commission or Zoning Board of Appeals; and

vi. Any variances to be reviewed by the Historic Preservation Commission or the Downtown Savannah Historic Board of Review that relate to a site standard identified within a historic overlay district or a base district development standard.

vii. Minor and major subdivision plats.
Article 3.0 Development Application and Review Procedures

Sec. 3.1 Purpose
The purpose of this Article is to provide the procedures and general standards for review of development, development activity and other applications that are submitted to administrators or bodies of Chatham County, the City of Savannah and/or the Metropolitan Planning Commission for review under this Ordinance. Unless otherwise provided in this Ordinance, the Planning Director shall establish detailed procedures for development review, including the following:

a. dates and deadlines for submitting applications;
b. application forms;
c. required documents and information to accompany application forms;
d. completeness review;
e. sufficiency review;
f. neighborhood meeting requirements;
g. public notice;
h. approval of applications or a recommendation for consideration at a public meeting or hearing; and
i. such other actions as may be needed to provide development review in an objective, timely and thorough manner.
Sec. 3.2 Application Requirements

3.2.1 Applicability
The requirements of this Section shall apply to all development applications unless otherwise provided in this Ordinance.

3.2.2 Pre-application Conference
Before submitting an application for development approval, an applicant may schedule a pre-application conference with the Planning Director to discuss procedures, standards and regulations required for approval in accordance with this Ordinance. A mandatory pre-application meeting is required for the following applications and where specified elsewhere in this Ordinance:

- Developments of Regional Impact;
- Comprehensive Plan amendments;
- Rezoning (map amendments);
- Rezoning (map amendment), Planned Development;
- Zoning text amendments;
- Major site development plans;
- Traffic Impact Analysis;
- Special use permits;
- Special Exceptions;
- Local historic district designations;
- Local historic property designations;
- Amendments to any contributing resources map or height map;
- Certificate of Appropriateness (for all applications except minor alterations as identified on the application form); and
- Variances; and
- Relief for Nonconforming Uses.

3.2.3 Neighborhood Meeting
A mandatory neighborhood meeting consistent with the requirements of Sec. 3.4, Neighborhood Meetings, shall be held for specified development applications that are identified in Table 3.3-1.

3.2.4 Forms
Applications required under this Ordinance shall be submitted on forms in such numbers as required by the applicable review authority.
3.2.5 Fees

a. All applications and associated fees shall be filed as specified on the application.

b. All fees associated with a review shall be paid in full before any application will be processed or reviewed.

   i. Filing fees shall be established from time to time and reviewed periodically to defray the cost of processing the application. Fees shall be adopted by each Governing Body and may vary by jurisdiction.

   ii. An applicant who has paid the appropriate fee pursuant to the submission of an application, but who chooses to withdraw such application prior to its distribution for review shall be entitled to a refund of the total amount paid, less 10% for administrative costs, upon written request to the appropriate department. Once review has begun, no refund shall be available.

3.2.6 Determination of Completeness

a. Completeness Determination

Applications will be checked for completeness within two (2) working days of submittal. An application shall be deemed complete when it contains all required information, documents and fees.

b. Complete Application

Once an application has been deemed to be complete, the application will be forwarded to the applicable review staff, which shall then perform a determination of sufficiency review.

c. Effect of Incomplete Application

Incomplete applications will not be accepted for review. If an application is determined incomplete, the applicant shall be notified in writing of the additional information that is required to continue review of the application.

3.2.7 Determination of Sufficiency

a. Sufficiency Determination

A determination of sufficiency shall be made within five (5) working days after an application is determined to be complete. An application is determined to be sufficient if all required information and documents have been prepared in accordance with professionally accepted standards. If an application is determined to be insufficient, the applicant shall be notified in writing of the specific nature of additional information that is required to continue or conclude review of the application.

b. Sufficient Application

Once an application has been deemed to be sufficient, review shall commence. If an application requires a public meeting or hearing, the application shall be placed on the next available agenda of the appropriate reviewing body and the applicant notified in writing of the date, time and place of the meeting or hearing.

c. Effect of Insufficient Application

An applicant has 60 days from the day written notice is provided of insufficiency to provide all necessary information to remedy an insufficient application. The application shall be deemed withdrawn unless the applicant responds within the allotted timeframe, in one of the following ways:

   i. The applicant provides all the information necessary to remedy an insufficient application.
ii. The applicant requests in writing that the application be processed in its present form. In this case, the applicant acknowledges that the application has been determined by the Planning Director to be insufficient, the applicant waives the right to supplement the application with additional information, and the applicant agrees to allow a decision on the application based on the information submitted. The application shall then be processed in its present form.

3.2.8 Application Deadline

Applications sufficient for processing shall be submitted in accordance with the published calendar schedule. Schedules indicating submittal dates shall be developed each year and made available to the public.

3.2.9 Concurrent Applications

Related applications may be filed and reviewed simultaneously. Applications submitted simultaneously are subject to individual approval. Any application that is contingent upon the approval of another application shall not be eligible for final approval until such “contingent” application is approved.

**Commentary:** For example, if an application for a variance is denied, the concurrent site development plan cannot be approved until the applicant either removes the variance from the plan or obtains approval of an alternate variance.

3.2.10 Application Withdrawals, Deferrals and Continuances

Applications may be withdrawn, deferred or continued in accordance with the following procedures:

a. Withdrawals

i. The applicant may withdraw an application at any time prior to the final action of said application.

ii. The request to withdraw an application must be made in writing to the appropriate review authority or administrator.

b. Deferrals

i. The applicant may request a deferral to a later meeting or hearing at any time prior to the close of business the day before the scheduled public meeting or hearing.

ii. The applicant must request a deferral to a date certain within 90 days of the originally scheduled public meeting or hearing.

iii. The applicant may defer a public meeting or hearing only twice. After two (2) deferrals, the application shall be scheduled for the next regularly scheduled meeting or hearing or the application shall be considered withdrawn.

iv. The request to defer the public meeting or hearing must be made in writing to the appropriate decision-making body.

v. If the request to defer the public meeting or hearing is made after public notification has already occurred, notification procedures for the deferred public meeting or hearing must be repeated in accordance with Sec. 3.3 Public Notice of this Ordinance the meeting date on the posted sign(s) required by Sec. 3.3.6, Public Notice shall be updated by the applicant.
c. Continuances

i. For All Review Authorities Not Including the Historic Preservation Commission

   (1) The Governing Bodies, Planning Commission, Savannah Downtown Historic Board of Review and Zoning Board of Appeals shall have the authority to continue public meetings or hearings at their discretion.

   (2) The applicant may request a continuance to a date certain within 90 days of the originally scheduled public meeting or hearing. If a date certain has not been specified at the time a continuation is proposed, the continuance shall be scheduled for the next regularly scheduled meeting or hearing.

ii. For the Historic Preservation Commission Only

   Pursuant to O.C.G.A. §44-10-21 ("Historic Preservation Act"), or as amended, the Historic Preservation Commission shall have the authority to continue public meetings and hearings provided that the applicant consents to such continuance or requests such continuance. If a date certain has not been specified at the time a continuation is proposed, the continuance shall be scheduled for the next regularly scheduled meeting or hearing.

   **Commentary:** O.C.G.A. §44-10-28 requires the commission to act on a certificate of appropriateness within 45 days, or the application stands approved. Presumably, if a property owner consents to an extension, he waives the 45 day limit.
Sec. 3.3 Public Notice

3.3.1 Applicability
All meetings or hearings of the Governing Bodies, the Planning Commission, the Zoning Board of Appeals, the Historic Preservation Commission and the Savannah Downtown Historic District Board of Review are public and are subject to notification requirements under state law, where applicable, and of this Ordinance. This Section establishes the minimum requirements for notice for such meetings and hearings. Public notice requirements for wireless telecommunications facilities are located in Sec. 8.3, Wireless Telecommunications Facilities.

3.3.2 Types of Public Notice

a. Forms of notice required for various public meetings and hearings may include mailed notice, published notice provided via a newspaper of general circulation and posted notice by signs as described within this Section. Public notice requirements for development applications are generally indicated in Table 3.3-1 below.

b. Neighborhood meetings, in accordance with Sec. 3.4.3, require additional notice to the public as described in that Section.

c. For applications that require a public meeting followed by a public hearing, such as a Planning Commission recommendation followed by a Governing Body decision, any required mailed, published or posted notice for the public meeting must be repeated for the public hearing unless otherwise specified by this Ordinance.

<table>
<thead>
<tr>
<th>Proposal</th>
<th>Mailed</th>
<th>Published</th>
<th>Posted</th>
<th>Neighborhood Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development of Regional Impact (DRI)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Comprehensive Plan Text Amendment</td>
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<td>✓</td>
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</tr>
<tr>
<td>Rezoning (Map Amendment)</td>
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<td>✓</td>
</tr>
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<td>Rezoning, Planned Development District</td>
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<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Zoning Text Amendment</td>
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<td>✓</td>
<td>n/a</td>
</tr>
<tr>
<td>Site Development Plan (Major only/No Variance)</td>
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<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Site Development Plan (Major only/Variance requested)</td>
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<td>✓</td>
<td>n/a</td>
<td>✓</td>
</tr>
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</tr>
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</tr>
<tr>
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<td>✓</td>
</tr>
<tr>
<td>Local Historic Property Designation</td>
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<tr>
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<tr>
<td>Certificate of Appropriateness for Local Historic Districts (No Variance)</td>
<td>n/a</td>
<td>n/a</td>
<td>✓</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Comment [m5]: Draft 3 revision.
Comment [m6]: See comment 2.
Comment [m7]: See comment 2.
Article 3.0 Development Application and Review Procedures

Sec. 3.3 Public Notice

3-7

Proposal | Mailed | Published | Posted | Neighborhood Meeting
--- | --- | --- | --- | ---
Certificate of Appropriateness for Local Historic Districts (Variance requested) | ✓ | ✓ | n/a | n/a
Prevention of Demolition by Neglect/Proactive Preservation | ✓ | n/a | n/a | n/a
Administrative Adjustment | n/a | n/a | n/a | n/a
Variance [Zoning Board of Appeals] | ✓ | ✓ | n/a | n/a
Written Interpretation | n/a | n/a | n/a | n/a
Appeals | See Sec. 3.26.6 | n/a | ✓ | n/a
Relief for Nonconforming Uses | ✓ | ✓ | n/a | ✓ | ✓

[1] In addition to the public notice requirement to designate a local historic district, the public notice requirement for rezoning shall also be followed since an overlay zoning district is proposed. Such notifications may appear in the same notice provided that the requirements of the State Historic Preservation Act and the State Zoning Procedures Law are met.

3.3.3 Content of Mailed and Published Notices

All mailed and published notices shall include, at a minimum, the information listed below:

For text amendments, Sec. 3.3.3 d. thru g. shall not be required as such amendments are not property specific.

a. Statutory Requirements

Any information required by the Official Code of Georgia Annotated (O.C.G.A.) for published notice for the type of application which is the subject of the notice.

b. Nature of Application

The application number, application type, applicant’s name, property owner’s name and a description of the proposal or request. If the applicant is the Board of County Commissioners or the Mayor and Aldermen and the application is for a Comprehensive Plan map amendment or a rezoning (including planned districts and overlay zoning districts), property owner names shall not be required.

c. Public Meeting or Hearing Location, Time and Date

The location, time and date of all scheduled public meetings or hearings on the application.

d. Location of the Subject Property

i. The location of the land involved by street address, or if there is no street address, by description of the subject property. If the applicant is the Board of County Commissioners or the Mayor and Aldermen and the application is for a Comprehensive Plan map amendment or a rezoning (including planned districts and overlay zoning districts), street addresses shall not be required.

ii. For mailed notice only, a location map shall be included, indicating the location and general boundaries of the property, with reference to the closest intersection of public streets, when possible.

e. Property Identification Number

The Property Identification Number (PIN) for the subject property. If the applicant is the Board of County Commissioners or the Mayor and Aldermen and the application is for a Comprehensive Plan map amendment or a rezoning (including planned districts and overlay zoning districts), property identification numbers shall not be required.
f. **Size of Subject Property**
   The total size of the subject property, rounded to the nearest one-hundredth of an acre.

g. **Zoning Designations**
   The zoning district(s) of the property subject to the application. If the application is for a rezoning (map amendment), the proposed zoning district(s) shall also be provided.

h. **Materials Available for Public Information**
   The name, address and telephone number of the department in which the application, staff report and related materials may be inspected by the public, and the fact that information is available for public inspection during normal business hours.

i. **Submittal of Written Materials**
   The name, address and telephone number of the department where the public may submit written comments or evidence prior to the public meeting or hearing.

j. **Public Comment Allowed**
   A statement that affected parties may appear at the public meeting or hearing, be heard and submit evidence and written comments.

3.3.4 Procedure for Mailed Notice

a. **To Whom Provided**
   When required, as shown in Table 3.3.1, notice shall be mailed, as appropriate, to all property owners, organizations and associations indicated below.

   i. **Property Owners and Occupants of the Subject Property**
      (1) All property owners of the land subject to the application shall be mailed notice of a public meeting or hearing unless otherwise provided below.
      (2) For applications to designate or amend a local historic district or a local historic property, mailed notice shall be sent to all property owners and occupants as required by O.C.G.A. §44-10-26 (“Georgia Historic Preservation Act”), or as amended, for only the public hearing. For public meetings, mailed notification shall comply with Sec. 3.3.4.a.i.(a) above.
      (3) For any rezoning (map amendment) that is initiated by the Board of County Commissioners or the Mayor and Aldermen for any land area that is at least three (3) acres, mailed notice shall not be required in accordance with O.C.G.A. §36-66-4 (“The Zoning Procedures Law”).
      (4) For any Comprehensive Plan map amendment that is initiated by the Board of County Commissioners or the Mayor and Aldermen for any land area that is at least three (3) acres, mailed notice shall not be required.

   ii. **Jurisdictions**
      Any municipality or county within 300 feet of the subject property shall be mailed a written notice of a public meeting or hearing when an application is for a rezoning (including Planned Developments and overlay districts), major site development plans and special use permits.

   iii. **Military Installations**
      In accordance with the O.C.G.A. §36-66-6 (“The Zoning Procedures Law”), or as amended, all military bases and installations, including Hunter Army Airfield, shall receive written notice of any application that requires a zoning decision by the Governing Body. This applies only to land within 3,000 feet of the base or installation,
or within 3,000 feet of any Clear Zone or Accident Potential Zone that is affiliated with such base or installation. See Sec. 7.2, Airport, Airfield Overlay District.

**Commentary:** As of [the effective date of this Ordinance], O.C.G.A. identifies a “zoning decision” as the following: 1) the adoption of new zoning ordinance; 2) a text amendment; 3) rezoning of property; 4) rezoning of property that is to be annexed; and, 5) a special use permit. A written recommendation from the commander of such base or installation must be requested at least 30 days prior to the hearing. If a response is not received by the date of the public hearing, it should be presumed that the proposed zoning decision has no adverse effect on the base or installation.

iv. Nearby Property Owners and Associations

(1) Nearby Property Owners
All property owners within 300 feet of the boundaries of the subject property shall receive notice.

(2) Neighborhood and Property Owner’s Associations
When the subject property is within the boundary of a neighborhood or property owner’s association on record with the MPC, notice shall be provided to such association. Mailed notice shall also be provided to other such neighborhood or property owner’s association(s) within 300 feet of the subject property.

b. Mailing and Postmarking

i. How Property Addresses are to be Obtained
Mailing addresses for property owners shall be obtained from the most recent tax digest available from the office of the Chatham County Board of Assessors. For neighborhood and property owner associations, mailing addresses shall be obtained from the most recent addresses provided to the Metropolitan Planning Commission by such associations.

ii. Timing of Mailed Notice

(1) For all development applications that require mailed notice, except those provided in Sec. 3.3.4.b.ii.(2) below, notice shall be mailed at least 15 but no more than 45 days prior to the public meeting or hearing.

(2) For applications to designate a local historic district or to designate a local historic property (or to amend a historic district designation or historic property designation), mailed notice shall be sent at least 10 but not more than 20 days prior to the public hearing as provided in O.C.G.A. §44-10-26 ("Georgia Historic Preservation Act"). For public meetings, mailed notification shall comply with Sec. 3.3.4.b.ii.(1) above.

iii. When Notice Deemed to be Mailed
Notice shall be deemed mailed by its deposit with the U.S. Postal Service.

3.3.5 Procedure for Published Notice

a. Publishing of Public Notice
When required, as shown in Table 3.3.1, public notice shall be published in accordance with the standards established by the Official Code of Georgia Annotated and this Ordinance.

b. Preparation of Notice Content and Publishing Responsibility
The Planning Director or Governing Body, as applicable, shall prepare the content of the notice and be responsible for publishing the notice in a local newspaper of general
circulation within the boundaries of Chatham County.

c. **Timing of Published Notice**

i. **Public Meetings**

   For all development applications that require published notice except those provided in 3.3.5.c.ii. below, notice shall be published at least 10 but no more than 20 days prior to the public meeting.

ii. **Public Hearings**

   (1) For all development applications that require published notice except those provided in 3.3.5.c.ii.(2)-below, notice shall be published at least 15, but no more than 45 days prior to the public meeting or hearing.

   (2) For applications to designate a local historic district or to designate a local historic property, notice of the public hearing shall be published at least 10 but not more than 20 days prior to the public hearing as provided in O.C.G.A. §44-10-26 (“Georgia Historic Preservation Act”), or as amended. Notice of the public hearing shall be published on at least three (3) occasions prior to the public hearing. For public meetings, mailed notification shall comply with Sec. 3.3.5.c.b.i.(1) above.

3.3.6 **Requirements for Posted Notice**

a. **Content of Notice**

   When required, as provided in Table 3.3-1, posted notice shall include the following information listed below on the sign.

   i. The type of application;

   ii. Description of the proposal or request;

   iii. The date, time and location of the scheduled public meeting or hearing;

   iv. The application file number; and

   v. A phone number to call for additional information.

b. **Posting of Notice**

   Posting of property shall comply with the requirements listed below.

   i. **Responsibility for Posting**

      Signs shall be posted by staff designated by the Governing Body Building Official. If the applicant is the Board of County Commissioners or the Mayor and Aldermen and the application is for a Comprehensive Plan map amendment or rezoning (including an overlay zoning district) of more than three (3) acres, posting shall not be required by this Ordinance but may occur as a policy.

   ii. **Form of Required Signs**

      Notice shall be posted on weather resistant signs in a form established by the Planning Director and Governing Body Building Official.

c. **Timing of Posted Notice**

   For any application requiring posted notice, signs shall be posted at least 15, but no more than 45 days before the public meeting or hearing.
d. **Location of Signs**

   i. **Subject Property**
      Signs shall be placed on the subject property.

   ii. **Street Frontage**
      Signs shall be placed along each street, at maximum intervals of 400 feet and set back a maximum of five (5) feet from the property line, so that the signs are visible from the street.

   iii. **Lack of Street Frontage**
      If the land does not have street frontage, at least one (1) sign shall be placed on the property at the access point and additional sign(s) shall be placed on the nearest public right-of-way.

   iv. **Installation**
      Signs shall be posted in a professional manner, able to withstand normal weather events. Signs shall not be posted onto any tree.

   **Proof of Posting**

      The applicant shall provide a signed affidavit within 72 hours of the posting certifying that the signs were posted in compliance with the standards of this Section. If such information is not provided within this timeframe, the application shall not be scheduled for a public meeting or hearing. Once proof of posting has been provided, the application shall be rescheduled to the next regular meeting or hearing date.

   **Maintenance**

      The applicant shall ensure that the signs are maintained on the subject property until completion of the final action on the application.

   **Removal**

      The applicant shall remove the sign within 10 days after final action on the application.

3.3.7 **Requirements and Procedure for Neighborhood Meetings**

When required, as shown in Table 3.3-1 or indicated elsewhere in this Ordinance, neighborhood meetings shall be held in accordance with Sec. 3.4, Neighborhood Meetings.
Sec. 3.4 Neighborhood Meetings

3.4.1 Purpose

The purpose of a neighborhood meeting is to ensure early citizen participation in an informal forum in conjunction with development applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. These meetings ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with the applicant to resolve any concerns at an early stage of the process. A neighborhood meeting is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.

3.4.2 When Required

Neighborhood meetings are required for certain types of applications, as indicated in Sec. 3.3.2 Table 3.3-1, Types of Required Public Notice for Development Applications/Public Notice, or where specified elsewhere in this Ordinance.

3.4.3 Public Notice

The applicant shall provide notice by mail at least 10 seven (7) but not more than 30 days prior to the date of the neighborhood meeting to property owners within 300 feet of the subject property for which the approvals are sought and to neighborhood associations or property owner's associations located within 300 feet of the site which are on record with the Metropolitan Planning Commission. Notice shall also be provided to the Planning Director. At a minimum, the notice shall include the following:

a. The applicant’s name and telephone number;

b. The street address of the subject property with a legible identification map;

c. A clear explanation of the application that the applicant has submitted; and

d. The date, time and location of the meeting.

3.4.4 General Requirements

After an application has been submitted, but prior to the public meeting or hearing, the applicant shall hold a neighborhood meeting consistent with the following:

a. Timing of Meeting

The neighborhood meeting must be held after the application has been submitted to the Metropolitan Planning Commission, and shall occur at least 10-seven (7) days prior to the public meeting or hearing.

b. Meeting Time

The meeting shall start between 8:00 a.m. and 8:00 p.m. on a weekday, or between 9:00 a.m. and 6:00 p.m. on a weekend.

c. Meeting Location

The meeting shall be held within the general area of the subject property whenever possible.

d. Sign-In Sheet

A sign-in sheet shall be provided at the meeting with columns for the attendee’s name, address, phone number and e-mail address.
e. Meeting Summary

Following the Neighborhood Meeting, but at least seven (7) days prior to the public meeting or hearing, the applicant shall submit to the Planning Director a summary of the materials presented at the meeting, the issues raised by those in attendance, the suggestions and concerns of those in attendance and a copy of the sign-in sheet.

f. Consistency with Additional Requirements

The Planning Director may develop administrative rules pertaining to any additional requirements for the conduct of the meeting.

3.4.5 Failure to Hold a Public Meeting

If an applicant fails to hold a required neighborhood meeting consistent with the requirements of this Section, the public meeting or hearing shall be postponed until after such a meeting has been held.
Sec. 3.5 Development of Regional Impact

3.5.1 Applicability
This Section shall apply to any proposed development that meets or exceeds the minimum threshold established for specified uses or activities as identified by the Rules of the Georgia Department of Community Affairs, §110-12-3 ("Developments of Regional Impact"), as amended. The Metropolitan Planning Commission shall serve as the submitting agency on behalf of the applicant.

3.5.2 Pre-application Conference
Prior to the submittal of an application for a Development of Regional Impact, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

3.5.3 Application Requirements

a. An application for a Development of Regional Impact shall be submitted in accordance with Sec. 3.2, Application Requirements.

b. It shall be the responsibility of the applicant to complete the forms required by the Department of Community Affairs and to submit them to the Metropolitan Planning Commission along with all other information that may be required by the Department of Community Affairs.

3.5.4 Review by Planning Director
The Planning Director shall review the forms and any associated information for sufficiency before forwarding to the Department of Community Affairs.

3.5.5 Action on a Development of Regional Impact

a. In accordance with Ga Comp. R. & Regs §110-12-3 et seq., official or final action on a Development application cannot occur until such time as the Department of Community Affairs has completed its review.

b. No Governing Body with jurisdiction or any commission, board or administrator can take action on a Development of Regional Impact. However, comments received by the Department of Community Affairs may be considered prior to taking final action on a Development application.

Commentary: The DRI is a State-only review; however, comments received from DCA (and other reviewing agencies) can be incorporated into the final decision of a commission or board.
Sec. 3.6 Comprehensive Plan Amendment

3.6.1 Purpose

This Section establishes the procedures for amending the text or Future Land Use Map of the Comprehensive Plan.

3.6.2 Initiation of Comprehensive Plan Amendment

a. An application for a Comprehensive Plan amendment, text or map, may be initiated by any of the following:
   i. The Board of Chatham County Commissioners;
   ii. The Savannah Mayor and Aldermen; or,
   iii. The Planning Commission.

b. Any person owning property within the county or city, or agent for such property owner, may initiate an application only for a Comprehensive Plan map amendment to change the Future Land Use Map category only for their own property.

3.6.3 Coordination with Applications for Rezoning Map Amendment

a. When a proposed rezoning (map amendment) is inconsistent with the Future Land Use Map, an application for a comprehensive plan map amendment may be submitted prior to or concurrently with a rezoning application. For the purposes of this Section, inconsistency means that the future land use classification, as shown on the Future Land Use Map, does not permit the proposed zoning district.

   Commentary: Within Article 5.0, Base Zoning Districts, the zoning districts permitted in each Future Land Use Map category are provided after the district description.

b. The Future Land Use Map must be recommended for amendment or amended prior to action on the rezoning to maintain consistency between land use and zoning. The map amendment and rezoning may be heard at the same meeting or hearing; however, decisions shall be rendered with separate motions.

3.6.4 Pre-Application Conference Required

Prior to the submittal of an application for a comprehensive plan amendment, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

3.6.5 Required Public Notice

a. Comprehensive Plan Text Amendments

Public notice shall be provided in accordance with the procedures in Sec. 3.3, Public Notice.
b. Comprehensive Plan Map Amendments

i. Public notice shall be provided in accordance with the procedures in Sec. 3.3, Public Notice.

ii. When a comprehensive plan map amendment is proposed for property within 1,500 feet of any other county or municipal jurisdiction or within 3,000 feet of Hunter Army Airfield, the managers of such political jurisdictions and the base commander shall be requested to provide a written recommendation and supporting facts at least 30 days prior to public meeting before the Planning Commission. If there is no response, there shall be a presumption that the comprehensive plan map amendment will not have any adverse effect on the jurisdiction.

3.6.6 Neighborhood Meeting Required Reserved

For comprehensive plan map amendments only, the applicant shall hold a neighborhood meeting in accordance with Neighborhood Meetings.

3.6.7 Application Requirements

An application for a comprehensive plan amendment shall be submitted in accordance with Sec. 3.2, Application Requirements and as provided below.

a. Comprehensive Plan Text Amendments

Applicants for a Comprehensive Plan text amendment shall provide the following:

i. The Comprehensive Plan planning goal or element and any specific goals, objectives, strategies, policies, guiding principles and programs sought to be amended, whether proposed to be added, removed or revised; and

ii. A statement explaining the need for the text amendment, including the appropriate data and analysis to support the proposal, and indicating how the text amendment is consistent with and further supports goals, objectives, strategies, policies, guiding principles and programs of the Comprehensive Plan.

Commentary: An amendment that would revise, remove or add a map other than the Future Land Use Map shall be considered a text amendment for the purpose of this Section.

b. Comprehensive Plan Future Land Use Map Amendments

i. Applicants for a Comprehensive Plan map amendment shall provide the following:

   (1) The Future Land Use category proposed;

   (2) A statement explaining the need for the map amendment, including the appropriate data and analysis to support the proposal, and indicating how the map amendment is consistent with and further supports goals, objectives, strategies, policies, guiding principles and programs of the Comprehensive Plan;

ii. The Planning Director shall address the following for consideration by the Planning Commission:

   (1) The most intense and/or dense development that can occur on the site under the proposed future land use category and permitted zoning districts within such category, including the total number of acres for the site; and

   (2) An analysis of the most intense and/or dense development that would be permitted by the proposed Comprehensive Plan map amendment in relationship to the following:

       (a) The availability of potable water, sanitary sewer, stormwater and solid waste facilities;
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Sec. 3.6 Comprehensive Plan Amendment

3.6.8 Review by the Planning Commission

a. Consideration by Planning Commission

All Comprehensive Plan amendments shall be considered by the Planning Commission at a public meeting, prior to a public hearing by the Governing Body.

b. Review Criteria

The Planning Commission shall review and make a recommendation on the proposed Comprehensive Plan amendment based upon verification and analysis of the criteria in Sec. 3.6.7.a. for Comprehensive Plan text amendments, and Sec. 3.6.7.b. for Comprehensive Plan map amendments.

c. Planning Commission Recommendation

i. Text Amendments

A recommendation shall be prepared and forwarded to each Governing Body. In its recommendation, the Planning Commission shall indicate how the text amendment is or is not consistent with, and furthers or does not further the goals, objectives, strategies, policies, guiding principles and programs of the Comprehensive Plan and if the proposed amendment should be:

(1) Approved;

(2) Approved with modifications; or

(3) Denied.

ii. Map Amendments

A recommendation shall be prepared and forwarded to the Governing Body with jurisdiction of the subject property. In its recommendation, the Planning Commission shall indicate how the map amendment is or is not consistent with, and furthers or

Comment [m15]: Draft 3 revision
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3.6.9 Action by the Governing Body

Within seven (7) days of the Planning Commission’s recommendation, the Planning Director shall forward the recommendation of the Planning Commission to the Governing Body as required by Sec. 3.6.8.a.

a. Public Hearing

The Governing Body shall hold a minimum of one (1) public hearing to consider the proposed amendment after receiving a recommendation from the Planning Commission. Within seven (7) days of receiving the Planning Commission recommendation, the Governing Body shall notify the applicant of the scheduled date for the public hearing.

b. Review Criteria

The Governing Body shall evaluate the proposed Comprehensive Plan amendment based upon verification and analysis of the criteria in Sec. 3.6.7.a. for text amendments and Sec. 3.6.7.b. for map amendments.

c. Action by the Governing Body

Following the public hearing, the Governing Body shall take one of the following actions:

i. Text Amendments

The Governing Body shall indicate how the text amendment is or is not consistent with, and furthers or does not further the goals, objectives, strategies, policies, guiding principles and programs of the Comprehensive Plan and if the proposed amendment should be:

(1) Approved;
(2) Approved with modifications; or
(3) Denied.

ii. Map Amendments

The Governing Body shall indicate how the map amendment is or is not consistent with, and furthers or does not further the goals, objectives, strategies, policies, guiding principles and programs of the Comprehensive Plan and if the proposed amendment should be:

(1) Approved;
(2) Approved to a future land use classification other than the classification requested by the applicant; or
(3) Denied.

3.6.10 Reconciliation of Text and Map Amendments

Annually, or as needed, the Planning Director should request a joint public hearing with the Board of County Commissioners and the Savannah Mayor and Aldermen for the purpose of addressing and possibly rectifying the differences between the county and city versions of the text of the

Article 3.0 Development Application and Review Procedures

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Comprehensive Plan that have resulted from the approval of Comprehensive Plan text amendments that are not consistent between the jurisdictions. Where differing text has been adopted by each Governing Body, the text shall be distinguished in the Comprehensive Plan. However, for Comprehensive Plan map amendments, because each Governing Body is solely responsible for amendments to the Future Land Use Map for property within their respective jurisdiction, no reconciliation process shall be required.
Sec. 3.7 Rezoning (Map Amendment)

3.7.1 Applicability
The provisions of this Section shall apply to amendments to the official Zoning Map of Chatham County and the official Zoning Map of the City of Savannah. For requirements and procedures for rezoning to a Planned Development district, refer to Sec. 3.8, Rezoning, Planned Development.

3.7.2 Initiation of Rezoning
An application for rezoning may be initiated by any of the following:

a. The Chatham County Commission, for any lands located within unincorporated Chatham County.
b. The Savannah Mayor and Aldermen, for any lands located within the city limits of Savannah.
c. The Planning Commission, for any lands located within unincorporated Chatham County or the city limits of Savannah.
d. The Historic Preservation Commission for any land proposed for or to be removed from a local historic overlay district; for any land proposed for or to be declassified as a local historic property; and, any amendment to a local historic district height map or a contributing resources map.
e. The Downtown Savannah Historic Board of Review for any land proposed for or to be removed from the Savannah Downtown Historic Overlay District; and, any amendment to the height map or contributing resources map for the Savannah Downtown Historic Overlay District.
f. Any person, or agent for such person, who seeks to rezone his or her own property.

3.7.3 Pre-application Conference
Prior to the submittal of an application for a rezoning, the applicant shall participate in a pre-application conference with the Planning Director.

3.7.4 Neighborhood Meeting Required
An applicant petitioning for a rezoning shall be required to hold a neighborhood meeting pursuant to Sec. 3.4, Neighborhood Meetings, if it is determined at the pre-application conference that any of the following apply:

a. The rezoning requires a Traffic Impact Analysis, pursuant to Sec. 3.11;
b. A Mixed-use or Nonresidential zoning district, as defined in Sec. 5.1, Zoning District Categories, or Planned Development district is proposed adjacent to a Residential zoning district;
c. The proposed rezoning is inconsistent with the adopted Future Land Use Map;
d. The Planning Director deems such a meeting is necessary.
3.7.5 **Required Public Notice**
Public notice shall be provided in accordance with the procedures in Sec. 3.3, Public Notice.

3.7.6 **Application Requirements**
An application for a rezoning shall be submitted in accordance with Sec. 3.2, Application Requirements.

3.7.7 **Review by the Planning Commission**

a. **Consideration by Planning Commission**
All rezoning applications shall be considered by the Planning Commission at a public meeting, prior to public hearing by the Governing Body.

b. **Standards and Criteria**
The Planning Commission shall review and make a recommendation on the proposed rezoning based upon the standards in Sec. 3.7.1, Review Standards for Rezoning Applications.

c. **Planning Commission Recommendation**
A recommendation shall be prepared and forwarded to the Governing Body with jurisdiction over the subject property. The recommendation shall indicate if the proposed rezoning should be:

i. Approved;

ii. Approved to a zoning district other than the district requested by the applicant, provided that such district is consistent with the Future Land Use Map designation (when a zoning district and Future Land Use Map designation are inconsistent, see commentary below); or

iii. Denied.

**Commentary:** If an alternate zoning district is recommended that is not consistent with the Future Land Use Map, a comprehensive plan amendment in accordance with the provisions of Sec. 3.6, Comprehensive Plan Amendment, must be reviewed by the Planning Commission. Until such time as a recommendation is provided by the Planning Commission on the Comprehensive Plan Amendment, the Planning Commission shall not make a recommendation on the rezoning petition.

3.7.8 **Review by the Historic Preservation Commission**

a. **Consideration by Historic Preservation Commission**
Rezoning applications, as specified in Sec. 3.7.2.d, shall be considered by the Historic Preservation Commission at a public meeting, prior to public hearing by the Governing Body.

b. **Standards**
The Historic Preservation Commission shall review and make a recommendation on the proposed rezoning based upon the standards in Sec. 3.7.11, Review Standards for Rezoning Applications.
c. **Historic Preservation Commission Recommendation**

A recommendation shall be prepared and forwarded to the Governing Body with jurisdiction over the subject property. The recommendation shall indicate if the proposed rezoning should be:

i. Approved;

ii. Approved to a zoning district other than the district requested by the applicant, provided that such district is consistent with the Future Land Use Map designation (when a zoning district and Future Land Use Map designation are inconsistent, see commentary in Sec. 3.7.7.c. with modifications; or

iii. Denied.

### 3.7.9 Review by the Savannah Downtown Historic Board of Review

a. **Consideration by Savannah Downtown Historic Board of Review**

Rezoning applications, as specified in Sec. 3.7.2.e., shall be considered by the Savannah Downtown Historic Board of Review at a public meeting, prior to public hearing by the Governing Body.

b. **Standards**

The Savannah Downtown Historic Board of Review shall review and make a recommendation on the proposed rezoning based upon the standards in Sec. 3.7.11, Review Standards for Rezoning Applications.

c. **Savannah Downtown Historic Board of Review Recommendation**

A recommendation shall be prepared and forwarded to the Governing Body with jurisdiction over the subject property. The recommendation shall indicate if the proposed rezoning should be:

i. Approved;

ii. Approved to a zoning district other than the district requested by the applicant, provided that such district is consistent with the Future Land Use Map designation (when a zoning district and Future Land Use Map designation are inconsistent, see commentary in Sec. 3.7.7.c. with modifications; or

iii. Denied.

### 3.7.10 Action by the Governing Body

Within seven (7) days of the recommendation of the applicable review body, the Planning Director shall forward the recommendation to the Governing Body with jurisdiction for final action.

a. **Public Hearing**

The Governing Body shall hold a minimum of one (1) public hearing to consider the proposed rezoning after receiving a recommendation from the applicable review body. Within seven (7) days of receiving the recommendation, the Governing Body shall notify the applicant of the scheduled date for the public hearing.

b. **Standards**

The Governing Body shall evaluate the proposed rezoning based upon the standards in Sec. 3.7.11, Review Standards for Rezoning Applications.


c. **Action by the Governing Body**

Following the public hearing, the Governing Body shall take one of the following actions:

i. Approve;

ii. Approve to rezone to a zoning district other than the district requested by the applicant provided that such district is consistent with the Future Land Use Map designation (when a zoning district and Future Land Use Map designation are inconsistent, see commentary in Sec. 3.7.7.c.); or

iii. Deny.

**Commentary:** If an alternate zoning district is recommended that is not consistent with the Future Land Use Map, a comprehensive plan amendment in accordance with the provisions of Sec. 3.6, Comprehensive Plan Amendment, must be reviewed by the Governing Body. Until such time as a decision is made by the Governing Body on the Comprehensive Plan Amendment, the Governing Body shall not take final action on the rezoning petition.

3.7.10

3.7.11

**Review Standards for Rezoning Applications**

When reviewing any application for rezoning, all of the standards listed below shall be considered.

a. **Suitability and Community Need**

i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.

ii. Whether the proposed zoning district addresses a specific need in the county or city.

b. **Compatibility**

i. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

ii. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

iii. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

c. **Consistency**

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

d. **Economic Reasonable Use**

Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

e. **Adequate Public Services**

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

f. **Proximity to a Military Base, Installation or Airport**

In accordance with the O.C.G.A §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot
Clear Zone or within any Accident Potential Zone that is affiliated with such base, installation or airport the following shall occur:

i. The commander of such military base, installation or airport, including Hunter Army Airfield, shall be requested to provide a written recommendation and supporting facts at least 30 days prior to the public hearing.

ii. If there is no response from the commander, there shall be a presumption that the proposed rezoning will not have any adverse effect relative to the matters specified below:

(1) Whether the zoning proposal will permit a use that is suitable in view of the use adjacent or nearby property within 3,000 feet of a military base, installation or airport;

(2) Whether the zoning proposal will adversely affect the existing use or usability of nearby property within 3,000 feet of a military base, installation or airport;

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

(4) Whether the zoning proposal will result in a use which will or could cause a safety concern with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools due to the use of nearby property as a military base, installation or airport;

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted land use plan (i.e., the Comprehensive Plan); and,

(6) Whether there are existing or changing conditions affecting the use of the nearby property as a military base, installation or airport, which give supporting grounds for either approval or disapproval of the zoning proposal.

3.7.11 Limitations on Rezoning Applications

If the Governing Body denies an application for the rezoning of property, the applicant shall not resubmit an application to rezone any part or all of the same property to the same zoning district or any more intensive zoning district for a period of six (6) months from the date of the decision by the Governing Body.

3.7.12 Government Initiated Rezoning Application

a. The purpose of a government initiated rezoning shall be to rezone areas in conformance with the principles of comprehensive land use planning and staged development as reflected by established plans and policies, as well as planned public facilities.

b. The same review criteria shall apply to government initiated rezonings as to all other rezonings, as set forth in Sec. 3.7.11, Review Criteria—Standards for Rezoning Applications.

c. Notification procedures shall be followed as set forth in Sec. 3.3, Public Notice.

3.7.13 Rezoning Withdrawals, Deferrals and Continuances

Rezoning requests may be Withdrawn, Deferred or Continued in accordance with Sec. 3.2.10, Application Withdrawals, Deferrals and Continuances.
Sec. 3.8 Rezoning (Map Amendment), Planned Development District

3.8.1 Applicability
The provisions of this Section shall apply to amendments to the official Zoning Map of Chatham County and the official Zoning Map of the City of Savannah for a Planned Development district.

3.8.2 Initiation of Rezoning
An application for rezoning may be initiated by any of the following:

a. The Chatham County Commission, for any lands located within unincorporated Chatham County.

b. The Savannah Mayor and Aldermen, for any lands located within the city limits of Savannah.

c. The Planning Commission, for any lands located within unincorporated Chatham County or the city limits of Savannah.

d. Any person, or agent for such person, who seeks to rezone his or her own property.

3.8.3 Pre-application Conference
Prior to the submittal of an application for rezoning, the applicant shall participate in a pre-application conference with the Planning Director.

3.8.4 Application Requirements
An application for rezoning shall be submitted in accordance with Sec. 3.2, Application Requirements. In addition, the application shall include a master plan that is consistent with the requirements of Sec. 6.1, Planned Development District.

3.8.5 Neighborhood Meeting Required
An applicant petitioning for a Planned Development district shall be required to hold a neighborhood meeting pursuant to Sec. 3.4, Neighborhood Meetings.

3.8.6 Required Public Notice
Public notice shall be provided in accordance with the procedures in Sec. 3.3, Public Notice.

3.8.7 Review by the Planning Commission

a. Consideration by Planning Commission
All Planned Development applications shall be considered by the Planning Commission at a public meeting, prior to a public hearing by the Governing Body.

b. Standards and Criteria
The Planning Commission shall review and make a recommendation on the proposed Planned Development based upon the required review criteria in Sec. 3.8.9, Review Criteria for Planned Development Rezoning Applications.

Comment [m17]: See comment 2.
c. **Planning Commission Recommendation**

A recommendation shall be prepared and forwarded to the Governing Body with jurisdiction over the subject property. Based on the findings required by Sec. 3.8.9, a recommendation shall indicate if the proposed rezoning should be:

i. Approved;

ii. Approved with conditions, where conditions may be attached to the proposed Planned Development as established in Sec. 3.8.11, Conditions for Approval;

iii. Approved to a zoning district other than the district requested by the applicant, that is consistent with the future land use designation (When a zoning district and future land use designation are inconsistent, see commentary below); or

iv. Denied.

*Commentary: If an alternate zoning district is recommended that is not consistent with the Future Land Use Map, a comprehensive plan amendment in accordance with the provisions of Sec.3.6, Comprehensive Plan Amendment, must be reviewed by the Planning Commission. Until such time as a recommendation is provided by the Planning Commission on the Comprehensive Plan Amendment, the Planning Commission shall not make a recommendation on the rezoning petition.*

### 3.8.8 Action by the Governing Body

Within seven (7) days of the Planning Commission’s recommendation, the Planning Director shall forward the recommendation of the Planning Commission to the Governing Body with jurisdiction for final action.

a. **Public Hearing**

The Governing Body shall hold a minimum of one (1) public hearing to consider the proposed rezoning after receiving a recommendation from the Planning Commission. Within seven (7) days of receiving the Planning Commission recommendation, the Governing Body shall notify the applicant of the scheduled date for the public hearing.

b. **Standards and Criteria**

The Governing Bodies shall evaluate the proposed Planned Development using the standards in Sec. 3.8.9, Review Criteria for Planned Development Applications.

c. **Action by the Governing Body**

Following the public hearing and based on the findings required by Sec. 3.8.9, the Governing Body may take one of the following actions:

i. Approve;

ii. Approve with conditions, where conditions may be attached to the Planned Development as established in Sec. 3.8.10, Conditions for Approval;

iii. Approve to a zoning district other than the district requested by the applicant, that is consistent with the future land use designation (when a zoning district and future land use designation are inconsistent, see commentary below); or

iv. Deny.

*Commentary: If an alternate zoning district is recommended that is not consistent with the Future Land Use Map, a comprehensive plan amendment in accordance with the provisions of Sec. 3.6, Comprehensive Plan Amendment, must be reviewed by the Governing Body. Until such time as a recommendation is provided by the Governing Body on the Comprehensive Plan Amendment, the Governing Body shall not take final action on the rezoning petition.*
3.8.9 Review Standards for Planned Development Applications

When reviewing any application for rezoning to a Planned Development district, all of the criteria listed below shall be considered.

a. Rezoning Standards Applicable
   All of the standards from Sec. 3.7.11, Review Standards for Rezoning Applications, shall be considered.

b. Compatibility
   Whether the zoning proposal will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.

c. Resource Protection
   Whether the zoning proposal will not result in the destruction, loss, or damage of any feature-resource determined by the Governing Body to be of significant natural, cultural, scenic or historic importance. Such historic resource shall be listed or eligible to be listed on the local or National Register of Historic Places.

d. Complies with All Standards
   Whether the zoning proposal can comply with all additional standards imposed on it by the particular provision of authorizing such use.

3.8.10 Conditions for Approval

The Governing Body may include conditions or limitations as part of the approval. When a rezoning is approved with conditions, those conditions must be observed by subsequent development applications for the subject property.

3.8.11 Limitations on Rezoning Applications

If the Governing Body denies an application for the rezoning of property, the applicant shall not resubmit an application to rezone any part or all of the same property for a period of six (6) months from the date of the decision by the Governing Body.

3.8.12 Rezoning Withdrawals, Deferrals and Continuances

A Planned Development rezoning petition may be Withdrawn, Deferred or Continued in accordance with Sec. 3.2.10, Application Withdrawals, Deferrals and Continuances.
Sec. 3.9 Zoning Text Amendment

3.9.1 Applicability
The provisions of this Section shall apply to all amendments to the text of this Ordinance.

3.9.2 Initiation of Text Amendment
An application for a text amendment may be initiated by any of the following:

a. The Board of County Commissioners;
b. The Savannah Mayor and Aldermen;
c. The Planning Commission;
d. The Historic Preservation Commission;
e. The Savannah Downtown Historic Board of Review;
f. The Zoning Board of Appeals;
g. The Planning Director;
h. Any County or City department;
i. Any resident of the county or city, or any person owning property within the county or city, or agent for such person.

3.9.3 Pre-application Conference
Prior to the submittal of an application for a text amendment, the applicant shall participate in a pre-application conference with the Planning Director.

3.9.4 Required Public Notice
Published notice shall be required before the first public hearing on any proposed text amendment in accordance with the procedures in Sec. 3.3, Public Notice.

3.9.5 Application Requirements
An application for a text amendment shall be submitted in accordance with Sec. 3.2, Application Requirements. The application shall set forth the proposed text. If existing text is proposed to be repealed, such text shall be identified.

3.9.6 Review by the Planning Commission
a. Consideration by Planning Commission
All text amendment applications, with the exception of those provided in Sec. 3.9.7 and Sec. 3.9.8, shall be considered by the Planning Commission at a public meeting, prior to a public hearing by the Governing Body or Governing Bodies, as applicable.
b. **Planning Commission Recommendation**

   Based on the review criteria required by Sec. 3.8.10, findings shall be provided with the recommendation which shall indicate if the text amendment should be:
   
   i. Approved as submitted by the applicant;
   ii. Approved as recommended by the Planning Director;
   iii. Approved with modifications; or
   iv. Denied.

3.9.7 **Review by the Historic Preservation Commission**

a. **Consideration by the Historic Preservation Commission**

   An application for a text amendment to the below articles and sections shall be to the Historic Preservation Commission. The Historic Preservation Commission shall review and make a recommendation at a public meeting, prior to a public hearing by the Governing Body or Governing Bodies, as applicable.
   
   i. Sec. 2.5, Historic Preservation Commission;
   ii. Sec. 3.18, Local Historic District Designation;
   iii. Sec. 3.19, Local Historic Property Designation;
   iv. Sec. 3.20, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties;
   v. Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation;
   vi. Sec. 7.7, Historic Property Overlay District; and,
   vii. Any historic overlay district provided in Article 7.0, Historic and Other Overlay Districts, with the exception of Sec. 7.8, Savannah Downtown Historic Overlay District.

b. **Historic Preservation Commission Recommendation**

   Based on the review criteria required by Sec. 3.8.10, findings shall be provided with the recommendation which shall indicate if the text amendment should be:
   
   i. Approved as submitted by the applicant;
   ii. Approved as recommended by the Planning Director;
   iii. Approved with modifications; or
   iv. Denied.

3.9.8 **Review by the Savannah Downtown Historic Board of Review**

a. **Consideration by the Savannah Downtown Historic Board of Review**

   An application for a text amendment to the below sections shall be to the Savannah Downtown Historic Board of Review. The Historic Board of Review shall review and make a recommendation at a public meeting, prior to a public hearing by the Mayor and Aldermen.
   
   i. Sec. 3.21, Certificate of Appropriateness for the Savannah Downtown Historic Overlay District;
   ii. Sec. 7.8, Savannah Downtown Historic Overlay District;
b. **Savannah Downtown Historic Board of Review Recommendation**

   Based on the review criteria required by Sec. 3.8.10, findings shall be provided with the recommendation which shall indicate if the text amendment should be:
   
   i. Approved as submitted by the applicant;
   
   ii. Approved as recommended by the Planning Director;
   
   iii. Approved with modifications; or
   
   iv. Denied.

3.9.9 **Action by the Governing Body**

   Within seven (7) days of the recommendation of the review authority, the Planning Director shall forward the recommendation to the Governing Body or Governing Bodies, as applicable, for final action.

   a. **Public Hearing**

      The Governing Body shall hold a minimum of one (1) public hearing to consider the proposed text amendment after receiving a recommendation from the responsible review authority. Within seven (7) days of receiving the recommendation, the Governing Body shall notify the applicant of the scheduled date for the public hearing.

   b. **Action by the Governing Body**

      Based on the review standards required by Sec. 3.9.10, findings shall be made which shall indicate if the text amendment should be:

      i. Approved as submitted by the applicant;

      ii. Approved as recommended by the applicable review authority;

      iii. Approved with modifications;

      iv. Returned to the review authority for further study and recommendation; or

      v. Denied.

3.9.10 **Review Criteria for Text Amendment Applications**

   When reviewing an application for a text amendment, all of the criteria listed below shall be considered.

   a. **Consistency**

      The extent to which the proposed text amendment is consistent with the remainder of the Zoning Ordinance, including any purpose and intent statements.

   b. **New or Changing Circumstances**

      The extent to which the proposed text amendment represents a new idea not considered in the existing Zoning Ordinance, or represents a revision necessitated by changing circumstances over time.

   c. **Error or Inappropriate Standard**

      Whether or not the proposed text amendment corrects an error in the Zoning Ordinance, or otherwise improves upon existing requirements or standards.

   d. **Compliance with Higher Law**

      Whether or not the proposed text amendment revises the Zoning Ordinance to comply with state or federal statutes.
3.9.11 Reconciliation of Zoning Ordinance Text

Annually, or as needed, the Planning Director should request a joint public hearing with the Board of County Commissioners and the Savannah Mayor and Aldermen for the purpose of addressing and possibly rectifying the differences between the county and city versions of this Ordinance that have resulted from the approval of text amendments that are not consistent between the jurisdictions. Where differing text has been adopted by each Governing Body, the text shall be distinguished in this Ordinance.

a. Standards and Criteria

The Governing Bodies shall evaluate the proposed text amendment based upon the standards in Sec. 3.9.10, Review Standards for Text Amendment Applications.

b. Public Notification Requirements

Published notice shall be required before the first public hearing on any proposed text amendment in accordance with the procedures in Sec. 3.3, Public Notice.

c. Action by the Governing Body

Following the public hearing, both Governing Bodies may take one of the following actions:

i. Approve as submitted by the Planning Director;
ii. Approve with modifications;
iii. Deny and retain previously adopted text.

d. Reconciled Text Amendments that are Modified or Denied

If the final action of the Governing Bodies differs, the affected text of this Ordinance shall be updated to reflect that differing text for the county and city has been adopted.
Sec. 3.10 Site Development Plan

3.10.1 Purpose
The site development plan review process assures that proposed development will be planned in an orderly manner and designed in compliance with this Ordinance and other applicable regulations, ordinances and policies.

3.10.2 Applicability
a. This Section shall apply to all proposed development, except for single-family and two-family housing types on individual lots. Such housing types shall be reviewed by the Governing Body Building Official for compliance with the requirements of this Ordinance and of other applicable codes, ordinances and policies related to land development and building construction.

b. Any use requiring a major special use permit may require site development plan review (see Sec. 3.12, Special Use Permit).

c. Any use requiring a temporary use permit may require simple site development plan review (see Sec. 3.13, Temporary Use Permit).

d. Any use that is an accessory to a principal use may require site development plan review (see Sec. 8.7, Accessory Structures and Uses).

e. Any use requiring a site development plan as a condition (see Secs. 5.5 through 5.17).

3.10.3 Types of Site Development Plans
There are three (3) types of site development plans with varying review and approval procedures. The site development plan types, provided below, are differentiated by the type of development application submitted.

a. Simple Site Development Plan Review
This review includes the following development applications and/or thresholds:

i. Temporary use permits (see Sec. 3.13, Temporary Use Permits); or,

ii. Some accessory structures or uses as provided in Sec. 8.7, Accessory Structures and Uses as determined by the Governing Body Building Official.
b. **Minor Site Development Plan Review**
   This review includes all development plans that are not categorized as a simple site development plan or a major site development plan. Some accessory structures and uses may be included in this category as determined by the Governing Body Building Official.

c. **Major Site Development Plan Review**
   This review includes the following development applications and/or thresholds:
   
   i. Developments of Regional Impact (see Sec. 3.3, Development of Regional Impact);  
   ii. Rezoning for a Planned Development District (see Sec. 3.8, Planned Developments);  
   iii. Major special use permits (see Sec. 3.12, Special Use Permits);  
   iv. Any special exception that requires a site development plan (see Sec. 3.14, Special Exceptions);  
   v. Any use that requires a site development plan as provided in Article 8.0, Use Standards;  
   vi. When a variance is requested for any site development plan; or,  
   vii. When alternative compliance is requested for any site development plan.

3.10.4 **Simple Site Development Plan Process**

a. **Pre-application Conference**
   A pre-application conference may be required for a simple site development plan only if required by the Governing Body Building Official (or Planning Director where designated elsewhere in this Ordinance as the review administrator). If a pre-application conference is required, it shall be in accordance with Sec. 3.2, Application Requirements.

b. **Application Requirements**
   i. An application for a simple site development plan shall be submitted in accordance with Sec. 3.2, Application Requirements.
   ii. The Planning Director and the Governing Body Building Official have established submittal requirements for the simple site development plan application. Such requirements appear in the application.

c. **Approving Authority**
   i. The Governing Body Building Official, unless otherwise provided by this Ordinance, shall be the approving authority for simple site development plans.
   ii. The Governing Body Building Official shall have 10 working days to comment on a simple site development plan. Written comments shall be provided to the applicant.

d. **Approval Criteria**
   The Governing Body Building Official or Planning Director shall consider compliance with this Ordinance and other applicable regulations and policies as identified in the application form to either approve, approve with modifications or deny the application.

3.10.5 **Minor Site Development Plan Process**

a. **Pre-application Conference**
   Prior to the submittal of an application for a minor site development plan, the applicant shall request and is encouraged to participate in a pre-application conference with the Site Development Plan Review Team in accordance with Sec. 3.2, Application Requirements.
Article 3.0 Development Application and Review Procedures

Section 3.10 Site Development Plan

b. Application Requirements
   i. An application for a minor site development plan shall be submitted in accordance with Sec. 3.2, Application Requirements.
   ii. The Planning Director and the Governing Body Engineers have established submittal requirements for the minor site development plan application. Such requirements appear in the application. The Site Development Plan Review Team may eliminate those requirements that do not apply, but only those requirements that are under the purview of the respective department or agency for each team member.

c. Approving Authority
   i. The Site Development Plan Review Team shall be the approving authority for minor site development plans with the exception of minor site development plans submitted in conjunction with major special use permits, which must be approved by the Governing Body with jurisdiction (see Sec. 3.12, Special Use Permits).
   ii. The Site Development Plan Review Team shall have 10 working days to comment on a minor site development plan application that has been deemed sufficient by each review department and agency. Written comments shall be provided to the applicant.

d. Approval Criteria
   The Site Development Plan Review Team shall consider compliance with this Ordinance and other applicable regulations and policies as identified in the application form in its decision to approve, approve with modifications or deny.

3.10.6 Major Site Development Plan Process

a. Pre-application Conference
   Prior to the submittal of an application for a major site development plan, the applicant must request and participate in a pre-application conference with the Site Development Plan Review Team in accordance with Sec. 3.2, Application Requirements.

b. Application Requirements
   i. An application for a major site development plan shall be submitted in accordance with Sec. 3.2, Application Requirements.
   ii. The Planning Director and the Governing Body Engineers have established submittal requirements for the major site development plan application. Such requirements appear in the application. The Site Development Plan Review Team may eliminate those requirements that do not apply, but only those requirements that are under the purview of the respective department or agency for each team member.

c. Neighborhood Meeting
   An applicant shall hold a neighborhood meeting in accordance with Sec. 3.4, Neighborhood Meetings.

d. Public Notice
   i. After the application has been deemed sufficient by the Planning Director, the major site development plan will be scheduled for a public meeting before the Planning Commission.
   ii. Mailed notice shall be required before the public meeting in accordance with the procedures in Sec. 3.3, Public Notice.

Comment [m21]: See comment 2.
e. **Action by the Site Development Plan Review Team**

The Site Development Plan Review Team shall have 10 working days to comment on the major site development plan. Written comments shall be provided to the applicant, and a recommendation shall be provided to the Planning Commission in the form of a staff report prepared by the Planning Director.

f. **Action by the Planning Commission (Not including special use permits)**

The Planning Commission shall be the approving authority for major site development plans. If an application is submitted with an application for a special use permit (see 3.10.6.g), the Planning Commission shall address the following criteria in its decision:

i. Compliance has been demonstrated with all applicable requirements of this Ordinance and applicable regulations and policies of the Governing Body with jurisdiction, and, if applicable, the state and federal governments. The Planning Commission is not authorized to mandate, modify or repeal any requirement of any codes, ordinances or policies not within its purview.

ii. The availability of public facilities to serve the proposed development. For the purposes of this Section, public facilities shall include: water; sanitary sewer; stormwater and solid waste facilities; fire; police; roads; and public transportation.

**Commentary:** A major site development plan is the equivalent of a concept plan, a term that is used by County Building Safety and Regulatory Services, County Engineering, and City Development Services in the permitting process. The engineered drawings and architectural plans are referred to as construction plans. Time limitations of such approved plans appear in Sec.3.10.12.

g. **Action by the Planning Commission when a Special Use Permit Request Requires a Major Site Development Plan**

When major site development plan is required as part of an application for a Special Use Permit, a separate application shall be filed for such plan. The Planning Commission shall serve as a recommending authority. The Planning Commission shall address the below criteria in its recommendation, separate from the special use permit recommendation, and forward such recommendation to the Governing Body consistent with the process established in Sec. 3.12, Special Use Permit.

i. Compliance has been demonstrated with all applicable requirements of this Ordinance and applicable regulations and policies of the Governing Body with jurisdiction, and, if applicable, the state and federal governments. The Planning Commission is not authorized to mandate, modify or repeal any requirement of any codes, ordinances or policies not within its purview.

3.10.7 **When Site Development Plan Modifications are Required**

a. Minor and major site development plans requiring modification shall be returned within 180 days of the last comments provided by the Site Development Plan Review Team or the Planning Commission, or the plan shall be considered withdrawn unless a time extension is granted. An extension period may be granted in writing by the applicable Governing Body Engineer, and only in conjunction with approval of the Planning Director for a period of no more than 90 days from the date of the approval of the extension.

b. Before final action, the applicant shall submit the corrected site development plan to the Governing Body Engineer, which addresses comments made as part of the plan review process. The Governing Body Engineer shall distribute the modified plan to the Site Development Plan Review Team.
3.10.8 Issuance of Building Permits
After final approval of a site development plan, the approved construction plans shall be stamped and dated by the Governing Body Engineer and supplied to the appropriate departments. After an approved copy is received by the Governing Body Engineer, building permits may be issued for the project by the Governing Body Building Official. No clearing or building permits may be issued until the site development plan (construction plans) is approved.

3.10.9 Inspections of Required Site Improvements
Inspections during the installation of site improvements shall be made by the entity responsible for approval of such improvements to certify compliance with approved site development plans. No improvements shall be accepted for maintenance by the governing jurisdiction until the requirements regarding public improvements, if any, have been met.

3.10.10 Site Development Plan Amendments
a. Minor changes to the approved site development plan, such as those resulting from field conditions which result in an equivalent or better performance must be approved by the Governing Body Engineer and the Planning Director, where the change impacts a zoning related standard and the Governing Body Engineer with jurisdiction.

b. Substantial changes to the approved site development plan, as determined by the Governing Body Engineer in conjunction with the Planning Director shall be resubmitted for approval. Such plans shall be processed as if they were a new application.

3.10.11 Dedication and Improvement
a. All development required to submit a minor or major (see Sec. 3.10.4) site development plan pursuant to this Ordinance shall require dedication and improvement of public facilities to provide adequate public streets, sidewalks or other public infrastructure in accordance with codes, ordinances and policies related to land development and building construction.

b. Final construction plans, profiles and specifications shall be in accordance with the applicable standards of the governing jurisdiction pertaining to construction of paving, drainage, sidewalks, driveways, streets, lanes, culverts and any other facilities regulated by codes, ordinances and policies of the governing jurisdiction.

c. No improvements, including site clearing or construction work, shall be made until the final construction plans, profiles and specifications have been reviewed and approved by the governing jurisdiction and any other government agency under whose authority approval is required, if applicable. The Governing Body Engineer and the Planning Director and the Governing Body Engineer with jurisdiction may waive this requirement if the construction plans, profiles and specifications yet to be approved have no relationship to the site clearing or construction work proposed. The Governing Body Engineer and the Planning Director and the Governing Body Engineer may place conditions upon the proposed site clearing or construction work.

3.10.12 Time Limitations on Approved Plans
a. Approved Site Development/Concept Plans
An approved site development plan/concept plan shall be valid for 24 months from the date of site development plan/concept plan approval.
b. Construction Plans

Approved construction plans that are consistent with the approved site development plan/concept plan shall be valid for 12 months from the date of construction plan approval, if:

i. A permit to begin development pursuant to the approved site development plan, such as a land disturbance permit, a building permit, or a permit for any improvement, has been issued and has remained continuously valid thereafter; and

ii. Permitted building or land disturbing activity has begun on the property.
Sec. 3.11 Traffic Impact Analysis

3.11.1 Purpose
The purpose of a traffic impact analysis is to assess the effects of projected traffic generation for a proposed new development, redevelopment or use conversion on the surrounding transportation network and to identify if transportation improvements will be necessary. A traffic impact analysis will vary depending upon the type, size and location of the proposed new development, redevelopment or use conversion.

3.11.2 Applicability

a. Developments Requiring a Traffic Impact Analysis
Unless exempted by Sec. 3.11.3, a traffic impact analysis shall be required for the development applications below when at least one of the thresholds identified in 3.11.2.b. is met. The traffic impact analysis shall be completed by the applicant, and verified and approved by the Planning Director and applicable Governing Body Engineer before final action is taken by the applicable review authority.

i. Zoning map amendments;
ii. Site development plans;
iii. Special use permits;
iv. Major subdivisions.

b. Thresholds for a Traffic Impact Analysis
A traffic impact analysis is may be required for the development applications identified in Sec. 3.11.2.a. if at least one of the following thresholds is met:

i. New Development
The proposed development will generate more than 100 vehicle trip ends during a single peak hour. Peak hour will vary depending on the type of development proposed.

ii. Redevelopment or Use Conversion
The proposed redevelopment or use conversion will generate more than 100 additional vehicle trip ends during a single peak hour than the existing or former development or use. If the site that is proposed for redevelopment has ceased to be in use for at least one (1) year, or a use has ceased to be in operation for at least one (1) year, a traffic impact analysis will be required if the proposed redevelopment or use will generate more than 100 vehicle trip ends during a single peak hour.

iii. Reduction of Level-of-Service
The proposed development, redevelopment or use will result in a reduction in roadway Level of Service (LOS) to below the designation of LOS D as determined by the Planning Director.
iv. Combined, Phased or Otherwise Aggregated Developments

The proposed development, redevelopment or use shares or will share features such as site access, roadways, design elements or other infrastructure with nearby land that is yet undeveloped but will be developed in the future. When complete, the development will function in conjunction with nearby developments as a single development, and the impact of the infrastructure of which would exceed the thresholds for preparation of a traffic impact analysis.

v. Determination by Planning Director and Governing Body Engineer

The proposed development, redevelopment or use, in the opinion of the Planning Director and Governing Body Engineer, will adversely impact existing roadway capacity, operations, and/or safety. In the case of a combined, phased or aggregated development, one (1) traffic impact analysis may be required or multiple traffic impact analyses may be required for separate phases.

3.11.3 Exemptions

The following shall not be required to submit a traffic impact analysis:

a. Any project where a traffic impact analysis was submitted in conjunction with the application types identified in Sec. 3.11.2, and where the traffic impact analysis remains valid, as provided in Sec. 3.11.7.

b. Any redevelopment of a site on which the traffic at single peak hour represents an increase of less than 100 trips from the previous development or use and only if the redevelopment is initiated within 12 months of the cessation of the previous development or use.

3.11.4 Pre-application Meeting Conference

If a traffic impact analysis is required and the proposed development meets one of the thresholds in 3.11.2, the applicant shall request and participate in a pre-application conference with the Planning Director and the Governing Body Engineer. The pre-application conference, also referred to as a scoping meeting, will determine whether a traffic impact analysis is required, the requirements for the traffic impact analysis as outlined in Sec. 3.11.5.

3.11.5 Requirements

a. Content of Traffic Impact Analysis

The Planning Director and Governing Body Engineer, at the pre-application conference, shall set forth the extent of the study area, procedures, schedule and other specific requirements for completion of a traffic impact analysis as provided in the Traffic Impact Assessment Technical Manual, as amended.

b. Person Responsible for Preparing Traffic Impact Analysis

The traffic impact analysis shall be prepared, signed and sealed by a Georgia registered professional engineer with substantial experience in traffic engineering.

c. Applicable Data Sources

Estimates of vehicle trips shall be calculated based on trip generation rates from the most recent edition of the “Trip Generation” published by the Institute of Transportation Engineers unless an alternative source of information is approved by the Planning Director and Governing Body Engineer.

3.11.6 Modifications

A modification to the approved traffic impact analysis will be required if substantial changes in proposed land use are proposed as determined by the Planning Director and Governing Body Engineer.
3.11.7 Findings

The findings of the traffic impact analysis shall be incorporated into the review of the development application for which it is associated. Mitigation of any impacts found to result from the development shall be determined by the Governing Body Engineer.

3.11.8 Time Limitations

a. A traffic impact analysis shall be submitted within one (1) year of the pre-application meeting or a new meeting will be required.

b. An approved traffic impact analysis for a project shall be valid no more than two (2) years from the date of approval. The plan that triggered the analysis shall be approved during that period of time.

c. The Planning Director and Governing Body Engineer may provide a specified time extension in writing if one of the following criteria apply:

i. The applicant proposes a modification to the development which would not cause an increase of least 100 vehicle trip ends during a single hour or an increase in vehicle trip generation of at least 10% and/or

ii. Traffic conditions, in the opinion of the Planning Director and Governing Body Engineer, do not justify a modified or new traffic impact analysis.
Sec. 3.12 Special Use Permit

3.12.1 Applicability

All development applications for a special use permit approval shall comply with the requirements of this Section.

3.12.2 General Provisions

a. Special uses within each zoning district are uses that would not be appropriate generally or without restriction but which, if controlled as to number, area, location or relation to other uses may be appropriate in a particular zoning district.

b. A special use permit shall be required for all special uses (identified with an “S” designation) as set forth in the permitted use table in Sec. 5.4, Principal Use Table or as part of a use condition in Article 8.0 Use Standards.

c. Where a special use includes use conditions, such use conditions shall be applicable to the approved special use.

d. The Governing Body with jurisdiction may include a condition providing for periodic review, modification or revocation of any approved special use permit. If the Governing Body finds, after a public hearing wherein the property owner has had due notice that any condition of the special use permit has been violated, then the approval may be modified or terminated. Any use or activity on the property not specifically permitted by Article 5.0, Base Zoning Districts, or the special use permit as modified, shall be deemed unlawful.

3.12.3 Classification of Special Uses

A special use shall be classified as minor or major. Whereas a minor special use does not require a site development plan at the time of use approval, a major special use does require such a plan. The determination as to whether a site development plan will be required as part of the Special Use Permit shall be made by the Planning Director at the pre-application meeting conference. Typically, a site development plan will be required if the proposed use will necessitate a physical change to the site that is subject to this Ordinance, or if one of the thresholds identified in Sec. 3.11, Traffic Impact Analysis, will be triggered.

3.12.4 Pre-application Meeting Conference

Prior to the submittal of an application for a special use permit, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

3.12.5 Application Requirements

a. An application for a special use permit shall be submitted in accordance with Sec. 3.2, Application Requirements.

b. The applicant shall state the grounds on which the special use permit is requested. Specific reference shall be made to the criteria in Sec. 3.12.9.
3.12.6 **Neighborhood Meeting**
An applicant shall hold a neighborhood meeting in accordance with Sec. 3.4, Neighborhood Meetings.

3.12.7 **Review by the Planning Commission**
   
a. **Consideration by Planning Commission**
      An application for a special use permit shall be considered by the Planning Commission at a public meeting, prior to a public hearing by the Governing Body.
   
b. **Standards and Criteria**
      The Planning Commission shall evaluate the proposed special use permit based upon the standards in Sec. 3.12.9, Review Criteria for Special Use Permits.
   
c. **Planning Commission Recommendation**
      A recommendation shall be prepared and forwarded to the Governing Body. Based on the review criteria required by Sec. 3.12.9, findings shall be provided with the recommendation which shall indicate if the Special Use Permit should be:
      
i. Approved as submitted by the applicant;
      ii. Approved as recommended by the Planning Director;
      iii. Approved with modifications and/or conditions; or
      iv. Denied.

3.12.8 **Action by Governing Body**
Within seven (7) days of the Planning Commission’s recommendation, the Planning Director shall forward the recommendation of the Planning Commission to the Governing Body for final action.

   a. **Public Hearing**
      
i. Within seven (7) days of receiving the Planning Commission recommendation, the Governing Body shall notify the applicant of the scheduled date for the public hearing.
      ii. The Governing Body shall hold a minimum of one (1) hearing to consider the proposed special use permit after receiving the recommendation.
   
b. **Standards and Criteria**
      The Governing Body shall evaluate the proposed special use permit based upon the standards in Sec. 3.12.9, Review Criteria for Special Use Permits.
   
c. **Action by the Governing Body**
      Based on the review criteria required by Sec. 3.12.9, findings shall be provided with the decision which shall indicate if the Special Use Permit should be:
      
i. Approved as submitted by the applicant;
      ii. Approved as recommended by the Planning Commission;
      iii. Approved with modifications and/or conditions; or
      iv. Denied.
3.12.9 Review Criteria for Special Use Permits

When reviewing a special use permit request, a finding shall be made by the review authority for each of the criteria listed below.

a. Whether the special use is consistent with the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans;

b. Whether specific use standards for the special use, if any, as provided in Article 8.0, Use Standards, can be achieved;

c. Whether the special use is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;

d. Whether the subject property is adequate in shape and size to accommodate the special use;

e. Whether adequate public facilities are available to serve the proposed use, including, but not limited to: water; sanitary sewer; stormwater drainage facilities; public safety and emergency facilities; roadway capacity; vehicular ingress and egress; or, that the applicant will provide adequately for such services and for placement in an appropriate location.

f. Whether the special use will not result in the destruction, loss, or damage of any feature determined by the review authority to be of natural, cultural, scenic or historic importance.

3.12.10 Additional Conditions, Restrictions and Safeguards

Additional conditions, restrictions and safeguards may be imposed by the Governing Body on the special use permit approval in order to protect public health, safety and welfare. If any amendment to a site development plan will conflict with any condition of an approved special use permit, the amendment to the site development plan shall not be permitted unless an amendment to the special use permit is first approved.

3.12.11 Limitations on Filing of Special Use Request

If the Governing Body denies an application for a special use permit, the applicant shall not resubmit such application for the same property for a period of one (1) year, or six (6) months from the date of the decision by the Governing Body.

3.12.12 Expiration of a Special Use Permit

A special use permit shall be null and void in any of the following cases:

a. When a special use has been discontinued for at least 12 months unless a valid Certificate of Occupancy has been issued for the same use that was discontinued prior to the 12 month expiration date,

b. When a site development plan is not approved within 12 months of the date of special use permit approval, in cases where a site development plan is required.

c. When an approved site development plan or building permit expires.

d. When a building permit is not issued within two (2) years of the date of approval, in cases where a site development plan is not required.

d-e. When a Certificate of Occupancy is not issued within 12 months of the date of special use permit approval, in cases where a building permit is not required.

e-f. When a substantial violation of any condition of the permit occurs, as determined by the Governing Body Building Official.
Sec. 3.13 Temporary Use Permit

3.13.1 Purpose
This Section establishes procedures for the permitting of Temporary Use Permits that:

a. Allow for short-term uses or activities requiring individual consideration but not intensive review; or

b. Allow for short-term placement of certain structures on a site to support a permanent use that require individual consideration but not intensive review; and

c. May not meet the normal development or use standards of the applicable zoning district, but may be acceptable because of their temporary, short-term nature.

3.13.2 Applicability
Temporary land uses or activities shall not be conducted, established or operated in any manner without the approval and maintenance of a valid Temporary Use Permit, if required, in compliance with this Section.

3.13.3 Location
A temporary use shall be allowed only in the following areas unless permitted elsewhere by this Ordinance:

a. Nonresidential and Mixed-use zoning districts; and,

b. Properties in Residential and Conservation zoning districts that are public or institutional uses, such as schools, parks, community gardens and places of worship or that are designated for such uses in Planned Development districts.

3.13.4 Exemptions
Certain temporary uses are exempt from this Section. See Sec. 8.8, Temporary Uses for exempted uses.

3.13.5 Allowed Temporary Uses
See Sec. 8.8, Temporary Uses for allowed temporary uses and related use standards and time limitations.

3.13.6 Application Requirements
An application for a Temporary Use Permit shall be submitted in accordance with Sec. 3.2, Application Requirements. The following additional items shall be required with an application:

a. Statement of Use
A general statement of the temporary use or activity including purpose of the event, types of proposed activities, duration of use, hours of operation, anticipated attendance, security, and other information that may be required by the Governing Body Building Official with jurisdiction.

b. Simple Site Development Plan
A simple site development plan for the temporary use, including property boundaries, access to the site, location of tents or other temporary structures, location of proposed
activities, parking, signs, temporary lighting, utilities, generators and other mechanical equipment, and setbacks of all structures, equipment and activities from adjacent properties.

c. Sanitation and Public Health
Where required by the Governing Body Building Official, plans for sanitation and public health protection including temporary bathroom facilities, inspection of food facilities, drainage, and garbage and litter control. Such plans shall be approved by the Governing Body Building Official and, when applicable, the Director of the Chatham County Health Department.

d. Authorization Letter
A signed, notarized letter of authorization shall be required from the property owner when the applicant is not the owner of the property on which the temporary use is proposed.

e. Additional Information
Additional information and documentation as may be required by the Governing Body Building Official when applicable. Temporary uses may be subject to additional licenses, inspections or permits required by applicable local, state and federal laws.

3.13.7 Review by Governing Body Building Official

a. Unless otherwise provided herein, the Governing Body Building Official has the authority to approve a Temporary Use Permit, including any conditions or restrictions placed on the proposed activities that are reasonable and necessary to preserve the public health, safety and general welfare.

b. The Governing Body Building Official may approve, approve with conditions, or disapprove an application for a Temporary Use Permit based upon the findings provided in Sec. 3.13.8.

c. The Governing Body Building Official shall take final action on the application within 10 working days of deeming the application complete.

3.13.8 Findings
A Temporary Use Permit can be approved by the Governing Body Building Official only after finding first that:

a. The proposed temporary use would be located, operated, and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance;

b. The establishment, maintenance or operation of the use would not, under the circumstances of a particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the proposed use;

c. The use, as described and conditionally approved, would not be detrimental or injurious to the property in the surrounding area or to the public health, safety or general welfare of the public; and,

d. Approved measures for the removal of the use and site restoration have been provided.

3.13.9 Review Criteria

a. Adjustment
The Governing Body Building Official may authorize an adjustment from the specific standards of this Section that is reasonable and necessary to ensure compliance with Sec. 3.13.8.
b. **Setbacks**
   The minimum setbacks for the zoning district and for the existing use of the property where a temporary use occurs shall also apply to the temporary use. These setbacks shall apply to all tents and other temporary structures, uses, activities or equipment related to the temporary use.

c. **Signage**
   Temporary signage shall comply with the temporary sign requirements in Sec. 9.9, Signs.

d. **Other Standards**
   Standards for height, landscaping, parking and other structural and property development standards that apply to the category of use or the zoning district of the subject site shall be used as a guide for determining the appropriate development standards for temporary uses. Hours of operation, traffic control and access, lighting, sanitation and noise control shall also be considered.

### 3.13.10 Surety and Insurance

**a. Surety**

The Governing Body Building Official may require the operator of a temporary use to post a cash surety, or other form of security, to provide funds for cleanup or otherwise mitigate the site following such use. The amount of surety shall be determined by the Governing Body Building Official.

**b. Insurance**

The Governing Body Building Official may require the operator of a temporary use to provide evidence of a general liability policy with the applicable jurisdiction named as an additional insured, at an amount determined by the County Manager or City Manager as applicable. The Governing Body Building Official may require proof of any additional insurance.

### 3.13.11 Condition of Site Following Temporary Use

All materials and structures associated with the temporary use shall be removed from the site within 48 hours from the actual termination of operations, or after the expiration of the temporary use permit, whichever occurs first. The Governing Body Building Official shall have the authority to approve an extended period of time based on the circumstances of an individual use.

### 3.13.12 Post-approval Procedures

**a. Revocation**

A Temporary Use Permit may be revoked by the Governing Body Building Official effective immediately upon notice for violation of the terms of the permit.

**b. Modification**

The Governing Body Building Official may require changes in the terms or conditions of an approved Temporary Use Permit at any time, if needed to ensure that the use may continue to operate consistent with the required findings in Sec. 3.13.8.

### 3.13.13 Appeals

Final action on a temporary use permit may be appealed only by the applicant in accordance with Sec. 3.26, Appeals.
Sec. 3.14 Special Exceptions

3.14.1 Purpose

This Section establishes procedures for providing relief from specified standards within this Ordinance. It is not the intent of the special exception to eliminate such standards, but rather to provide a process by which exceptions can be made for individual circumstances.

3.14.2 Applicability

a. Special exceptions to specific provisions of this Ordinance may be considered only for the following:

i. To extend the hours of operation required for certain uses where hours are limited.

ii. To reduce the minimum distance between certain uses when a separation is required by Secs. 8.1 thru 8.8.

iii. To provide alternate buffering and/or screening for certain uses when either is required by Secs. 8.1 thru 8.8.

iv. To decrease the distance from a property line required for certain uses and activities as required by Sec. 8.1 thru 8.8.

v. To increase the maximum number of fuel pump stations within a TC- or D- zoning district.

vi. To increase the height of items being stored for certain uses when height is limited by Secs. 8.1 thru 8.8.

vii. To increase the percentage of building permitted to be used for a specific use or activity where the percentage is limited.

viii. To increase the maximum building footprint where the footprint is limited in Article 5 or Secs. 8.1 thru 8.8.

ix. To increase the amount of outdoor storage area in the IL-R zoning district.

b. When a special use includes any of the above use standards, any proposed change to the standard shall be reviewed under the special use permit process (See Sec. 3.12).

3.14.3 Application Requirements

An application shall be filed in accordance with Sec. 3.2, Application Requirements.

3.14.4 Required Public Notice

Public notice shall be provided in accordance with the procedures in Sec. 3.3, Public Notice.

3.14.5 Review by the Planning Commission

All special exceptions, except for an increase in building footprint where the building is located in a local historic district, shall be considered by the Planning Commission at a public meeting.
3.14.6 Review by Historic Preservation Commission

A special exception to increase the maximum building footprint where the footprint is limited for a building within a local historic district shall be considered by the Historic Preservation Commission at a public meeting.

3.14.7 Review Criteria for Special Exceptions

When reviewing a special exception request, a finding shall be made by the Planning Commission or the Historic Preservation Commission for each of the criteria listed below:

a. Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance;

b. Whether the special exception would not be detrimental to the public interest, health, safety; welfare, function, and appearance of the adjacent uses or general vicinity.

3.14.8 Additional Conditions, Restrictions and Safeguards

The Planning Commission or the Historic Preservation Commission may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.

3.14.9 Time Limitations for Approved Special Exceptions

Approval of a special exception pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:

a. For any special exception that would not require a building permit, the special exception shall be acted upon within one (1) year from the special exception was granted; or

b. For any special exception that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the special exception was granted.

3.14.10 Appeals

Final action on the petition may be appealed in accordance with Sec. 3.26, Appeals.
Sec. 3.15 Home Occupation Permit

3.15.1 Purpose
This Section establishes procedures for the permitting of home occupation uses.

3.15.2 Applicability
Home occupation uses shall not be conducted, established or operated in any manner without the approval and maintenance of a valid Home Occupation Permit in compliance with this Section.

3.15.3 Allowed Home Occupation Uses
See Sec. 8.7.11, Home Occupations, for allowed home occupation uses and use standards.

3.15.4 Application Requirements
An application for a Home Occupation Permit shall be submitted in accordance with Sec. 3.2, Application Requirements. The following additional items shall be required with an application:

a. Statement of Use
   A general statement of the proposed home occupation use including:
   i. The total square footage of the residence and/or accessory structure and the amount of floor area, including storage, dedicated for the home occupation use;
   ii. A list of the types of equipment to be used in the home occupation use;
   iii. If clients are permitted at the home occupation use, as provided in Sec. 8.7.11, the number of clients that will be on the premises at one time;
   iv. If clients are permitted at the home occupation use, as provided in Sec. 8.7.11, the hours of operation;
   v. If an off-site employee or clients are permitted at the home occupation use, as provided in Sec. 8.7.11, the availability of off-street parking in addition to off-street parking required for the residence;
   vi. If the home occupation use will have deliveries, how deliveries will be made to the residence and how often.

b. Authorization Letter
   A signed, notarized letter of authorization shall be required from the property owner when the applicant is not the owner of the property on which the home occupation use is proposed. Such letter shall be provided at the time of application for a Home Occupation Permit.

c. Additional Information
   Additional information and documentation may be required by the Governing Body Building Official with jurisdiction. Home occupation uses may be subject to additional licenses, inspections or permits required by applicable local, state and federal laws.
3.15.5 Review by Governing Body Building Official
   a. Unless otherwise provided herein, the Governing Body Building Official has the authority to approve a Home Occupation Permit, including any conditions or restrictions placed on the proposed use or activities that are reasonable and necessary to preserve the public health, safety and general welfare.
   b. The Governing Body Building Official may approve, approve with conditions or disapprove an application for a Home Occupation Permit after making the findings provided in Sec. 3.15.7.
   c. The Governing Body Building Official shall take final action on the application within 10 working days of deeming the application complete.

3.15.6 Findings
A Home Occupation Permit can be approved by the Governing Body Building Official only after finding first that:
   a. The proposed home occupation would be located, operated and maintained in a manner in conformance with Sec. 8.7.11 and other applicable provisions of this Ordinance;
   b. The establishment, maintenance or operation of the use would not, under the circumstances of a particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the proposed use; and,
   c. The use, as described and approved, would not be detrimental or injurious to the property in the surrounding area or to the public health, safety or general welfare of the public.

3.15.7 Post-approval Procedures
   a. Revocation
      A Home Occupation Permit may be revoked by the Governing Body Building Official effective immediately upon notice for violation of the terms of the permit.
   b. Modification
      The Governing Body Building Official may require changes in the terms or conditions of an approved Home Occupation Permit at any time, if needed to ensure that the use may continue to operate consistent with the required findings in Sec. 3.15.7.

3.15.8 Home Occupation Permit not Transferrable
A Home Occupation Permit shall not be transferrable.

3.15.9 Business License or Tax Certificate Required
   a. A Business License (County) or Tax Certificate (City) shall be obtained, if required.
   b. If the Business License or Tax Certificate is not renewed, the Home Occupation Permit shall become void.

3.15.10 Appeals
Final action on a Home Occupation Permit may be appealed only by the applicant in accordance with Sec. 3.26, Appeals.
Sec. 3.16 Wireless Telecommunications Facilities

See Sec. 8.9, Wireless Telecommunications Facilities, for review process and standards.
Sec. 3.17 Sign Permit

3.17.1 Purpose
This Section establishes procedures for the permitting of signs.

3.17.2 Applicability
a. Except for signs listed in Sec. 9.9.10, Signs Allowed without a Permit, no sign shall be constructed, erected, relocated, expanded or altered in any manner until a Sign Permit has been issued by the applicable Governing Body Building Official. When a sign is proposed within a historic district or historic property, a Certificate of Appropriateness (Sec. 3.20 and 3.21) may be required before a sign permit can be issued.

b. The Governing Body Building Official shall not be required to issue a Sign Permit unless such sign complies with the provisions of this Ordinance and all other applicable ordinances and regulations.

3.17.3 Application Requirements
a. An application for a Sign Permit shall be submitted in accordance with the requirements of Sec. 3.2, Application Requirements.

b. Each application for a Sign Permit shall be accompanied by a Sign Plan showing the following elements:
   i. The type of sign proposed;
   ii. The dimensions of the individual sign panel(s);
   iii. The overall dimensions, including height, width, and square footage of the sign;
   iv. The method of illumination, if any;
   v. The materials and colors;
   vi. The exact location proposed for such sign;
   vii. The horizontal distance between any freestanding sign and any property line and driveways within 20 feet;
   viii. The location and square footage of any existing signage of the same type requested on the subject property.

c. Additional information and documentation may be required by the Governing Body Building Official.

3.17.4 Review of Sign Permit Application
a. All signs except as otherwise provided in this Ordinance shall require review and approval by the Governing Body Building Official in accordance with Sec. 9.9. Signs and with the below standards. The Governing Body Building Official may only deny an application for a sign permit for any of the following reasons:

   i. An incomplete application as required by this Ordinance.

   ii. The sign applied for is not a type of sign permitted by this Ordinance or is a prohibited sign under the terms of this Ordinance.

   iii. The sign applied for does not meet the restrictions for the type of sign permitted by this Ordinance.
iv. The sign applied for does not meet the dimensional, including size requirements, permitted by this Ordinance.

v. The sign applied for does not meet the sign display requirements in this Ordinance.

vi. The sign applied for does not meet the sign display requirements of this Ordinance, including, but not limited to, lighting and sign face requirements.

vii. The sign applied for exceeds the maximum number of signs permitted by this Ordinance.

viii. The sign applied for does not meet the sign location or orientation requirements of this Ordinance.

ix. The sign applied for does not meet the placement requirements of this Ordinance.

x. The sign applied for does not meet the design requirements of this Ordinance.

xi. The sign applied for does not meet other applicable ordinances and policies.

d.b. For proposed signs in a local historic district or on an historic property, except for the exemptions listed in Sec. 9.9, Signs, an approved Certificate of Appropriateness shall be provided with the application for a Sign Permit. A Sign Permit shall not be issued until such certificate has been provided.

d.c. The Governing Body Building Official shall take final action on the application within 10 working days of deeming the application sufficient.

3.17.5 Temporary Sign Permit

a. A Temporary Sign Permit shall be required for any temporary sign as well as any sign permitted with a temporary use as set forth in Sec. 9.9, Signs, and Sec. 3.13, Temporary Use Permit.

b. A permitted temporary sign shall display a decal issued by the Governing Body Building Official. The decal shall be affixed to the sign as directed by the Governing Body Building Official so as to be visible to the public.
Sec. 3.18 Local Historic District Designation

3.18.1 Applicability

a. The Board of Commissioners and the Mayor and Aldermen may designate, in their respective jurisdictions, an area as a local historic district.

b. A designated local historic district shall be adopted as an historic overlay district and identified on the official zoning map. Any use permitted in the base zoning district for each property within the historic overlay district is permitted.

c. A contributing resource map shall also be adopted at the time of adoption of a local historic district. Such map shall identify the buildings, structures, sites, or objects within the district that meet the contributing resource criteria in Sec. 3.18.4.

3.18.2 Purpose

The purpose of a local historic district designation is to:

a. Provide a uniform procedure to protect, enhance, perpetuate and use buildings, structures, sites, objects, or a combination thereof that have pre-historic, historic, architectural or cultural significance;

b. Promote the identification, documentation and evaluation of the significance of individual historic resources and districts;

c. Implement the historic preservation goals, policies and programs of the Comprehensive Plan;

d. Fulfill the responsibility of Chatham County and the city of Savannah:
   i. As Certified Local Governments under Federal preservation laws; and
   ii. For Federal Section 106 reviews regarding historic resources;

e. Preserve and protect significant contributing resources from demolition and prevent demolitions by neglect (see Sec. 3.22, Prevention of Demolition by Neglect (Proactive Maintenance));

f. Ensure compatibility of new construction and alterations within a local historic district;

g. Promote the educational and cultural welfare of the people of Chatham County and the city of Savannah;

h. Encourage and promote adaptive reuse of historic properties; and

i. Promote public awareness of the value of rehabilitation, restoration and maintenance of the existing building stock and of programs that offer financial incentives for historic preservation.
3.18.3 **Applicability**

a. The Board of Commissioners and the Mayor and Aldermen may designate, in their respective jurisdictions, an area as a local historic district. O.C.G.A. §44-10-21 ("Georgia Historic Preservation Act"), as amended, grants this power to local governing bodies and also sets forth the minimum criteria for such designation.

b. A designated local historic district shall be adopted as an historic overlay district and identified on the official zoning map. Any use permitted in the base zoning district for each property within the historic overlay district is permitted.

c. A contributing resource map shall also be adopted at the time of adoption of a local historic district. Such map shall identify the buildings, structures, sites or objects within the district that meet the contributing resource criteria in Sec. 3.18.4.b.

3.18.4 **Designation of a Local Historic District**

a. **Initiation of Application**

An application for designating a local historic district must be supported by a majority of the property owners within the boundaries of the proposed historic district. The application must be accompanied by the signatures of the majority of property owners. If the majority of property owners do not support the designation, the application cannot be processed.

b. **Pre-application Conference**

Prior to the submittal of an application for a local historic district, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

c. **Application Requirements**

An application for local historic district designation shall be submitted in accordance with Sec. 3.2, Application Requirements.

d. **Neighborhood Meeting**

The Planning Director shall hold a neighborhood meeting in accordance with Sec. 3.4, Neighborhood Meetings. The Planning Director shall send a notice of such meeting to all property owners within the proposed local historic district.

e. **Interim Protection**

i. Upon receipt of the completed application for designation of a local historic district, interim protection measures shall be immediately in effect to preserve the historic integrity of the proposed district during the evaluation process.

ii. Any material change during the evaluation process shall be evaluated by the Planning Director according to the U.S. Secretary of the Interior Standards and Guidelines for Rehabilitation before a building permit is issued. If the proposed material change is not in compliance with the Standards and Guidelines for Rehabilitation, no building permit shall be issued.

iii. The interim protection shall be removed when final action has been taken on the property designation by the Governing Body with jurisdiction (either to approve or reject the designation) or one (1) year from date of receipt of a completed application, whichever is sooner.

f. **Preparation of a Historic Preservation Plan**

i. Upon receipt of the application for designation of a local historic district, the Planning Director shall prepare a Historic Preservation Plan. The Historic Preservation Plan...
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shall address the minimum requirements of O.C.G.A. §44-10-21, as amended, including:

(1) A description of the proposed boundaries of the historic district;
(2) A description of the historic buildings, structures, sites and objects within the proposed district, to include the identification of contributing or non-contributing status of each;
(3) A contributing resource map;
(4) The name(s) of the owner(s) of each property; and
(5) Specific design standards that reflect the individual character of the historic district to evaluate a requested material change.

ii. Upon completion of the Historic Preservation Plan, the plan shall be forwarded to the Georgia Division of Historic Preservation of the Department of Natural Resources or its successor. As required by O.C.G.A. §44-10-25, the Division of Historic Preservation shall have at least 30 days to comment on the plan.

iii. Upon receipt of comments from the Division of Historic Preservation, the Planning Director shall amend the Historic Preservation Plan, if required, and prepare a recommendation to the Historic Preservation Commission.

g. Review by the Historic Preservation Commission

i. Public Meeting and Public Notice

The Planning Director shall schedule the public meeting and give public notice in accordance with Sec. 3.3, Public Notice, that the designation of a local historic district will be considered by the Historic Preservation Commission. Public notice shall be provided that is consistent with the Georgia Zoning Procedures Law and Georgia Historic Preservation Act.

ii. Standards and Criteria

The Historic Preservation Commission shall evaluate the proposed local historic district based upon the criteria in Sec. 3.18.4.

iii. Action by the Historic Preservation Commission

Based on the review criteria required by Sec. 3.18.4, findings shall be provided with the recommendation which shall indicate if the proposed historic overlay district designation and the Historic Preservation Plan should be:

(1) Approved as recommended by the Planning Director;
(2) Approved with modifications; or
(3) Denied.

h. Action by the Applicable Governing Body

The Historic Preservation Commission shall forward its recommendation to the applicable Governing Body for final action.

i. Public Hearing and Public Notice

The Governing Body shall schedule the public hearing and give public notice in accordance with Sec. 3.3, Public Notice.

ii. Standards and Criteria

The Governing Body shall evaluate the proposed local historic district based upon the criteria in Sec. 3.18.4.
iii. **Action by the Governing Body**

Based on the review criteria required by Sec. 3.18.4, findings shall be provided with the recommendation which shall indicate if the proposed historic overlay district designation should be:

1. Approved as recommended by the Historic Preservation Commission;
2. Approved with modifications; or
3. Denied.

iv. **Notification of Property Owners and Occupants**

If the Governing Body approves the historic overlay district designation, the owner and occupants of the designated district shall receive written notification of the approval and that a Certificate of Appropriateness will be required prior to undertaking any material change in appearance, as required by O.C.G.A. §44-10-26, or as amended.

### 3.18.5 Criteria for Designation

The criteria below shall be applied by the review authority to determine whether the proposed local historic district is eligible for designation. At the time a new district is proposed or the boundaries of an existing district are proposed for expansion, the review authority shall also determine whether existing buildings, structures, sites or objects within the proposed district are contributing or non-contributing. Contributing resources shall be shown on a Contributing Resource Map for the district.

a. **Criteria for Local Historic District Designation**

The proposed local historic district possesses integrity of location, design, setting, materials, workmanship, feeling and association and at least one of the following:

i. Is associated with events that have made a significant contribution to the broad patterns of our history; or

ii. Is associated with the lives of persons significant in our past; or

iii. Embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

iv. Has yielded or may be likely to yield, information important in pre-history or history.

b. **Criteria for Contributing Resource Designation**

Buildings, structures, sites or objects within the proposed local district shall be classified as contributing or non-contributing based on the following criteria:

i. A contributing building, structure, site or object adds to the historic, architectural or archaeological value for which the district is significant because:

   1. It was present during the period of significance for the district, relates to the documented significance of the district, and possesses historic integrity or is capable of yielding important information about the period; or

   2. It independently meets the Criteria for Designation for a Historic Property (Sec. 3.19.8, Local Historic Property Designation).

   3. The resource is listed or eligible for listing in the National Register of Historic Places as determined by the State Historic Preservation Office.

ii. A non-contributing building, structure, site or object does not add to the historic, architectural or archaeological value for which the district is significant because:

   1. It was not present during the period of significance for the district or does not relate to the documented significance of the district; or
(2) Due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or

(3) It does not independently meet the Criteria for Designation for a Historic Property as provided in Sec. 3.19.8, Local Historic Property Designation.

3.18.6 Certificate of Appropriateness Required

A Certificate of Appropriateness shall be required when a material change of appearance is proposed for any property within the designated historic district.

3.18.7 Removal of Designation of a Local Historic District

a. Initiation of Removal

Any person or organization may submit a petition requesting the removal of the designation of a local historic district.

b. Criteria for Removing Local Historic District Designation

The criteria below shall be applied by the review authority to determine whether an existing local historic district or any portion of such district shall have its local historic district designation removed. The applicant shall also detail the reasons for the proposed removal.

i. The district has or portions of such district have ceased to meet the criteria for local historic district designation as provided in Sec. 3.18.4.a because the qualities which caused it to be originally designated have been lost or destroyed; or

ii. Additional information proves that the district does or portions of such district do not meet the criteria for local historic district designation.

c. Review by the Historic Preservation Commission

i. Public Meeting and Public Notice

The Planning Director shall schedule the public meeting and give public notice in accordance with Sec. 3.3, Public Notice, that the removal of the designation as a local historic district or portions of such district shall be considered by the Historic Preservation Commission.

ii. Standards and Criteria

The Historic Preservation Commission shall evaluate the petition based upon the criteria in Sec. 3.18.6.b.

iii. Action by the Historic Preservation Commission

Based on the review criteria required by Sec. 3.18.6.b, findings shall be provided with the recommendation which shall indicate if the proposed local historic district designation should be:

(1) Retained;

(2) Retained with modifications; or

(3) Removed.

d. Action by the Applicable Governing Body

The Historic Preservation Commission shall forward its recommendation to the applicable Governing Body for final action.

i. Public Hearing and Public Notice

The Governing Body shall schedule the public hearing and give public notice in accordance with Sec. 3.3, Public Notice.
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ii. Standards and Criteria
The Governing Body shall evaluate the petition based upon the criteria in Sec. 3.18.6.b.

iii. Action by the Governing Body
Based on the review criteria required by Sec. 3.18.6.b, findings shall be provided by the Governing Body which shall indicate if the proposed local historic district designation should be:

1. Retained;
2. Retained with modifications; or
3. Removed.

e. Notification of Property Owners
The owner of each designated building, structure, site or object within the district shall receive written notification of the removal of local historic district designation from the Governing Body.

3.18.8 Amendments to a Contributing Resources Map

a. Initiation of Amendment
The Governing Body, Planning Director, Historic Preservation Commission, Savannah Downtown Historic District Board of Review or any property owner within a designated local historic district may initiate the process of amending the Contributing Resources Map for a local historic district.

b. Pre-application Conference
Prior to the request to amend a Contributing Resources Map, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements. The Planning Director shall determine whether a complete survey of the local historic district is required. The property owner may be required to complete the survey and/or provide additional information verifying that the proposed contributing resource(s) meet the designation criteria provided in Sec. 3.18.4.b.

c. Amendment Request
An application to amend a Contributing Resources Map shall be submitted to the Planning Director including any supporting documentation requested.

d. Review by the Historic Preservation Commission or the Savannah Downtown Historic District Board of Review

i. Public Meeting and Public Notice
The Planning Director shall schedule the public meeting and give public notice in accordance with Sec. 3.3, Public Notice, that the revision to the Contributing Resources Map shall be considered by the Historic Preservation Commission or Savannah Downtown Historic District Board of Review, as applicable.

ii. Standards and Criteria
The Historic Preservation Commission or the Savannah Downtown Historic District Board of Review shall evaluate the request based upon the criteria in Sec. 3.18.4.b.
iii. **Action by the Savannah Downtown Historic District Board of Review or Historic Preservation Commission**

A recommendation shall be prepared and forwarded to the Governing Body with jurisdiction. Based on the review criteria required by Sec. 3.18.4.b., findings shall be provided which shall indicate if the Contributing Resources Map should be:

1. Approved as recommended by the Planning Director;
2. Approved with modifications; or
3. Denied.

e. **Action by the Applicable Governing Body**

Within seven (7) days of the recommendation of either the Historic Preservation Commission or Savannah Downtown Historic District Board of Review, the Planning Director shall forward such recommendation to the applicable Governing Body for final action.

i. **Public Hearing and Public Notice**

The Governing Body shall schedule the public hearing and give public notice in accordance with Sec. 3.3, Public Notice.

ii. **Standards and Criteria**

The Governing Body shall evaluate the request based upon the criteria in Sec. 3.18.4.b.

iii. **Action by the Governing Body**

1. Based on the review criteria required by Sec. 3.18.4.b., findings shall be provided which shall indicate if the Contributing Resources Map should be:
2. Approved as recommended by the Historic Preservation Commission or Savannah Downtown Historic Board of Review;
3. Approved with modifications; or
4. Denied.
Sec. 3.19 Local Historic Property Designation

3.19.1 Applicability

a. The Board of Commissioners and the Mayor and Aldermen may designate, in their respective jurisdictions, a property as a local historic property, O.C.G.A. §44-10-21 ("Georgia Historic Preservation Act"), as amended, grants this power to local governing bodies and also sets forth the minimum criteria for such designation.

b. A designated local historic property shall be adopted as an historic property overlay district and identified with an "HPO" (Historic Property Overlay) designation on the official zoning map. Any use permitted in the base zoning district for the local historic property is permitted.

3.19.2 Purpose

The purpose of a local historic property designation is to:

a. Provide a uniform procedure to protect, enhance, perpetuate and use buildings, structures, sites, objects or a combination thereof that have pre-historic, historic, architectural or cultural significance;

b. Promote the identification, documentation and evaluation of the significance of individual historic resources;

c. Implement the historic preservation goals, policies and programs of the Comprehensive Plan;

d. Fulfill the responsibility of Chatham County and the city of Savannah:
   i. As Certified Local Governments under Federal preservation laws; and
   ii. For Federal Section 106 reviews regarding historic resources.

e. Preserve and protect contributing resources from demolition and prevent demolition by neglect (see Sec. 3.22, Prevention of Demolition by Neglect/Proactive Maintenance);

f. Ensure compatibility of new construction and alterations within the local historic property;

g. Promote the educational and cultural welfare of the people of Chatham County and the city of Savannah;

h. Encourage and promote adaptive reuse of historic properties; and

i. Promote public awareness of the value of rehabilitation, restoration and maintenance of the existing building stock and of programs that offer financial incentives for historic preservation.
3.19.3 Applicability

a. The Board of Commissioners and the Mayor and Aldermen may designate, in their respective jurisdictions, a property as a local historic property. O.C.G.A. §44-10-21 ("Georgia Historic Preservation Act"), as amended, grants this power to local governing bodies and also sets forth the minimum criteria for such designation.

b. A designated local historic property shall be adopted as an historic property overlay district and identified with an “H-P-O” (Historic Property Overlay) designation on the official zoning map. Any use permitted in the base zoning district for the local historic property is permitted.

3.19.4 Designation of a Local Historic Property

a. Initiation of Application
An application for designating a local historic property must be supported by the property owner. The application must be accompanied by the signature of the property owner. If the property owner does not support the designation, the application cannot be processed.

b. Pre-application Conference
Prior to the submittal of an application for a local historic property designation, the applicant(s) shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

c. Application Requirements
An application for local historic property designation shall be submitted in accordance with Sec. 3.2, Application Requirements.

d. Required Public Notice
Public notice shall be provided in accordance with the procedures in Sec. 3.3, Public Notice.

e. Interim Protection

i. Upon receipt of the completed application for designation of a local historic property, interim protection measures shall be immediately in effect to preserve the historic integrity of the property during the evaluation process.

ii. Any material changes in appearance shall be evaluated by the Planning Director according to the U.S. Secretary of the Interior Standards and Guidelines for Rehabilitation before a building permit is issued. If the proposed material change is not in compliance with the Standards and Guidelines for Rehabilitation, no building permit shall be issued.

iii. The interim protection shall be removed when final action has been taken on the property designation by the Governing Body with jurisdiction (either to approve or reject the designation) or one (1) year from date of receipt of a completed application, whichever is sooner.

f. Preparation of a Historic Preservation Plan

i. Upon receipt of the application for designation of a local historic property, the Planning Director shall prepare a Historic Preservation Plan. The Historic Preservation Plan shall address the minimum requirements of O.C.G.A. §44-10-21, as amended, including:

   (1) A description of the proposed boundaries of the historic property or properties;

   (2) The name(s) of the owner(s) of the property;
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(3) A description of the historic buildings, structures, sites and objects within the proposed property, to include the identification of contributing or non-contributing status of each;

(4) Specific design standards that reflect the individual character of the historic property to evaluate a requested material change, as established by O.C.G.A. §44-10-2.

ii. Upon completion of the Historic Preservation Plan, the plan shall be forwarded to the Georgia Division of Historic Preservation of the Department of Natural Resources or its successor. As required by O.C.G.A. §44-10-26, the Division of Historic Preservation shall have at least 30 days to comment on the report.

iii. Upon receipt of comments from the Division of Historic Preservation, the Planning Director shall amend the Historic Preservation Plan, if required, and prepare a recommendation to the Historic Preservation Commission.

g. Review by the Historic Preservation Commission

i. Public Meeting and Public Notice
The Planning Director shall schedule the public meeting and give public notice in accordance with Sec. 3.3, Public Notice, that the designation of a local historic property overlay district shall be considered by the Historic Preservation Commission.

ii. Standards and Criteria
The Historic Preservation Commission shall evaluate the proposed local historic property based upon the criteria in Sec. 3.19.4.

iii. Action by the Historic Preservation Commission
Based on the review criteria required by Sec. 3.19.4, findings shall be provided with the recommendation which shall indicate if the historic property designation should be:

(1) Approved as recommended by the Planning Director;
(2) Approved with modifications; or
(3) Denied.

h. Action by the Applicable Governing Body
The Historic Preservation Commission shall forward its recommendation to the applicable Governing Body for final action.

i. Public Hearing and Public Notice
The Governing Body shall schedule the public hearing and give public notice in accordance with Sec. 3.3, Public Notice.

ii. Standards and Criteria
The Governing Body shall evaluate the proposed local historic property based upon the criteria in Sec. 3.19.4.

iii. Action by the Governing Body
Based on the review criteria required by Sec. 3.19.4, findings shall be provided with the final action which shall indicate if the historic property designation should be:

(1) Approved as recommended by the Historic Preservation Commission;
(2) Approved with modifications; or
(3) Denied.
iv. Notification of Property Owners and Occupants

If the Governing Body approves the historic property designation, the owner and occupants of the designated property shall receive written notification of the approval and that a Certificate of Appropriateness will be required prior to undertaking any material change in appearance, as required by O.C.G.A. §44-10-26, or as amended.

3.19.5 Criteria for Designation

Any property that meets the following criteria shall be considered eligible:

a. Whether the historic property possesses integrity of location, design, setting, materials, workmanship, feeling and association, and at least one (1) of the following:
   i. Is associated with events that have made a significant contribution to the broad patterns of our history;
   ii. Is associated with the lives of persons significant in our past;
   iii. Embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
   iv. Has yielded or may be likely to yield, information important in pre-history or history.

b. The resource is listed or eligible for listing in the National Register of Historic Places as determined by the State Historic Preservation Office.

c. Whether buildings, structures, sites or objects within the boundaries of the property shall be classified as contributing or non-contributing based on the following criteria:
   i. A contributing building, structure, site or object adds to the historic, architectural or archaeological value for which the property is significant because it was present during the period of significance for the property, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
   ii. A non-contributing building, structure, site or object does not add to the historic, architectural or archaeological value for which the property is significant because:
      (1) It was not present during the period of significance for the property or does not relate to the documented significance of the property; or
      (2) Due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period.

3.19.6 Certificate of Appropriateness Required for Designated Historic Properties

A Certificate of Appropriateness shall be required when a material change in appearance is proposed for a designated historic property.

3.19.7 Removal of a Local Historic Property Designation

a. Initiation of Removal

Any person or organization may submit a petition requesting the removal of the designation of a local historic property. The petition should detail the reasons for designation removal and address the specific criteria for designation removal (Sec. 3.19.6.b).
b. **Criteria for Removing Local Historic Property Designation**
   i. The property has ceased to meet the criteria for local historic property designation because the qualities which caused it to be originally designated have been lost or destroyed; or
   ii. Additional information proves that the property does not meet the criteria for local historic property designation.

c. **Review by the Historic Preservation Commission**
   i. **Public Meeting and Public Notice**
      The Planning Director shall schedule the public meeting and give public notice in accordance with Sec. 3.3, Public Notice, that the removal of the designation as a local historic property shall be considered by the Historic Preservation Commission.
   ii. **Standards and Criteria**
      The Historic Preservation Commission shall evaluate the petition based upon the criteria in Sec. 3.19.6.b.
   iii. **Action by the Historic Preservation Commission**
      Following the public hearing, the Historic Preservation Commission may take one of the following actions:
      1. Recommend the removal of designation as a local historic property with findings; or
      2. Recommend denial of the removal of designation with findings.

d. **Action by the Applicable Governing Body**
   The Historic Preservation Commission shall forward its recommendation to the applicable Governing Body for final action.
   i. **Public Hearing and Public Notice**
      The Governing Body shall schedule the public hearing and give public notice in accordance with Sec. 3.3, Public Notice.
   ii. **Standards and Criteria**
      The Governing Body shall evaluate the proposed removal of local historic property designation based upon the criteria in Sec. 3.19.6.b.
   iii. **Action by the Governing Body**
      Following the public hearing, the Governing Body may take one of the following actions:
      1. Remove the designation as a local historic property as recommended by the Historic Preservation Commission; or
      2. Deny the removal of designation as recommended by the Historic Preservation Commission.
Sec. 3.20 Certificate of Appropriateness for Local Historic Districts and Local Historic Properties

3.20.1 Purpose
The purpose of this Section is to provide a process to review certain proposed activities that would result in a material change in appearance within local historic districts or local historic properties as specified in Sec. 3.20.2.b. Approval of such change shall result in a Certificate of Appropriateness.

3.20.2 Applicability

a. This Section shall apply to all local historic overlay districts and properties identified in Article 7.0, Historic and Other Overlay Districts, excluding the Savannah Downtown Historic District (See Sec. 3.21).

b. Unless exempted by this Section or otherwise provided for in individual local historic districts or local historic properties, a Certificate of Appropriateness shall be required for the following activities:
   i. New construction;
   ii. A material change to the exterior appearance of any contributing or non-contributing building or structure, or contributing object, including any alteration or addition;
   iii. A material change to any contributing resource which may have an adverse impact on its structural or historic integrity;
   iv. A material change to or new construction of walls, fences or paving;
   v. Demolition of any contributing or non-contributing building or structure, or contributing object;
   vi. Relocation of any contributing or non-contributing building or structure, or contributing object into, within or out of the local historic district or historic property;
   vii. Erection, placement or alteration of any internally illuminated sign or of any sign that exceeds three (3) square feet in size;
   viii. Erection, placement or alteration of any awning.

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district or property. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

c. In addition to this Section, compliance with the minimum requirements of O.C.G.A. §44-10-21 (“Georgia Historic Preservation Act”), or as amended, shall be required.
3.20.3 Exemptions
A Certificate of Appropriateness is not required for:

a. General exterior maintenance or minor, in-kind repairs; however, consultation with the Planning Director is advised to discuss the extent of the work and the maintenance method or materials to be applied prior to beginning the work;

b. Any activity in Sec. 3.20.2.b that is not visible from a public right-of-way, with the exception of relocation or demolition;

c. Paved pathways less than five (5) feet wide, and all sidewalks in the public right-of-way;

d. Non-illuminated signs less than three (3) square feet in size;

e. Interior changes that do not affect the exterior of the resource;

f. Color changes which do not involve a material change;

g. The addition, modification or removal of any vegetation; and

h. The temporary boarding of openings that will not exceed 30 days.

3.20.4 Pre-application Conference

a. Required Conference
Prior to the submittal of an application for a Certificate of Appropriateness, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements, for major material changes in appearance alterations as identified on the application.

b. Recommended Conference
Prior to the submittal of an application for a Certificate of Appropriateness, it is recommended that the applicant request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements, for minor alterations material changes in appearance as identified on the application.

3.20.5 Coordination with Site Development Plan Review
The Planning Director shall determine at the pre-application conference whether an application for a site development plan is required in addition to the application for a Certificate of Appropriateness. If such plan is required, it shall be submitted in accordance with Sec. 3.10, Site Development Plan.

3.20.6 Application Requirements
An application for a Certificate of Appropriateness shall be submitted in accordance with Sec. 3.2, Application Requirements.

3.20.7 Required Public Meeting and Public Notice
Once the application has been deemed sufficient, the Planning Director shall schedule a public meeting and give public notice in accordance with Sec. 3.3, Public Notice.

3.20.8 Review by the Historic Preservation Commission

a. Review Responsibility

i. The Historic Preservation Commission shall review all material changes in appearance except those that are exempted in Sec. 3.20.3. An application for a Certificate of Appropriateness shall be submitted for such changes.
ii. Once the application has been deemed complete by the Planning Director, the application shall be scheduled for a public meeting before the Historic Preservation Commission as required by O.C.G.A. §44-10-21, or as amended.

iii. Based on the applicable review criteria in Sec. 3.20.6.b., the Planning Director shall present the application together with a recommendation for approval, continuance or denial to the Historic Preservation Commission. The recommendation may include modifications and/or conditions.

iv. Final action by the Historic Preservation Commission shall be made within 45 days of receipt of a complete application as required by O.C.G.A. §44-10-21, or as amended.

b. Review Standards and Criteria

The Historic Preservation Commission shall review and take final action on the proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria below may apply. See application for more information on which standards and criteria to apply.

i. The design standards and visual compatibility criteria established for the applicable local historic district or historic property as provided in Article 7.0, Historic and Other Overlay Districts;

ii. The Secretary of the Interior’s Standards and Guidelines for Rehabilitation, where applicable;

iii. The sign criteria in Sec. 9.9, Signs; and/or

iv. The relocation or demolition standards identified in Sec. 3.20.9.

c. Variances

The Historic Preservation Commission shall be permitted to grant certain variances as specified in Sec. 3.24.9, Variances.

d. Action by the Historic Preservation Commission

Based on the applicable review criteria, findings shall be provided with the final action which shall indicate if the application should be:

i. Approved as recommended by the Planning Director;

ii. Approved with modifications and/or conditions;

iii. Denied; or

iv. Continued to the next meeting or to a specified date upon the request or agreement of the applicant.

Commentary: Because O.C.G.A. §44-10-21 (“Georgia Historic Preservation Act”) requires that an application for a Certificate of Appropriateness be approved or denied within 45 days of a completed application, a continuance is possible only at the request of the applicant, or if the applicant is in agreement with a continuance proposed by the Historic Preservation Commission.

3.20.9 Criteria for Relocation or Demolition

a. Evaluation Required

Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.18.4.b.). Should the resource meet the criteria for contributing status, the criteria for relocating or demolishing a contributing resource (Sec. 3.20.9.c) shall apply.
b. **Criteria**

The Historic Preservation Commission shall determine that at least one of the criteria below has been satisfied when a contributing resource is proposed for relocation or demolition.

i. The relocation or demolition is required to alleviate an immediate threat to public health or public safety;

ii. The relocation is required to avoid demolition;

iii. The relocation or demolition is necessary for the public good; or,

iv. The relocation or demolition is required to avoid exceptional practical difficulty or undue hardship upon the owner of the property if all of the following conditions are also satisfied:

   (1) The applicant has provided evidence sufficient to demonstrate that the application of the standards of this Section deprives the applicant of reasonable economic return on the subject property; and

   (2) The undue hardship is not of the property owner’s own making.

c. **Conditions**

In granting a Certificate of Appropriateness for relocation or demolition, the Historic Preservation Commission may impose, in addition to those listed below, reasonable conditions as will mitigate the negative effects of the relocation or demolition.

i. **Relocation**

   (1) **Contributing Resource**

      (a) A contributing resource shall be moved only to a site designated as historic property (Sec. 3.19, Local Historic Property Designation) or to a site within a designated local historic district (Sec. 3.18, Local Historic District Designation). The new location shall be in as close proximity as possible to the original location and should approximate the historic character and development of the original site.

      (b) In addition to this sub-section, the resource proposed for relocation shall be reviewed as new construction (as provided in Article 7.0, Historic and Other Overlay Districts). The application for relocation and new construction shall be submitted concurrently.

      (c) In the case of the relocation of a contributing principal building, a Certificate of Appropriateness must first be issued for the new construction of the replacement building prior to approval of the relocation.

   (2) **Non-Contributing Resource**

      (a) If the resource is being relocated into or within a designated historic district or property, the relocation shall be considered new construction and the applicable historic district or property criteria for new construction (as provided in Article 7.0, Historic and Other Overlay Districts) shall apply. The application for relocation and new construction shall be submitted concurrently.

      (b) If the resource is being relocated out of a designated historic district or historic property, a Certificate of Appropriateness shall be issued.

ii. **Demolition**

In the case of the demolition of a contributing principal building, a Certificate of Appropriateness must first be issued for the new construction of the replacement building prior to approval of the demolition.
d. **Application Requirements**

Except where a resource or portion of a resource poses an immediate threat to public safety, all applications for relocation or demolition of a contributing or non-contributing resources shall be in accordance with Sec. 3.2 Application Requirements and shall include the following information:

i. **Contributing Resource**

   (1) A detailed explanation for the relocation or demolition and why it cannot be avoided;

   (2) Information documenting the construction date, history and development of the property.

   (3) A report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration or rehabilitation, as to the structural soundness of the contributing resource. The report shall also identify any dangerous structural conditions.

   (4) A fair market value appraisal of the property from a Georgia-licensed property appraiser. The appraisal shall include a full market sales report to include comparable sales;

   (5) The amount paid for the property; the remaining balance on any mortgage or other financing secured by the property; and, the annual debt service for the previous two (2) years;

   (6) If the property is income producing, the annual gross income from the property for the previous two (2) years; the itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service for the previous two (2) years. The Historic Preservation Commission may require details of past rental history;

   (7) The selling price asked and offers received within the previous two (2) years; the most recent assessed values of the property and real estate taxes (if applicable); and, evidence of listing for sale; and,

   (8) Any economic incentives and/or funding available to the applicant through federal, state, local or private programs.

   (9) In addition to the above, an application for relocation shall include:

      (a) A site development plan of the proposed location in accordance with Sec. 3.10, Site Development Plan;

      (b) A report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration or rehabilitation, as to the capacity for relocation of the resource without irreparable damage to the resource.

ii. **Non-Contributing Resource**

   Information documenting the construction date, history and development of the property.

e. **Demolition Due to Immediate Threat**

Any order for demolition by the Governing Body Building Official in whole or in part, of any contributing resource within a local historic district or local historic property due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by a Georgia-licensed structural engineer and the County Manager or City Manager, as applicable.
3.20.10 Time Limitation on Approved Certificates of Appropriateness

a. An approved Certificate of Appropriateness shall be valid for 12 months from the date of approval. If the activity that was the reason for such application has not commenced within 12 months from such date, the Certificate of Appropriateness shall be deemed void.

b. The validity period for a Certificate of Appropriateness shall be extended only once by the issuer for an additional 12 months from the original date of approval provided that there are no proposed changes to the proposal, site conditions, or to any standards of this Ordinance that would affect the approval. In such cases, the applicant shall be required to submit a new application for a Certificate of Appropriateness. An extension request shall be made in writing prior to the expiration of the original approval.

3.20.11 Maintenance of Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and all other applicable ordinances and policies.

3.20.12 Appeal

Final action on a Certificate of Appropriateness may be appealed in accordance with Sec. 3.26, Appeals.

3.20.13 Enforcement

a. All work performed pursuant to an issued Certificate of Appropriateness shall conform to the requirements of such certificate. If work is not performed in accordance with the Certificate, the Governing Body Building Official may issue a stop-work order and all work shall cease in accordance with Article 12.0, Violations, Penalties and Enforcement.

b. If work is performed without a Certificate of Appropriateness, the Governing Body Building Official shall issue a stop-work order and all work shall cease in accordance with Article 12.0, Violations, Penalties and Enforcement.

c. For any work requiring a Certificate of Occupancy or Completion, the Governing Body Building Official will not issue a Certificate of Occupancy or Completion until the Planning Director has verified the work was performed in compliance with a Certificate of Appropriateness.

3.20.14 Violation and Penalty

a. Where work is performed without issuance of a Certificate of Appropriateness, the owner shall apply for a Certificate of Appropriateness within five (5) working days of notification by the Planning Director or Governing Body Building Official. If the application is denied, or portion of the application is denied, the owner shall be required to return the denied portion of the work to its state prior to the work within 30 days of the denial or as specified by the Historic Preservation Commission.

b. Violations of any provision of this Ordinance shall be punished in accordance with Article 12.0, Violations, Penalties and Enforcement.
Sec. 3.21 Certificate of Appropriateness for the Savannah Downtown Historic District

3.21.1 Purpose
The purpose of this Section is to provide a process to review certain proposed activities that would result in a material change in appearance to resources within the Savannah Downtown Historic Overlay District as specified in Sec. 3.21.2.b. Approval of such change shall result in a Certificate of Appropriateness.

**Commentary:** Contributing buildings, structures, sites and objects are identified on the contributing resources map for the Savannah Downtown Historic District.

3.21.2 Applicability

a. This Section shall apply only to the Savannah Downtown Historic Overlay District, as established in Sec. 7.8.

b. Unless exempted by this Section, a Certificate of Appropriateness shall be required for the following activities:

i. New construction;

ii. A material change to the exterior appearance of any building or structure, including any alteration or addition;

iii. A material change to any contributing resource which may have an adverse impact on its structural or historic integrity;

iv. A material change to or new construction of walls, fences, or paving;

v. Demolition of any building or structure;

vi. Relocation of any building or structure into, within, or out of the Savannah Downtown Historic District;

vii. Erection, placement, or alteration of any illuminated sign, any sign painted directly on a building, or of any sign that exceeds three (3) square feet in size;

viii. Erection, placement, or alteration of any awning; and

ix. A change of exterior color.
3.21.3 Exemptions
A Certificate of Appropriateness is not required for:

- **a.** General exterior maintenance or minor, in-kind repairs; however, consultation with the Planning Director is advised to discuss the extent of the work and the maintenance method or materials to be applied prior to beginning the work;
- **b.** Any activity in Sec. 3.21.2.b. that is not visible from a public right-of-way, with the exception of relocation or demolition;
- **c.** Paved pathways less than five (5) feet wide and all sidewalks on the public right-of-way;
- **d.** Non-illuminated signs less than three (3) square feet in size;
- **e.** Interior changes that do not affect the exterior of the resource;
- **f.** The addition, modification or removal of any vegetation; and
- **g.** The temporary boarding of openings that will not exceed 30 days.

3.21.4 Pre-application Conference

- **a.** Required Conference
  Prior to the submittal of an application for a Certificate of Appropriateness that will require review by the Savannah Downtown Historic District Board of Review (hereafter Historic Board of Review), the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

- **b.** Recommended Conference
  Prior to the submittal of an application for a Certificate of Appropriateness that does not require review by the Historic Board of Review, it is recommended that the applicant request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.

3.21.5 Coordination with Site Development Plan Review
The Planning Director shall determine at the pre-application conference whether an application for a site development plan is required in addition to the application for a Certificate of Appropriateness. If such plan is required, it shall be submitted in accordance with Sec. 3.10, Site Development Plan.

3.21.6 Application Requirements
An application for a Certificate of Appropriateness shall be submitted in accordance with Sec. 3.2, Application Requirements.

3.21.7 Required Public Meeting and Public Notice

- **a.** Once the application has been deemed sufficient, the Planning Director shall determine whether the application requires review by the Historic Board of Review or by the Planning Director based on the criteria established in Sec. 3.21.6.
- **b.** For any application requiring review by the Historic Board of Review, the Planning Director shall schedule a public meeting and give public notice in accordance with Sec. 3.4, Public Notice. For any application being reviewed by the Planning Director, public notice shall not be required.
3.21.8 Review by the Planning Director

a. Review Responsibility
The following shall be reviewed by the Planning Director:

i. Minor changes to contributing resources including color changes, window and door replacement (provided the opening size remains the same), roof replacement and shutter installations;

ii. A material change to or the new construction of walls, fences, screens or paving;

iii. The erection, placement or alteration of any non-illuminated sign exceeding three (3) square feet, except for those identified in Sec. 3.21.9.a.ii; and

iv. The erection, placement or alteration of awnings.

b. Review Criteria
The Planning Director shall review and take final action on the proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria below may apply (see application for more information on which standards and criteria to apply).

i. The design standards and visual compatibility criteria established for the district as provided in Sec. 7.8, Savannah Downtown Historic Overlay Districts;

ii. The Secretary of the Interior’s Standards and Guidelines for Rehabilitation, where applicable; and/or

iii. The sign criteria in Sec. 9.9, Signs.

c. Action by the Planning Director
Based on the applicable review criteria, findings shall be provided with the following action which shall indicate if the application should be:

i. Approved as proposed by the applicant;

ii. Approved with modifications or conditions;

iii. Denied; or

iv. Referred to the Historic Board of Review at the discretion of the Planning Director. Public notice shall be consistent with Sec. 3.3, Public Notice.

3.21.9 Review by the Historic Board of Review

a. Review Responsibility

i. The Historic Board of Review shall review all material changes in appearance except those that are exempted by this Section or described in Sec. 3.21.8.

ii. The Historic Board of Review shall review all illuminated signs as well as signs painted on a building and marquee signs.

iii. Based on the review criteria in Sec. 3.21.10.b., the Planning Director shall present the application together with a recommendation for approval, continuance or denial to the Historic Board of Review. The recommendation may include modifications and/or conditions.

iv. Final action by the Historic Board of Review shall be made within 45 days of receipt of a complete application as required by O.C.G.A. §44-10-21, or as amended.
b. **Review Criteria**

The Historic Board of Review shall review and take final action on the proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria below may apply (see application for more information on which standards and criteria to apply).

i. The design standards and visual compatibility criteria established for the district as provided in Sec. 7.8, Savannah Downtown Historic Overlay Districts;

ii. The Secretary of the Interior’s Standards and Guidelines for Rehabilitation, where applicable;

iii. The sign criteria in Sec. 9.9, Signs; and/or

iv. The relocation or demolition standards identified in Sec. 3.21.10.

c. **Variances**

i. The Historic Board of Review may grant certain variances as specified in Sec. 3.24.9, Variances.

ii. Lot coverage variances must be received before issuance of a Certificate of Appropriateness.

d. **Action by the Historic Board of Review**

Based on the applicable review criteria, findings shall be provided with the final action which shall indicate in the application should be:

i. Approved as recommended by the Planning Director;

ii. Approved with modifications and/or conditions;

iii. Denied; or

iv. Continued to the next meeting or to specified date upon the request or agreement of the applicant.

3.21.10 **Criteria for Relocation or Demolition of a Resource**

a. **Evaluation Required**

Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.18.4 b). Should the resource meet the criteria for contributing status, the criteria for relocating or demolishing a contributing resource (Sec. 3.21.10.c) shall apply.

b. **Existing Condition(s)**

The Historic Board of Review shall determine that at least one of the below conditions exists when a contributing resource is proposed for relocation or demolition.

i. The relocation or demolition is required to alleviate an immediate threat to public health or public safety;

ii. The relocation is required to avoid demolition;

iii. The relocation or demolition is required for the public good; or,

iv. The relocation or demolition is required to avoid exceptional practical difficulty or undue hardship upon the owner of the property if all of the following conditions are also satisfied:
(1) The applicant has provided evidence sufficient to demonstrate that the application of the standards of this Section deprives the applicant of reasonable economic return on the subject property; and

(2) Undue hardship is not of a person’s own making.

c. Conditions

In granting a Certificate of Appropriateness for relocation or demolition, the Historic Board of Review may impose such reasonable and additional conditions as will mitigate the negative effects of the demolition.

i. Relocation

(1) If the Historic Board of Review has determined that the resource is non-contributing and the resource is being relocated into or within the Savannah Downtown Historic District, the relocation shall be considered new construction and the new construction criteria (as provided in Sec. 7.8 Savannah Downtown Historic Overlay District) shall apply. The application for relocation and new construction shall be submitted concurrently.

(2) If the Historic Board of Review has determined that the resource is non-contributing and the resource is being relocated out of the Savannah Downtown Historic District, the relocation shall be issued a Certificate of Appropriateness.

(3) In the case of the relocation of a contributing principal building, a Certificate of Appropriateness for new construction has been issued for the replacement building.

(4) The relocation shall be considered new construction. In addition to this subsection, the resource proposed for relocation shall be reviewed in accordance with Sec. 3.20.9.

(5) A contributing resource shall be moved only to a site designated as historic property (Sec. 3.19, Local Historic Property Designation) or to a site within a designated local historic district (Sec. 3.18, Local Historic District Designation). The new location shall be in as close proximity as possible to the original location and should approximate the historic character and development of the original site.

ii. Demolition

In the case of the demolition of a contributing principal building, a Certificate of Appropriateness for new construction has been issued for the replacement building.

d. Application Requirements

Except where a resource or portion of a resource poses an immediate threat to public safety, all applications for relocation or demolition of a contributing resource shall be in accordance with Sec. 3.2 Application Requirements and shall include the following information:

i. A detailed explanation for the relocation or demolition and why it cannot be avoided;

ii. Information documenting the construction date, history and development of the property.

iii. A report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration or rehabilitation, as to the structural soundness of the contributing resource. The report shall also identify any dangerous structural conditions.

iv. A fair market value appraisal of the property from a Georgia-licensed property appraiser. The appraisal shall include a full market sales report to include comparable sales;
v. The amount paid for the property; the remaining balance on any mortgage or other financing secured by the property; and, the annual debt service for the previous two (2) years;

vi. If the property is income producing, the annual gross income from the property for the previous two (2) years; the itemized operating and maintenance expenses for the previous two (2) years; and, depreciation deduction and annual cash flow before and after debt service for the previous two (2) years. The Historic Preservation Commission Board of Review may require details of past rental history;

vii. The selling price asked and offers received within the previous two (2) years. Most recent assessed values of the property and real estate taxes (if applicable). Include evidence of listing for sale; and,

v. Any economic incentives and/or funding available to the applicant through federal, state, local or private programs.

viii. Relocation only:

(1) A site development plan of the proposed location in accordance with Sec. 3.10, Site Development Plan;

(2) A report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration or rehabilitation, as to its capacity for relocation without irreparable damage to the resource.

e. **Demolition Due to Immediate Threat**

Any order for demolition by the Governing Body Building Official in whole or in part, of any contributing resource within the Savannah Downtown Historic District or local historic property due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by a Georgia-licensed structural engineer and the County Manager or City Manager, as applicable.

### 3.21.11 Time Limitation on Certificate of Appropriateness

a. An approved Certificate of Appropriateness shall be valid for 12 months from the date of approval. If the project has not commenced within 12 months from such date, the Certificate of Appropriateness shall be deemed void.

b. The validity period for a Certificate of Appropriateness shall be extended only once by the issuer for an additional 12 months from the original date of approval provided that there are no proposed changes to the proposal, site conditions, or to any standards of this Ordinance that would affect the approval. In such cases, the applicant shall be required to submit a new application for a Certificate of Appropriateness. An extension request shall be made in writing prior to the expiration of the original approval.

### 3.21.12 Maintenance of Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and any other applicable ordinances and policies.

### 3.21.13 Appeals

Final action on a Certificate of Appropriateness may be appealed in accordance with Sec. 3.26, Appeals.

### 3.21.14 Enforcement

a. All work performed pursuant to an issued Certificate of Appropriateness shall conform to the requirements of such certificate. If work is not performed in accordance with the
Certificate, the Governing Body Building Official shall issue a stop-work order and all work shall cease in accordance with Article 12.0, Violations, Penalties and Enforcement.

b. If work is performed without a Certificate of Appropriateness, the Governing Body Building Official shall issue a stop-work order and all work shall cease in accordance with Article 12.0, Violations, Penalties and Enforcement.

c. The Governing Body Building Official will not issue a Certificate of Occupancy or Completion until the Planning Director has verified the work was performed in compliance with Certificate of Appropriateness.

### 3.21.15 Violation and Penalty

a. Where work is performed without issuance of a Certificate of Appropriateness, the owner shall apply for a Certificate of Appropriateness within five (5) working days of receiving notification by the Planning Director or Governing Body Building Official. If the application is denied, or portion of the application is denied, the owner shall be required to return the denied portion of the work to its state prior to the work within 30 days of the denial or as specified by the Historic Board of Review or the Planning Director.

b. Violations of any provision of this Ordinance shall be punished in accordance with Article 12.0, Violations, Penalties and Enforcement.
Sec. 3.22 Prevention of Demolition by Neglect Proactive Preservation

3.22.1 Purpose

The purpose of this Section is to provide a process for early detection of the deterioration of contributing buildings and structures within local historic districts and properties due to neglect, and to encourage proactive preservation before demolition due to neglect occurs. Neglect shall be considered performed without a, a n approved Certificate of Appropriateness shall be considered neglect.

3.22.2 Applicability

This Section shall apply to all local historic overlay districts and local historic properties as identified in Article 7.0, Historic and Other Overlay Districts.

3.22.3 Property Owner Responsibility

Property owners shall maintain or cause to be maintained the exterior and structural features of their properties in accordance with the applicable property maintenance and nuisance abatement ordinances and shall not allow conditions of neglect to occur on such properties.

3.22.4 Conditions Considered Neglect

Any one of the following conditions shall be considered neglect:

a. Deterioration of exterior walls, foundation, floor supports, roof or other horizontal or vertical support that causes leaning, sagging, splitting, listing or buckling;

b. Deterioration of external chimneys that causes leaning, sagging, splitting, listing or buckling;

c. Deterioration or crumbling of exterior plaster, mortar or stucco;

d. Ineffective waterproofing of exterior walls, roofs and foundations, including broken windows and doors;

e. Unsecured windows or doors;

f. Rotting, holes, and other forms of decay;
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3.22.5 Process for a Determination of Neglect

a. Initial Determination of Neglect

The Planning Director/Governing Body Building Official shall investigate reports of neglect and make an initial determination of neglect based on criteria in Sec. 3.22.4 above.

b. Notice of Investigation

If the Governing Body Building Official/Planning Director determines that any of the conditions in Sec. 3.22.4 above exists, the Governing Body Building Official/Planning Director shall notify the owner in writing of the determination of neglect and provide a deadline for rectification.

c. Enforcement

Should the property owner(s) fail to respond within the given time frame, the neglect shall be considered work performed without a Certificate of Appropriateness. The Governing Body Building Official shall be notified and take appropriate action, as set forth in Sec. 3.20.13.

3.22.6 Undue Economic Hardship

a. Application Requirements

Should the property owner(s) claim undue economic hardship, the owner shall provide the following information, where possible:

i. Nature of ownership (individual, business or nonprofit) or legal possession, custody and control;

ii. Financial resources of the owner and parties of interest;

iii. Estimated cost of repairs;

iv. Assessed value of land and improvements;

v. Real estate taxes for the previous two (2) years;

vi. Amount paid for the property and date of purchase;

vii. Annual debt service, if any, for previous two (2) years;

viii. Any listing of property for sale or rent, price asked and offers received;

ix. If income producing:

   (1) Annual gross income from property for the previous two (2) years;

   (2) Itemized operating and maintenance expenses for the previous two (2) years;

   (3) Annual cash flow, if any, for the previous two (2) years.

b. Review Process
The Historic Preservation Commission or the Savannah Downtown Historic District Board of Review, as applicable, Planning Director shall review the application and make a determination as to whether undue economic hardship exists.

### 3.22.7 Development of a Preservation Plan

**e.a.** If it is determined that an undue economic hardship exists, the Planning Director will develop a Preservation Plan for the property which may include, but will not be limited to, the following:

i. A detailed list of work to be completed to alleviate the determination of demolition by neglect;

ii. Any loans or grants available from the City, County and/or non-profit organizations;

iii. Acquisition by purchase options;

iv. Time frame for rectification.

**d.b.** Should the Commission or Board Planning Director find that undue economic hardship does not exist, the Planning Director Governing Body Building Official shall notify the property owner and provide a time frame for rectification.

**c.** Should the property owner(s) fail to respond within the given time frame, regardless of the determination of economic hardship, the Governing Body City may cause such property to be repaired and rely on other legal remedies to recover the cost of repair.

### 3.22.8 Appeals

A determination of demolition by neglect and/or undue economic hardship may be appealed only by the property owner(s) in accordance with Sec. 3.26, Appeals.
Sec. 3.23 Administrative Adjustment

3.23.1 Applicability

a. The Governing Body Building Official shall be authorized to approve minor adjustments to the requirements of this Ordinance as specified below, where, owing to special conditions, strict enforcement of certain provisions of this Ordinance would be physically impractical. This process shall not apply to any historic property or any property located within a local historic district.

b. Sec. 4.1, Measurements of Standards, and Sec. 4.3, Exceptions and Modifications, provide for some modification of certain standards as a matter of right.

3.23.2 Application Requirements

a. An application for an administrative adjustment shall be submitted in accordance with Sec. 3.2, Application Requirements.

b. Where a proposed administrative adjustment is for a setback, the applicant shall submit a notarized affidavit at the time of application from the owner(s) of any abutting property immediately affected by the setback adjustment. The affidavit shall positively assert acceptance of the proposed adjustment. Where such approval is not provided, the applicant may seek a variance as provided in Sec. 3.24, Variances.

Commentary: For the purposes of this Section, “abutting property” does not include any property that is separated from the subject property by a right-of-way. ‘Immediately affected’ means any abutting property that shares a property line with the subject property only where the setback is requested.

3.23.3 Governing Body Building Official Action

The Governing Body Building Official shall have the authority to approve only those administrative adjustments listed below and by applying the criteria provided in Sec. 3.23.5.

a. Yard Setbacks

   i. A reduction of up to 10% of the required front, side or rear yard setback for any encroachments into a required setback subject to the following:

   ii. A reduced setback shall not be approved unless a simple site development plan for placement of a building or structure on the site is presented which justifies that the changed setback is needed to accommodate the development.

   iii. A reduced setback shall not conflict with rights-of-way, sidewalks, easements, buffer or landscape requirements.

   iv. A reduced setback shall not result in the expansion of any nonconformity.

3.23.4 Other Adjustments

Any request for adjustments from the provisions of this Ordinance not provided in Sec. 3.23 shall be reviewed as specified elsewhere in this Ordinance.
3.23.5 Administrative Adjustment Criteria

All of the criteria provided below shall be applied by the Governing Body Building Official to approve or deny a request for an administrative adjustment. The Governing Body Building Official shall provide the applicant with a written decision.

a. That granting the administrative adjustment will not materially or adversely affect adjacent land use and the physical character of uses in the immediate vicinity of the proposed development.

b. That granting the administrative adjustment shall be consistent with the purposes and intent of this Ordinance.

c. That granting the administrative adjustment will not create any nonconformity.

3.23.6 Time Limit for Commencing Construction

An approved administrative adjustment shall become null and void unless at least one of the following is completed within two (2) years of the date the approval was granted:

a. Application has been made for a building permit; or

b. Legal documents or a plat has been filed creating a buildable lot.

3.23.7 Appeals

Final action on an administrative adjustment by the Governing Body Building Official may be appealed in accordance with Sec. 3.26, Appeals.
Sec. 3.24 Variances

3.24.1 Purpose

Certain requirements of this Ordinance that will not be contrary to the public interest may be varied by the applicable review authority, where, owing to special conditions, a literal enforcement of such requirements, will, in an individual case, result in practical difficulty or unnecessary hardship.

*Commentary:* For the purposes of this Section, “review authority” shall mean the Zoning Board of Appeals, Planning Commission, Historic Preservation Commission or the Savannah Downtown Historic Board of Review.

3.24.2 Applicability

a. Certain requirements of this Ordinance may be modified or adjusted without filing an application for a variance. See Sec. 4.3, Exceptions and Modifications and Sec. 3.23, Administrative Adjustment for such requirements.

b. Certain requirements may be achieved through alternative compliance. Where alternative compliance is possible, it is specified elsewhere in this Ordinance.

c. Certain requirements shall not be variable. Such requirements are specified in this Section and may be specified elsewhere in this Ordinance. Any application for a variance that is not permitted by this Ordinance shall not be processed.

d. The following review authorities shall have the ability to grant variances as specified below.

i. The Zoning Board of Appeals for variances not associated with a major site development plan or Certificate of Appropriateness;

ii. The Planning Commission for variances associated with a major site development plan;

iii. The Historic Preservation Commission for Certificates of Appropriateness for all local historic districts and historic properties with the exception of the Downtown Historic District; and,

iv. The Savannah Downtown Historic Board of Review for Certificates of Appropriateness for only the Savannah Downtown Historic District.

3.24.3 Application Process

As described below, an application for a variance shall be submitted to the applicable review authority.

a. **Zoning Board of Appeals**

Prior to the submittal of an application for a variance, the applicant shall request and participate in a pre-application conference in accordance with Sec. 3.2, Application Requirements.
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Sec. 3.24 Variances

3.24.4 Neighborhood Meeting Requirements

When a major site development plan application includes a request for a variance, a neighborhood meeting shall be held in accordance with Sec. 3.4, Neighborhood Meetings.

3.24.5 Required Public Hearing/Public Meeting and Public Notice

Once the application has been determined complete, the Planning Director shall schedule a public meeting or hearing, as applicable, and give public notice in accordance with Sec. 3.3, Public Notice.

3.24.6 Burden of Proof

The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the applicable review authority to reach conclusions set forth below as well as have the burden of persuasion on those issues.

3.24.7 Action by the Review Authority

a. The applicable review authority shall hold a public meeting or public hearing on the proposed variance and has the authority to approve, approve with conditions or deny the variance.

b. In granting any variance, the review authority may prescribe reasonable and appropriate conditions and safeguards, including but not limited to reasonable time limits within which the action for which variance is required shall be begin or be completed, or both.

3.24.8 Limitations on Power to Grant Variances

As specified below, the granting of a variance shall have limitations.

a. Use and Use Condition(s) Variance Prohibited

i. A variance shall not be granted which would permit a use that is not permitted by this Ordinance or that is not permitted in the zoning district in which the property affected by the variance is located.

Commentary: If a desired use is not permitted in a particular zoning district, an application for a text amendment can be submitted to petition for such use in the district. Alternatively, a rezoning application can be submitted to petition for a zoning district that would permit the desired use.
ii. A variance shall not be granted which would vary any use condition unless such condition is related to any measurement including time. The Governing Body, however, may vary a use condition, upon the recommendation of the Planning Commission, only for an approval of a Special Use Permit.

b. Density Variance Prohibited

A variance shall not be granted to permit a density that is greater than the maximum density permitted by the zoning district in which the property affected by the variance is located.

Commentary: A reduction of the minimum lot area to such a size that the density exceeds the maximum permitted by the zoning district is not permitted. An increase in density can only be approved in accordance with Sec. 3.9, Zoning Text Amendment, or by rezoning to a district that allows the increased density.

c. Variances to Conditions of Development Approvals

The review authorities authorized to grant variances, as specified in Sec. 3.24.2, shall not grant a variance to any condition of approval that has been granted by another review authority. An amendment to a condition of approval by any review authority shall be approved only by the granting review authority.

3.24.9 Authority to Grant Variances

Each review authority shall have the authority to grant variances as specified below.

a. Zoning Board of Appeals

i. Variance Authority

(1) The Zoning Board of Appeals may grant variances only to those standards that are not the purview of the Planning Commission, Historic Preservation Commission and the Savannah Downtown Historic Board of Review.

(2) The Zoning Board of Appeals may grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; variable standards in Article 10.0, Natural, Historic, and Cultural Resources Standards.

(3) The Zoning Board of Appeals may review a variance request to exceed lot coverage within a local historic property or local historic overlay district only after a recommendation or Certificate of Appropriateness has been received from the Historic Preservation Commission or Historic Board of Review.

ii. Variance Criteria

The criteria in Sec. 3.24.10 shall be the basis of granting a variance request.

b. Planning Commission

i. Variance Authority

The Planning Commission may grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; any variable standards in Article 10.0, Natural, Historic, and Cultural Resources Standards. Variances shall be reviewed concurrently with the submittal for a major site development plan.

ii. Variance Criteria

The criteria in Sec. 3.24.10 shall be the basis of granting a variance request.
c. **Historic Preservation Commission**
   
   i. **Variance Authority**
   
   The Historic Preservation Commission may grant variances from the specified design standards as provided for each local historic overlay district in Article 7.0, Historic and Other Overlay Districts; the building setback, coverage an height standards in Article 5.0, Base Zoning Districts; and, from the sign standards for special districts that are designated local historic districts or historic properties in Sec. 9.9, Signs. The variance shall be reviewed concurrently with the submittal for a Certificate of Appropriateness. The Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of the design standards.

   ii. **Variance Criteria**
   
   The below criteria shall be the basis of granting a variance request in addition to the criteria in Sec. 3.24.10 below. If there is non-compliance with at least one of the criteria below or within Sec. 3.24.10, the variance shall not be approved.
   
   (1) By reason of unusual circumstances, the strict application of the design standards would result in exceptional practical difficulty or undue hardship upon any owner of any specific property.

   (2) The variance shall remain in harmony with the general purpose and intent of the design standards so that the architectural or historic integrity or character of the property shall be conserved and substantial justice done.

   d. **Savannah Downtown Historic District Board of Review**
   
   i. **Variance Authority**
   
   The Savannah Downtown Historic Board of Review may grant variances from the specified design standards as provided in Sec. 7.8, Savannah Downtown Historic Overlay District; the building setback, coverage an height standards in Article 5.0, Base Zoning Districts; and, from the sign standards in Sec. 9.9, Signs. The variance shall be reviewed concurrently with the submittal for a Certificate of Appropriateness. The Board may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of the design standards.

   ii. **Variance Criteria**
   
   The below criteria shall be the basis of granting a variance request in addition to the criteria in Sec. 3.24.10 below. If there is non-compliance with at least one of the criteria below or within Sec. 3.24.10, the variance shall not be approved.
   
   (1) By reason of unusual circumstances, the strict application of the design standards would result in exceptional practical difficulty or undue hardship upon any owner of any specific property.

   (2) The variance shall remain in harmony with the general purpose and intent of the design standards so that the architectural or historic integrity or character of the property shall be conserved and substantial justice done.

3.24.10 **Criteria for Approval**

The responsible review authority shall make a finding that the variance request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the variance shall not be approved.

a. **General Consistency**

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.
b. **Special Conditions**
   
i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.
   
ii. The special conditions and/or circumstances do not result from the actions of the applicant.
   
iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

c. **Literal Interpretation**

   Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

d. **Minimum Variance**

   The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings or structures.

e. **Special Privilege Not Granted**

   The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

3.24.11 Time Limits for Variances

a. **Variances Approved by the Zoning Board of Appeals**

   Approval of a variance pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:
   
i. For any variance that would not require a building permit, the variance shall be acted upon within one (1) year from the date the variance was granted;
   
ii. For any variance that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the variance was granted; or
   
iii. For any variance granted to subdivide land, a legal lot of record must be established within two (2) years.

b. **Variances Approved by the Planning Commission**

   Approval of a variance pursuant to the provisions of this Ordinance shall be valid for the same time period as provided in Sec. 3.10.12. Upon the expiration of an approved site development plan or the subsequent approved building permit that are consistent with the approved site development plan, the variance shall become null and void.

c. **Variances Approved Historic Preservation Commission and Savannah Downtown Historic District Board of Review**

   Approval of a variance pursuant to the provisions of this Ordinance shall be valid for the same time period as provided in Sec. 3.20, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties, or Sec. 3.21, Certificate of Appropriateness for Savannah Downtown Historic District, as applicable. Upon the expiration of an approved Certificate of Appropriateness or the subsequent approved building permit that are consistent with the approved Certificate of Appropriateness, the variance shall become null and void.
3.24.12 Circumstances which May Cause a Variance to be Revoked

A variance may be revoked if at least one of the circumstances described in Sec. 12.9.d. is found to exist by the Governing Body Building Official.

3.24.13 Appeals

Final action on a variance may be appealed in accordance with Sec. 3.26, Appeals. For variances that are associated with a Certificate of Appropriateness, appeal shall follow the appeals process for Certificate of Appropriateness for Local Historic District and Historic Properties (Sec. 3.20) or for Certificate of Appropriateness for Savannah Downtown Historic District (Sec. 3.21), as applicable.
Sec. 3.25 Written Interpretations

3.25.1 Applicability
The Governing Body Building Official(s) after consultation with the Planning Director, and the County and City Attorneys, as appropriate, and other applicable County and City departments, as necessary, shall be authorized to make all interpretations concerning the provisions of this Ordinance. Interpretations include, but are not limited to:

a. The text of this Ordinance;
b. Zoning district boundaries; and,
c. A use not listed in this Ordinance.

3.25.2 Zoning Verification Letter Not an Interpretation
A zoning verification letter that verifies factual information relative to a specific property shall not be considered an interpretation of this Ordinance. The Governing Body Building Official with jurisdiction shall be responsible for zoning verification letters.

3.25.3 Application Requirements
An application for a written interpretation shall be submitted in accordance with Sec. 3.2, Application Requirements.

3.25.4 Rendering of an Interpretation

a. The Governing Body Building Official shall render a written interpretation within 30 business days of the request for interpretation.
b. The written interpretation shall be mailed to the applicant. If the interpretation relates to a specific property or properties and the applicant is not the owner of such property, the written interpretation shall also be mailed to the property owner(s).
c. The Governing Body Building Officials, Governing Body Attorneys and Planning Director and Governing Body Attorneys shall also receive a copy of the written interpretation.

3.25.5 Official Record
The Metropolitan Planning Commission shall maintain an official record of all interpretations. The record of interpretations shall be available for public inspection during normal business hours.

3.25.6 Appeals
Final action on a written interpretation may be appealed in accordance with Sec. 3.26, Appeals.
Sec. 3.26 Appeals

3.26.1 Applicability

a. When it is alleged that there is an error in an order, requirement, interpretation, determination or final action of any administrator, commission or board authorized to make a final action or decision in regard to the provisions of this Ordinance, an appeal by any aggrieved party may be taken to the Zoning Board of Appeals (ZBA), except as otherwise provided in this Ordinance.

b. An appeal of a final action of the Zoning Board of Appeals or Governing Body shall be exempt from the requirements of this Section. Such appeals shall be made to Chatham County Superior Court as provided in Sec. 3.26.7 below.

3.26.2 Application Requirements

a. An appeal shall be filed within ten (10) working days of the order, requirement, interpretation, determination, final action or decision.

b. An appeal shall be made by filing a written notice of appeal specifying the grounds for the appeal with the Zoning Board of Appeals and the administrator, commission or board whose decision is being appealed.

c. A notice of appeal shall be filed in accordance with Sec. 3.2, Application Requirements.

d. A notice of appeal shall be considered filed when a complete application is delivered to the Planning Director.

3.26.3 Effect of an Appeal

a. The filing of a complete application for appeal stays all proceedings in furtherance of the action appealed.

b. Proceedings shall not be stayed except by order of the attorney for the Governing Body, issued on application of the party seeking the stay, and Proceedings may be stayed only because of facts stated in the application, a stay would cause imminent peril to life or property, or that because the violation is transitory in nature, a stay would interfere with the enforcement of this Ordinance or other related ordinances. Such order may be not issued until such time as the administrative official, commission or board whose decision is being appealed.

c. An appeal shall not stop actions lawfully approved; only actions presumed in violation of this Ordinance are stayed.

d. The filing on an appeal does not stop the accruing of assessed civil penalties, if any.
3.26.4 Record of Decision

Upon receipt of a notice of appeal, the administrative official, commission or board whose decision is being appealed shall transmit to the Zoning Board of Appeals all papers constituting the record upon which the action appealed.

3.26.5 Public Notice Requirements

a. After the application has been deemed complete by the Planning Director, the appeal will be scheduled for a public hearing before the Zoning Board of Appeals.

b. Mailed, published and posted notice shall be required in accordance with the procedures in Sec. 3.3, Public Notice. Mailed notice sent to the appellant and the owner of the affected site (if different) shall be via certified mail, return receipt requested.

3.26.6 Action by the Zoning Board of Appeals

a. The Zoning Board of Appeals shall first make a finding that an error occurred in the application or interpretation of this Ordinance.

b. The Zoning Board of Appeals may reverse or affirm (wholly or in part) or may modify the order, requirement, interpretation, determination or final action appealed and shall make any order, requirement, interpretation, determination or final action that in its opinion ought to be made in the case before it unless otherwise specified by this Ordinance. To this end, the Zoning Board of Appeals shall have all of the powers of the administrative official, commission or board from whom the appeal is taken.

c. If new evidence is presented, the Zoning Board of Appeals shall refer the matter back to the administrative official, commission or board for a report on the new or different evidence before a final decision on the appeal.

d. A motion to reverse, affirm or modify the order, requirement, interpretation, determination or final action appealed shall include a statement of the specific reasons or findings of fact that support the motion. The facts of findings shall be based on the same facts of finding applied by the administrative official, commission or board.

e. If a motion to reverse or modify is not made, or such motion fails to receive the affirmative vote of at least 75% majority of the members present necessary for adoption, then the appeal shall be denied.

f. The appellant is responsible for the burden of proof.

3.26.7 Appeal of Final Action by the Zoning Board of Appeals or the Governing Body

An appeal of the final action of the Zoning Board of Appeals or the Governing Body under this Section may be taken by filing a petition for certiorari with the Chatham County Superior Court within 30 days of the final action.
Sec. 3.27 Relief for Nonconforming Uses and Structures

3.27.1 Purpose
This Section establishes procedures for the change, re-establishment or expansion of a nonconforming use of land or building as well as the reconstruction of certain nonconforming structures.

3.27.2 Applicability
a. Any use of a building or land that lawfully existed at the time it was established but which fails to comply with one or more of the applicable regulations or standards of this Ordinance; and,

b. The reconstruction of a nonconforming structure that has been damaged beyond 75% of its replacement cost at the time of the damage.

3.27.3 Application Requirements
An application shall be filed in accordance with Sec. 3.2, Application Requirements.

3.27.4 Types of Reviews
a. Change of a Nonconforming Use
b. Re-establishment of a Nonconforming Use
c. Expansion of a Nonconforming Use
d. Reconstruction of a Nonconforming Structure

3.27.5 Neighborhood Meeting Requirements
An applicant requesting relief for a nonconforming use shall hold a neighborhood meeting in accordance with Sec. 3.4, Neighborhood Meetings.

3.27.6 Burden of Proof
The applicant shall have the burden of presenting evidence sufficient to allow the Zoning Board of Appeals to render a decision.

3.27.7 Change of a Nonconforming Use
A change from one nonconforming use to use not permitted in the base district shall be permitted only with the approval of the Zoning Board of Appeals in accordance with the following:

a. Criteria for a Change of a Nonconforming Use
The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.
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3.27.8 Re-establishment of a Nonconforming Use

The re-establishment of a nonconforming use shall be permitted only with the approval of the Zoning Board of Appeals in accordance with the following:

**a. Criteria for the Re-establishment of a Nonconforming Use Due to Abandonment**

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.

1. The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located;
2. The building has not been subsequently redesigned to house other uses;
3. Whether the special use is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
4. The use has similar operational characteristics of the most recent nonconforming use; and
5. The site standards of this Ordinance are complied with to the extent possible.

**b. Criteria for the Re-establishment of a Nonconforming Use Due to Damage**

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.

1. Whether the special use is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
2. The use has similar operational characteristics of the most recent nonconforming use; and
3. The site standards of this Ordinance are complied with to the extent possible.

Comment [AB35]: Draft 3 revision
### 3.27.9 Expansion of a Nonconforming Use

The expansion of a nonconforming use shall be permitted only with the approval of the Zoning Board of Appeals in accordance with the following:

**a. Criteria for the Expansion of a Nonconforming Use**

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.

1. **Criteria for the Expansion of a Nonconforming Use of Land**
   - Whether the special use is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
   - The use of the expanded area has similar operational characteristics of the most recent nonconforming use;
   - The site standards of this Ordinance relating to the original use are complied with to the extent possible; and
   - The expansion complies with all applicable regulations and standards of this Ordinance.

2. **Criteria for Expansion of a Nonconforming Use of a Building**
   - Whether the special use is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
   - The use of the expanded area has similar operational characteristics of the most recent nonconforming use;
   - The site standards of this Ordinance relating to the original use are complied with to the extent possible;
   - The expansion complies with all applicable regulations and standards of this Ordinance;
   - The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located; and
   - The building has not been subsequently redesigned to house other uses.

### 3.27.10 Reconstruction of a Nonconforming Structure

The reconstruction of a nonconforming structure due to damage or destruction beyond 76% of its replacement value at the time of such damage or destruction shall be permitted only with the approval of the Zoning Board of Appeals.

**a. Criteria**

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria, the request shall not be approved.
Article 3.0 Development Application and Review Procedures

Sec. 3.27 Relief for Nonconforming Uses and Structures

3.27.11 Public Notice Requirements

a. After the application has been deemed complete by the Planning Director, the petition will be scheduled for a public hearing before the Zoning Board of Appeals.

b. Mailed, published and posted notice shall be required in accordance with the procedures in Sec. 3.3, Public Notice.

3.27.12 Action by the Zoning Board of Appeals

a. The Zoning Board of Appeals shall hold a public meeting on the petition and has the authority to approve, approve with conditions or deny the application.

b. In granting an approval, the Zoning Board of Appeals may prescribe reasonable and appropriate conditions and safeguards, including but not limited to reasonable time limits within which the action for the approval shall begin or be completed, or both.

3.27.13 Appeals

Final action on the petition may be appealed in accordance with Sec. 3.26, Appeals.
Article 4.0 Measurements and Exceptions
This Article identifies and explains some of the more common forms of measurement used throughout this Ordinance. It also specifies exceptions to certain requirements of this Ordinance.

Sec. 4.1 Measurements of Standards

4.1.1 Purpose
This purpose of this Section is to identify and explain the procedures for measuring the required standards of this Ordinance.

4.1.2 Applicability
The procedures identified in this Section apply only to the more common standards required of this Ordinance. Additional procedures for measuring more specific standards may be found within other sections of this Ordinance.

4.1.3 Generally
a. Area
Measurements of area shall be provided in square feet or acres.

b. Distances
i. When determining distances for setbacks, all distances are measured at the shortest distance, along a horizontal plane, from the appropriate property line to the edge of a building, structure, storage area, parking area or sign. These distances are not measured by following the topography of the land. Measurements of distances shall be in linear feet. Exceptions to this requirement may be provided elsewhere in this Ordinance.

Figure 4.1-1
Measurement of Distance

c. Fractions
Calculations resulting in a fraction shall be rounded down to the preceding whole number, except where otherwise provided in this Ordinance.
4.1.4 Density

Density shall be measured as the required area of land per dwelling unit for a given housing type. To calculate the number of units permitted, divide the gross area of land for a single lot of record by the required lot area per dwelling unit. Calculations resulting in a fraction of 0.9 or higher shall be rounded down to the preceding whole number, except where otherwise provided in this Ordinance. Any portion of a property that is marsh as defined by the Georgia Department of Natural Resources shall not be included in the calculation of density.

Commentary: Multiple, contiguous parcels that are shown on a plan to be recombined may be used to calculate density.

4.1.5 Lot Measurements

a. Lot Area

Lot area shall be measured as the amount of land area contained inside a single lot of record exclusive of existing or proposed public or private rights-of-way.

b. Lot Width

Lot width shall be measured as the distance between the side property lines at the required front yard setback line along a line parallel to the front property line.

Where the front property line is an arc and the lot width is less than 80 feet, the minimum lot width shall be measured as the distance between the side property lines at the required front yard setback line along a straight line parallel to the chord of the front property line. Where the front property line is an arc and the lot width is greater than 80 feet, the minimum lot width shall be measured at the required front yard setback.

Comment [ab1]: Draft 3 revision.
4.1.6 Setbacks

a. Setback Line
A setback line is the required minimum distance from any property line that a building, structure or any feature, not identified in Sec. 4.3, Exceptions and Modifications, unless otherwise permitted elsewhere in this Ordinance, may be erected or placed.

b. Front Yard Setback
The front yard setback shall be measured from and parallel to the front property line and extend the entire width of the lot.

c. Side (Interior) Yard Setback
The side (interior) yard setback shall be measured from and parallel to any lot line that is not adjacent to a street. It shall extend from the front yard setback line to the required rear yard setback line or the rear lot line where no rear yard setback is required.

d. Side (Street) Yard Setback
The side (street) yard setback shall be measured from and parallel to any lot line, exclusive of front and rear property lines, that is adjacent to a street. It shall extend from the required front yard setback line to the required rear yard setback line or the rear lot line where no rear setback is required. On a lot in which the street yard adjoins (or is part of) a vehicular access easement, the side (street) yard setback shall be the minimum horizontal distance from the interior edge of the easement.

e. Rear Yard Setback
The rear yard setback shall be measured from and parallel to the rear lot line and extend the entire width of the lot.
f. **Setback Area**
   A setback area is the area of land within the minimum setback line and the maximum setback line.

![Setback Area Diagram](image)

**Figure 4.1-5**
Setback Area

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g. **Front Yard Setback Averaging**
   Setbacks may be averaged where specified elsewhere in this Ordinance. The required front yard setback may be established as the average of the existing front yard setbacks of the lots within 200 feet that are on the same block face. Where there is a vacant lot on the block face, then the required front yard setback for the zoning district shall be used for such lot in calculating the average front yard setback. Where a building is set back more than the minimum front yard setback for the zoning district, the minimum front yard setback may be used for such lot in calculating the average front yard setback.

![Front Yard Setback Averaging Diagram](image)

**Figure 4.1-6**
Front Yard Setback Averaging

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h. **Parking Area Setback**
   The parking area setback is the required minimum distance that any area used for parking including drive aisles, must be set back from a street or vehicular access easement, exclusive of lanes, unless otherwise permitted elsewhere in this Ordinance.

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Comment [ab2]: Draft 3 revision
Comment [ab3]: Draft 3 revision.
area setback shall be measured from and parallel to any lot property line adjacent to a public/private right-of-way or vehicular access easement, exclusive of lanes, to any area used for parking, including drive aisles.

4.1.7 Building Measurements

a. Building Footprint

The building footprint shall be measured as the area at finished grade that is within the exterior faces of the exterior walls or from the centerline of walls separating attached buildings. In the absence of surrounding exterior walls, the building footprint shall be the area within the exterior walls of a building that is under a roof.

b. Building Coverage

Building coverage shall be measured as the maximum percentage of the lot that is permitted to be covered by principal and accessory buildings. To calculate building coverage, divide the total building footprint of the principal and accessory buildings by the gross lot area. Building coverage does not include impervious areas such as driveways; uncovered decks, porches or patios, decks; uncovered swimming pools or screened pool cages.

![Building Coverage Diagram]

Figure 4.1-7
Building Coverage

c. Building, Gross Floor Area

Gross floor area of a building shall be measured as the total area of all floors within the interior faces of the exterior walls and/or from the interior faces of walls separating attached buildings.

d. Building, Ground Floor Area

The ground floor area shall be measured as the area at finished grade that is within the interior faces of the exterior walls and/or from the interior faces of walls that separate attached buildings. In the absence of surrounding exterior walls, the ground floor area shall be measured as the area at finished grade under the horizontal projection of the roof.

4.1.8 Height

a. Building Height

i. Building height shall be measured as the vertical distance from the average finished grade to the highest point of the roof. In areas that are regulated by the Flood Damage Prevention Ordinance the building height shall be measured from the minimum designed floor elevation as determined by the jurisdictional Floodplain Administrator. In flood-prone areas where minimum floor elevations have been
ii. No building shall be erected or altered to exceed the maximum height limit established for any zoning district, unless exempted by Sec. 4.3, Exceptions and Modifications, or where specified elsewhere in this Ordinance. Where an official height map has been approved and adopted by the Governing Body, the height map shall govern.

b. Height of Structures other than Buildings
   i. Except where otherwise specified in this subsection or this Ordinance, the height of structures other than buildings shall be measured as the vertical distance from the ground level immediately under the structure to the top of the structure, excluding any exempted portions as specified in this Ordinance.
   ii. No structure shall be erected or altered to exceed the maximum height limit established for any zoning district, unless exempted by Sec. 4.3, Exceptions and Modifications, or where specified elsewhere in this Ordinance. Where an official height map has been approved and adopted by the Governing Body, the height map shall govern.
   iii. The height of a roof top deck shall be measured as the vertical distance from the ground level immediately under the structure to the top of the floor of the deck when there is no rail or when the rail walls are more than 50% open. For all other situations, a deck is measured from the ground level immediately under the structure to the top of the deck rails.
   iv. Standards for the measurement of fences and walls are located in Sec. 9.6. Fences and Walls.

4.1.9 Block Measurements
   a. Block Perimeter
      [Reserved.]
   b. Block Area
      [Reserved.]

4.1.10 Frontage
   a. Block Frontage/Face
      Block frontage shall be measured as the distance between the intersections of two (2) rights-of-way as measured along a street right-of-way.
   b. Lot Frontage
      Lot frontage shall be measured as the distance, along a street right-of-way or vehicular access easement, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage. There shall be no lot frontage along a lane. For cul-de-sac lots and lots on curvilinear streets, the arc between the property lines shall be considered lot frontage.

Figure 4.1-8
Block Frontage/Face and Lot Frontage
c. **Building Frontage**

Building frontage shall be measured as the distance along any facade of a building which is parallel to or at an angle of 45 degrees or less to any adjacent public or private street.

![Building Frontage Diagram]

Figure 4.1-9

Building Frontage

**4.1.11 Distance Measurements, Specific Situations**

a. **Distance of Vehicle Travel Areas (Driveways, Traffic Lanes)**

When measuring a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, the measurement is made along the centerline of the vehicle travel area. Where the vehicle travel area is curved, the measurement is taken along the arc of the travel area.

b. **Distance to Remote or Shared Parking**

When measuring the distance to remote, shared, or other off-site parking, the measurement shall be made from the shortest route of pedestrian access from the nearest entry point of the parking facility to the nearest entry point of the building it is required to serve. For the purposes of this Article, “pedestrian access” shall mean access available along a public sidewalk or path or private sidewalk or path on the subject properties, unless otherwise approved by the Planning Director and Governing Body Engineer Building Official.

Comment [ab9]: Draft 3 revision.

Comment [ab10]: Draft 3 Revision

Comment [ab11]: Draft 3 Revision

c. **Distance to a Transit Stop**

When measuring the distance to a transit stop, the distance shall be measured from the shortest route of pedestrian access from the nearest point of the transit stop, such as bus stop sign, to the nearest entry point of the building or development it is required to serve. For the purposes of this Article, “pedestrian access” shall mean access available along a public sidewalk or path or private sidewalk or path unless otherwise approved by the Planning Director and Governing Body Engineer Building Official.

d. **Distance between Uses (Minimum Separation)**

When measuring the required distance between two (2) uses, the measurement shall be the shortest distance between the property lines of each use, unless otherwise specified in this Ordinance.

**4.1.12 Signs Measurements**

Measurements for signs are located in Sec. 9.9, Signs.
4.1.13 Determining Number of Seats

In stadiums, sports arenas, religious institutions and other places of public assembly in which occupants utilize benches, pews, the ground or other similar seating arrangements, each 24 linear inches of such seating shall be counted as one (1) seat.
Sec. 4.2 Visibility Triangle

4.2.1 Purpose
The purpose of this Section is to promote the safety and general welfare of the public by establishing minimum requirements for the unobstructed vision at street intersections.

4.2.2 Applicability
The standards of this Section shall apply to all lots formed by the intersection of public/private rights-of-way, vehicular access easements, and/or driveways. The County Engineer or City Traffic Engineer may modify or eliminate the requirements for the visibility triangle where unusual topography, site conditions, historic development patterns or other circumstances would render full compliance unnecessary or inconsistent.

4.2.3 Generally
All grading, planting and development shall be executed in a manner that maintains clear visibility triangles at all intersections in accordance with current regulations and policies of the Georgia Department of Transportation, where applicable, and the Engineering Design Manual or equivalent for the Governing Body. A clear zone to allow unobstructed vision shall be provided between two (2) three (3) to 10 feet above grade of the pavement of the adjacent driving surfaces.

Figure 4.2-1
Visibility Triangle
Sec. 4.3 Exceptions and Modifications

4.3.1 Purpose
The purpose of this Section is to identify exceptions from the requirements of this Ordinance and to indicate when the requirements of this Ordinance may be modified.

4.3.2 Exceptions

a. Required Setbacks
   Landscaping, fences and walls, other landscape features, mailboxes, and lighting fixtures may be located within any required setback or yard, except as otherwise established in this Ordinance.

b. Height
   The maximum height limits of a zoning district or officially adopted height map shall not apply to following except where otherwise provided by this Ordinance. However, no structure or feature shall exceed the height limits imposed by Sec. 7.2, Airport, Airfield Overlay District, unless the structure is located within the Airport Overlay District prohibited elsewhere in this Ordinance.
   i. Spires, belfries, or cupolas; flagpoles; monuments; water tanks; fire towers; chimneys; vegetation;
   ii. Feed storage structures;
   iii. Parapet walls that are four (4) feet or less in height;
   iv. Elevator shafts and HVAC equipment that are eight (8) feet or less in height;
   v. Airport control towers provided that the heights of these structures or appurtenances thereto shall not exceed any height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight approach zone;
   vi. Broadcast transmission towers; or
   vii. Other similar structures which, by design or function, must exceed the established height limits.

4.3.3 Modifications

a. Features Allowed within Required Setbacks and Yards
   Any setback encroachment permitted below must meet all building and fire code standards.
   i. Building Features
      The following building features may encroach into a required setback or yard by the amount specified for each feature.
      (1) Chimneys may project not more than three (3) feet provided that such projection is at least five (5) feet from the property line.
      (2) Eave or roof overhangs and awnings may project up to two (2) feet provided that such extension is at least three (3) feet from the property line, its lower edge is at least eight (8) feet above the ground elevation and is located at least five (5) feet from any other building or eave or awning.
      (3) Bay windows that are less than 10 feet wide may project not more than three and one-half (3.5) feet provided that such projection is at least three (3) feet from the property line.
      (4) Awnings shall be a minimum of eight (8) feet clear height above ground elevation.
\( \text{(5)(4)} \) Balconies may project up to four (4) feet provided that such projection is at least five (5) feet from a common lot line. The lower edge of any balcony shall be at least 10 feet above the ground elevation.

\( \text{(6)(5)} \) Sills, belt courses and other ornamental features may project up to two (2) feet provided that such projection is at least three (3) feet from the property line.

\( \text{(7)(6)} \) Fire escapes may project up to two (2) feet provided that such projection is at least three (3) feet from the property line.

ii. **Porches, Decks and Patios**

1. Unenclosed patios or decks with no roof may project no more than 20% into a required side setback provided that such projection is at least three (3) feet from the property line. Within the rear yard, unenclosed patios or decks with no roof can project up to five (5) feet into the required rear yard setback provided that such projection is at least three (3) feet from the property line.

2. Covered, unenclosed porches with a roof may project no more than eight (8) feet into a required front setback provided that such projection is at least three (3) feet from the property line.

3. Unenclosed stoops with no roof may project into a side or rear setback provided that such projection is at least three (3) feet from the property line.

iii. **Mechanical Equipment**

Air-conditioning, mechanical, electrical and plumbing equipment located at or above ground level or elevated due to FEMA elevation requirements may be located up to three (3) feet from any property line.

iv. **Pedestrian Bridges and Building Connections**

Pedestrian bridges, breezeways, building connections and supports of these structures, upon findings by the Planning Director that the connecting feature is necessary to provide safe pedestrian access.

v. **Driveways**

Driveways, provided that, to the extent practicable, they extend across rather than along the front yard setback area. However, driveways for residential uses shall be no closer than three (3) feet from the side (interior) property line. For lots less than 44.5 feet wide, the driveway shall be no closer than one (1) foot from the side (interior) property line.

vi. **Signs**

Signs in conformance with the standards in Sec. 9.9, Signs.

vii. **Accessory Buildings and Structures**

Accessory buildings and structures shall not be erected or placed closer than five (5) feet from rear and side (interior) yard lot lines unless otherwise established by this Ordinance. See Sec. 8.7 Accessory Structures and Uses.
Article 5.0 Base Zoning Districts

Sec. 5.1 Zoning District Categories

5.1.1 Conservation Districts
Where the phrase "conservation district" is used in this Ordinance, the phrase shall be construed to include the following districts:

a. Any Conservation (C-) district.

5.1.2 Residential Districts
Where the phrase "residential district" is used in this Ordinance, the phrase shall be construed to include the following districts:

a. Any Residential Single Family (RSF-) district;
b. Any Residential Two-family (RTF-) district;
c. Any Traditional Residential (TR-) district;
d. Any Residential Multi-family (RMF-) district; and
e. Any Residential Manufactured Home Park (RMHP) district.

5.1.3 Nonresidential Districts
Where the phrase "nonresidential district" is used in this Ordinance, the phrase shall be construed to include the following districts:

a. Any Agriculture (A-) district;
b. Any Office-Institutional (OI-) district;
c. Any Business (B-) district;
d. Any Industrial (I-) district; and
e. Any Military Installation (MI) district.

5.1.4 Mixed-use Districts
Where the phrase "mixed-use district" is used in this Ordinance, the phrase shall be construed to include the following districts:

a. Any Traditional Neighborhood (TN-) district;
b. Any Traditional Commercial (TC-) district; and
c. Any Downtown (D-) district.
Sec. 5.2 Reserved
Sec. 5.3 Categorization of Uses

5.3.1 General Provisions

a. Approach to Categorizing Uses
   i. Principal Uses
      Permitted principal uses by zoning district are set forth in Sec. 5.4, Principal Use Table. Permitted uses are grouped by use category. Use categories are not zoning districts; use categories classify land uses and activities based on common functional, product, and/or physical characteristics. Characteristics may include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions. Use categories provide a systematic basis for assigning land uses to appropriate zoning districts. Specific uses may be further defined as set forth Article 13.0, Abbreviations and Definitions. Any use not specifically set forth in this Ordinance is expressly prohibited, unless determined otherwise as set forth in 5.3.1.b below.

   ii. Accessory Uses
      Accessory uses are allowed in conjunction with a principal use and are subject to the provisions of Sec. 8.7, Accessory Structures and Uses.

b. Uses Not Specifically Listed
   i. Individual uses are listed in Sec. 5.4, Principal Use Table and may be defined in Article 13.0 Definitions. Any use not specifically listed is expressly prohibited unless the Governing Body Building Official determines that the use is similar to a permitted use listed in this Ordinance using the criteria in 5.3.1.b ii. below. Where the similar permitted use is subject to any use standard contained in Article 8.0, Use Standards, or special use review, the proposed use shall also be subject to such standard and/or approval. The Governing Body Building Official shall not amend this Ordinance by adding to or eliminating any use standard for the proposed use.

   ii. Where a use not listed is found by the Governing Body Building Official not to be similar to any other permitted use, the use shall be permitted only following a text amendment to this Ordinance (see Sec. 3.9, Zoning Text Amendments). Treatment of a use not specifically listed shall be determined by the Governing Body Building Official applying the following criteria:
      (1) The actual or projected characteristics of the activity in relationship to the stated characteristics of each group of uses.
      (2) The relative amount of site area or floor space and equipment devoted to the activity.
      (3) Relative amounts of sales from each activity.
      (4) The relative number of employees in each activity.
      (5) Hours of operation.
      (6) Building and site arrangement.
      (7) Types of vehicles used and their parking requirements.
      (8) The relative number of vehicle trips generated.
      (9) The likely impact on surrounding properties.
      (10) Whether the activity is likely to be found independent of the other activities on the site.

Comment [AB2]: Moved to iii. below.
iii. Where a use not listed is found by the Governing Body Building Official not to be similar to any other permitted use, the use shall be permitted only following a text amendment to this Ordinance (see Sec. 3.9, Zoning Text Amendment).

c. Developments with Multiple Principal Uses

When there are multiple principal uses in a development or within the same building, fall within different use categories, each principal use shall be treated individually with respect to the standards in this Ordinance.

5.3.2 Interpreting the <i>Principal Use Tables</i>

a. General

The master use table is located in Sec. 5.4, <i>Principal Use Table</i>. The table is subject to the explanation of types of use as set forth below.

b. Key to Types of Use

i. Uses Permitted By Right

A “✓” indicates that a use is permitted by right in the respective base zoning district.

ii. Limited Uses

An “L” indicates that a use is permitted in the respective zoning district but may be subject to additional use standards. The “Standards” column on the principal use table is a cross-reference to any use standard listed in Article 8.0, Use Standards.

iii. Special Use Review

An “S” indicates a use that may be permitted in the respective base zoning district only when approved by the Governing Body in accordance with the procedures of Sec. 3.12, Special Use Permit. Special uses are subject to all other applicable requirements of this Ordinance, including the additional use standards contained in Article 8.0, Use Standards, except where such use standards are expressly modified by the Governing Body as part of the special use approval.

iv. Uses Not Permitted

A blank cell in the principal use table indicates that a use is not permitted in the respective district.
CHATHAM COUNTY-SAVANNAH NEW ZONING ORDINANCES

DRAFT 3 • October 2014

Sec. 5.4 Principal Use Table
Blank Cell = Use not permitted

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Comment [m2]: Draft 3 revision

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TC-2

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D-W

TN-2
Corner Lot

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TN-3

TN-2
Interior Lot

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RMHP

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RMF-3

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RMF-2

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RMF-1

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TR-3

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TR-2

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RTF

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RSF-5

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RSF-6

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RSF-10

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RSF-20

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RSF-30

TN-1

See Sec. 8.7 for Accessory Structures and Uses

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RSF-E

S=Special Use

A-1

C-P

PRINCIPAL USES

C-M

L= Limited Use

C

= Permitted Use

Use
Standards

RESIDENTIAL
Single-family:
Single-family detached



Single-family attached

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Two-family:
Two-family

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Multi-family:
Three-family / Four-family

L

Townhouse

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Apartment
Continuing care retirement
community
Cluster Development

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L

Sec. 8.1.1

Sec. 8.1.2
See Sec.
8.10

L

Manufactured Residential:
Manufactured home
Manufactured home park

L



Sec. 8.1.3

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Mixed-use Residential:
Live-work unit
Upper story residential

Sec. 8.1.4


Article 5.0 Base Zoning Districts

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Comment [m4]: Draft 3 revision

Sec. 5.4 Principal Use Table

5-5

Comment [m3]: Draft 3 revision


| PRINCIPAL USES                  | C | CM | CP | A1 | RSF-E | RSF-10 | RSF-6 | RTT | TR-1 | TR-2 | TR-3 | TR-4 | TR-5 | RMF-1 | RMF-2 | RMF-3 | RMF-4 | RMF-5 | TN-1 | TN-2 | TN-3 | IC-1 | IC-2 | IC-3 | IC-D | C-I | C-M | C-GD | C-D | C-A | C-M | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI | C-I | C-M | C-GD | C-D | OI 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|---------------------------------|---|-----|----|----|-------|--------|--------|-------|-------|-----|------|------|------|------|-------|-------|-------|--------|-------|------|------|-----|------|------|------|----|----|----|----|----|----|----|----|----|----------------|
| Resource Extraction:            |   |     |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | See Sec. 8.2.4 |
| Surface mine/borrow pit         | S |     |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | Sec. 8.2.42 |
| CIVIC                           |   |     |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | |
| Park / Open Area:               |   |     |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | |
| Botanical garden/arboretum     | ✓ | ✓   |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | Sec. 8.3.1 |
| Cemetery (Mausoleum; Columbia, Memorial Park) | L | L   |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | Sec. 8.3.2 |
| Cemetery, private family burial-ground | L | S   |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | |
| Cemetery, pet                  | L | L   |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | Sec. 8.3.3 |
| Community Garden               | ✓ | ✓   | ✓   | ✓   | ✓     | ✓      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | Sec. 8.3.4 |
| Park, general                  | ✓ | ✓   | ✓   | ✓   | ✓     | ✓      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | |
| Wildlife Refuge                | L | L   | L   | L   |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | Sec. 8.3.4 |
| Community Services:            |   |     |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | |
| Library/community center       | ✓ | ✓   | ✓   | ✓   | ✓     | ✓      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | See Sec. 8.3.5 |
| Museum                         | ✓ | ✓   | ✓   | ✓   | ✓     | ✓      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | |
| Post office                    | ✓ | ✓   | ✓   | ✓   | ✓     | ✓      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | |
| Police/fire station or substation | ✓ | ✓   | ✓   | ✓   | ✓     | ✓      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | Sec. 8.3.5 |
| Emergency Medical Services (EMS) station | L | S   | S   | L   | L     | L      | ✓      | ✓      | ✓      | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | ✓    | |
| Ambulance Service              |   |     |    |    |       |        |        |       |       |     |      |      |      |      |       |       |       |        |       |     |      |    |     |      |      |    |    |    |    |    |    |    |    |    | |
| Shelter, emergency             | S | S   | S   | S   | S     | S      | S      | S      | S      | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | Sec. 8.3.6 |
| Shelter, transitional          | L | S   | L   | L   | L     | S      | S      | S      | S      | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | S    | Sec. 8.3.7 |
| Soup kitchen                   | L | L   | L   | L   | L     | L      | L      | L      | L      | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | L    | Sec. 8.3.8 |

Article 5.0 Base Zoning Districts

Sec. 5.4 Principal Use Table

5-7
## Article 5.0 Base Zoning Districts

### Sec. 5.4 Principal Use Table

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See Sec. 8.7 for Accessory Structures and Uses.
## Article 5.0 Base Zoning Districts

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**Detention and Correctional Facilities:**

All detention and correctional facilities except as listed below:

- **S** = Permitted Use
- **L** = Limited Use
- **S** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.7 for Accessory Structures and Uses

**Detention and Correctional Facilities:**

- **S** = Permitted Use
- **L** = Limited Use
- **S** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.3.18

**Correctional Transition Facility:**

- **S** = Permitted Use
- **S** = Limited Use
- **S** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.3.19

**Health Care Facilities:**

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.3.20

**Commercial**

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.1

**Office:**

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.1

**Call Center:**

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.2

**One-story labor employment center:**

- **L** = Permitted Use
- **L** = Limited Use
- Blank Cell = Use not permitted

See Sec. 8.4.2

**Office, medical:**

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.3

**Office, utility/contractor:**

- **L** = Permitted Use
- **L** = Limited Use
- **L** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.3

**Studio/multimedia production facility:**

- **L** = Permitted Use
- **L** = Limited Use
- **L** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.4

**Indoor Recreation:**

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.4

- **C** = Permitted Use
- **L** = Limited Use
- **C** = Special Use
- Blank Cell = Use not permitted

See Sec. 8.4.4

Comment [m12]: Legal: Does this need to be permitted by right or as a limited use in at least one district?
## Article 5.0 Base Zoning Districts

### Sec. 5.4 Principal Use Table

| Principal Uses | C | C-M | C-P | A-1 | RSF-30 | RSF-20 | RSF-10 | RSF-6 | RSF-5 | RTF | TRF-1 | TRF-2 | TRF-3 | RMF-3 | RMF-2 | RMF-1 | TRM-P | TRM-F | TN-3 | TN-2 | TN-1 | Interior Lot | Corner Lot | See Sec. 8.7 for Accessory Structures and Uses |
|----------------|---|-----|-----|-----|--------|--------|--------|-------|-------|-----|-------|-------|-------|-------|-------|-------|-------|------|------|------|-------------|-------------|--------------------------------------------------|
| Indoor amusement | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | See Sec. 8.4.46 |
| Indoor firearm range | L | L | L | L | L | | | | | | | | | | | | | | | | | | | |
| Indoor sports facility | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Indoor archery range/paintball facility | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Sec. 8.4.7 |
| Teen Club | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | See Sec. 8.4.7 |
| Theater/cinema/performing arts | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Outdoor Recreation: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Campground; recreational vehicle park | S | S | L | | | | | | | | | | | | | | | | | | | | | | See Sec. 8.4.26 |
| Drive-in theater | S | S | | | | | | | | | | | | | | | | | | | | | | | See Sec. 8.4.52 |
| Fairgrounds | S | | | | | | | | | | | | | | | | | | | | | | | | |
| Golf course; Country club | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Outdoor amusement | S | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | See Sec. 8.4.90 |
| Outdoor firearm range | S | | | | | | | | | | | | | | | | | | | | | | | | See Sec. 8.4.112 |
| Racetrack/Drift Strip/Motocross facility | S | | | | | | | | | | | | | | | | | | | | | | | | See Sec. 8.4.101 |
| Riding academy; Equestrian center; Horse stable, commercial | ✓ | S | | | | | | | | | | | | | | | | | | | | | | | See Sec. 8.4.113 |
| Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex | L | | | | | | | | | | | | | | | | | | | | | | | | See Sec. 8.4.1223 |
| Retail Sales: | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |

See Comment [AB13]: Draft 3 Revision.
### CHATHAM COUNTY:SAVANNAH NEW ZONING ORDINANCES

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**Comment [ab14]: Draft 3 revision.**

**Comment [ab15]: Draft 3 revision.**

**Comment [ab16]: Draft 3 revision. Separated from Plant nursery.**

**Comment [ab17]: Draft 3 revision.**

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Article 5.0 Base Zoning Districts

Sec. 5.4 Principal Use Table
### Article 5.0 Base Zoning Districts

**Sec. 5.4 Principal Use Table**

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**Comment [AB19]:** Draft 3 revision.

**Comment [AB20]:** Draft 3 revision.

**Comment [ab21]:** Draft 3 revision. Added to keep existing locations conforming.

**Comment [ab22]:** Draft 3 revision: this specific use is prohibited by the State. O.C.G.A. TITLE 16 Chapter 17

**Comment [ab23]:** Draft 3 revision.
### Article 5.0 Base Zoning Districts

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</table>

**Eating and Drinking Establishments:**

| Bar; tavern | S | S | S | L | L | L | S | L | S | L | L | Sec. 8.4.3262 |
| Nightclub  | S | S | S | L | L | L | L | Sec. 8.4.3262 |
| Restaurant with sale of alcoholic beverages | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | Sec. 8.4.3262 |
| Restaurant with sale of alcoholic beverages: restaurant with brew pub | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | Sec. 8.4.3262 |
| Restaurant with drive-in facilities (does not include drive-thru facilities) | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | Sec. 8.4.3262 |

**Lodging:**

| Bed and Breakfast | L | L | L | L | L | L | L | L | L | L | L | Sec. 8.4.3262 |
| Bed and breakfast inn | L | L | L | L | L | L | L | L | L | L | L | Sec. 8.4.3262 |
| Inn               | L | L | L | L | L | L | L | L | L | L | L | Sec. 8.4.3262 |
| Hotel/motel, 16-74 rooms | S | S | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | Sec. 8.4.3262 |

See Sec. 8.7 for Accessory Structures and Uses.

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**Comments:**

- **Comment [ab24]:** Draft 3 revision. Order in use schedule changed.
- **Comment [m25]:** Draft 3 revision.
- **Comment [m26]:** Draft 3 revision. Presently identified as a “Bed and Breakfast Guest Unit” in the city.
- **Comment [m27]:** Draft 3 revision.
- **Comment [m28]:** Draft 3 revision. Should have been an “L.”
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<th>RMF-2</th>
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**Comment [m29]:** Draft 3 revision.
**Comment [m30]:** Draft 3 revision.
**Comment [m31]:** Draft 3: Should have been placed in D-X instead of D-W.

See Sec. 8.7 for Accessory Structures and Uses.
### Article 5.0 Base Zoning Districts

#### Sec. 5.4 Principal Use Table

|----------------|---|----|----|----|-------|-------|-------|-----|----|----|----|-----|------|------|------|------|------|-----|-----|-----|-----|-----|------|------|-----|-----|------|------|     |
| **Outdoor Storage:** |
|   |   |    |    |    |       |       |       |     |    |    |    |     |      |      |      |      |      |     |     |     |     |     |      |      |     |     |      |     |     |
| **Adult-Oriented Businesses:** |   |    |    |    |       |       |       |     |    |    |    |     |      |      |      |      |      |     |     |     |     |     |      |      |     |     |      |     |     |
|   |   |    |    |    |       |       |       |     |    |    |    |     |      |      |      |      |      |     |     |     |     |     |      |      |     |     |      |     |     |
| **Water-Oriented:** |   |    |    |    |       |       |       |     |    |    |    |     |      |      |      |      |      |     |     |     |     |     |      |      |     |     |      |     |     |
|   |   |    |    |    |       |       |       |     |    |    |    |     |      |      |      |      |      |     |     |     |     |     |      |      |     |     |      |     |     |
| **INDUSTRIAL** |   |    |    |    |       |       |       |     |    |    |    |     |      |      |      |      |      |     |     |     |     |     |      |      |     |     |      |     |     |

**Outdoor Storage:**
- L = Limited Use
- S = Special Use
- Blank Cell = Use not permitted
- Permitted Use
- Limited Use
- Special Use

See Sec. 8.7 for Accessory Structures and Uses

Comment [AB33]: Draft 3 revision. Order in use scheduled changed.

Comment [AB34]: Draft 3 revision.
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<th>Intermediate Lot</th>
<th>Corner Lot</th>
<th>Inside Lot</th>
<th>See Sec. 8.7 for Accessory Structures and Uses</th>
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<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.6.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rail Yard</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
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<td>S</td>
<td>S</td>
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<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.6.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation dispatch and storage</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
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<td>S</td>
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<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.6.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle and freight terminal</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.6.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communications:</td>
<td>Broadcast transmission tower</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.6.9</td>
<td></td>
</tr>
<tr>
<td>Wireless telecommunications facility</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities:</td>
<td>Utilities, major</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.8</td>
<td></td>
</tr>
<tr>
<td>Utilities, minor</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
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<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>Sec. 8.9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comment [m38]: Draft 3 revision.

See Sec. 8.7 for Accessory Structures and Uses

Article 5.0 Base Zoning Districts

Sec. 5.4 Principal Use Table
Sec. 5.5 Conservation Districts

5.5.1 District Descriptions
The Conservation ("C") districts are established to preserve and protect certain lands, marsh and wetland areas or to provide for parkland. Permitted uses are limited to conservation and, with certain limitations, recreation and other uses that are not contrary to the natural character of the districts. The C- districts are listed below.

a. Conservation (C)
The Conservation ("C") district is established to preserve and protect native habitats, wilderness areas, watersheds, groundwater recharge areas, open spaces, parklands (unless otherwise zoned) and scenic areas. Permitted uses are limited to recreation and other uses, with certain limitations, that are not contrary to the natural character of the district.

b. Conservation-Marsh (C-M)
The Conservation-Marsh ("C-M") district is established to preserve and protect marsh areas and back barrier islands (hammocks). Permitted uses are limited to uses, with certain limitations, that are not contrary to the environmentally sensitive character of the district.

c. Conservation-Park (C-P)
The Conservation-Park ("C-P") district is established to preserve and enhance parkland as permanent open space to meet the active and passive recreational needs of County and City residents and to also protect cultural and historic resources. Permitted uses are limited to parks and recreation, cemeteries and other uses that promote open space and preservation of resources.

5.5.2 Comprehensive Plan Future Land Use Map Consistency
The Conservation districts are allowed only in the Future Land Use Map categories below.

a. Conservation: Conservation (C), Conservation-Marsh (C-M);
b. Tidal Marsh: Conservation (C), Conservation-Marsh (C-M), Conservation;
c. Conservation Residential: Conservation-Marsh (C-M); and,
d. Parks/Recreation: Conservation (C), Conservation-Park (C-P)

5.5.3 Permitted Uses
Permitted uses within the C- districts are located in Sec. 5.4, Principal Use Table.

5.5.4 Accessory Structures and Uses
Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
### 5.5.5 Development Building Standards for Permitted Residential Uses

Residential uses in the C- districts shall meet the development standards as set forth below.

**Building Standards**

<table>
<thead>
<tr>
<th></th>
<th>C</th>
<th>C-M</th>
<th>C-P</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (min)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (acres) [1]</td>
<td>--</td>
<td>2</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Building Setbacks (min ft)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>--</td>
<td>10</td>
<td>--</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>--</td>
<td>5</td>
<td>--</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>--</td>
<td>10</td>
<td>--</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>--</td>
<td>10</td>
<td>--</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Building Coverage (max)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>--</td>
<td>10%</td>
<td>--</td>
</tr>
<tr>
<td><strong>Height (max ft)</strong></td>
<td>--</td>
<td>36</td>
<td>--</td>
</tr>
<tr>
<td><strong>Accessory Structure Setbacks</strong></td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

[1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

### 5.5.6 Development Building Standards for Permitted Nonresidential Uses

Nonresidential uses in the C- districts shall meet the development standards as set forth below.

**Building Standards**

<table>
<thead>
<tr>
<th></th>
<th>C</th>
<th>C-M</th>
<th>C-P</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (min)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (acres) [1]</td>
<td>2</td>
<td>2</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Building Setbacks (min ft)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Rear Yard (adjacent to street/lane)</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Building Coverage (max)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>10%</td>
<td>10%</td>
<td>20%</td>
</tr>
<tr>
<td><strong>Height (max ft)</strong></td>
<td>36</td>
<td>36</td>
<td>36</td>
</tr>
<tr>
<td><strong>Accessory Structure Setbacks</strong></td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
<tr>
<td><strong>Parking Area Setback (min ft)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From collector and arterial street rights-of-way</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From local street rights-of-way</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Abutting lane, property line or access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.
5.5.7 General Site Standards

Development in the C- districts shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping—Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.5.8 Natural, Historic and Cultural Resource Standards

Development in the C- districts shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Reserved] Open and Recreational Space</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.5.9 Additional Requirements Applicable to the Conservation Districts

a. Conservation District

i. Parking areas shall consist of a pervious surface material, as approved by the Governing Body Engineer, except when otherwise required by federal or state law.

ii. Campgrounds may not include permanent structures for lodging, except for a caretaker’s residential unit.
b. **Conservation-Park District**
   [Reserved]

c. **Conservation-Marsh District**
   
   A minimum of two (2) acres of contiguous uplands shall be required per single-family residential unit.

   [Staff to address access issues for public services].
Sec. 5.6 Agricultural Districts

5.6.1 District Descriptions

Agricultural (A-1)
The A-1 district is established to allow agricultural areas to be developed in a manner consistent with the retention of agriculture and forestry and the preservation of rural character. This district may also include certain non-agricultural uses that are customarily found in rural areas.

5.6.2 Comprehensive Plan Future Land Use Map Consistency

The Agricultural district is allowed only in the Future Land Use Map category below.

Agriculture / Forestry: Agricultural (A-1).

5.6.3 Permitted Uses

Permitted uses within the A-1 district are located in Sec. 5.4, Principal Use Table.

5.6.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.6.5 Development Building Standards for Permitted Residential Uses

Residential uses in the A-1 district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>A-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions (min)</td>
<td></td>
</tr>
<tr>
<td>Lot area (acres) [1]</td>
<td>2</td>
</tr>
<tr>
<td>Lot width (min. ft.)</td>
<td>100</td>
</tr>
<tr>
<td>Building Setbacks (min ft)</td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>40</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>20</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>20</td>
</tr>
<tr>
<td>Rear yard</td>
<td>40</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
</tr>
<tr>
<td>Building Separation</td>
<td>See Fire Code</td>
</tr>
<tr>
<td>Building Coverage (max)</td>
<td>35%</td>
</tr>
<tr>
<td>Height (max ft)</td>
<td>36</td>
</tr>
<tr>
<td>Accessory Structure Setbacks</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

[1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.
5.6.6 Development Building Standards for Permitted Nonresidential Uses

Nonresidential uses in the A-1 district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>A-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions (min)</td>
<td></td>
</tr>
<tr>
<td>Lot area (acres)</td>
<td>2</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>100</td>
</tr>
<tr>
<td>Building Setbacks (min ft)</td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>40</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>20</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>20</td>
</tr>
<tr>
<td>Rear yard</td>
<td>40</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
</tr>
<tr>
<td>Building separation (internal)</td>
<td>See Fire Code</td>
</tr>
<tr>
<td>Building Coverage (max)</td>
<td>35%</td>
</tr>
<tr>
<td>Height (max ft)</td>
<td>36</td>
</tr>
<tr>
<td>Accessory Structure Setback</td>
<td>See Sec. 8.7</td>
</tr>
<tr>
<td>Parking Area Setback (min ft)</td>
<td></td>
</tr>
<tr>
<td>From collector and arterial street rights-of-way</td>
<td>15</td>
</tr>
<tr>
<td>From local street rights-of-way</td>
<td>10</td>
</tr>
<tr>
<td>Abutting lane, property line or access easement</td>
<td>5</td>
</tr>
</tbody>
</table>

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.6.7 General Site Standards

Development in the A-1 district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards (Reserved)</td>
<td></td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.10</td>
</tr>
</tbody>
</table>
5.6.8 Natural, Historic and Cultural Resources Standards

Development in the A-1 district shall be required to meet the applicable natural, historic and cultural resources standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Reserved] Open and Recreational Space</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

Comment [ab6]: Draft 3 revision.

5.6.9 Additional Requirements Applicable to the Agricultural Districts

For animal-related uses, refer to Chatham County Code Chapter 22 for property within unincorporated Chatham County or the City of Savannah Code Section 9-5002 for property within the city limits of Savannah.
Sec. 5.7 Residential Single-family Districts

5.7.1 District Descriptions
The Residential Single-family ("RSF") districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name. The RSF- districts are provided below.

The RSF-E district is established in order to permit large lot single-family residential development of at least one (1) acre. A limited number of nonresidential uses are allowed that are compatible with the low-density estate character of the district.

b. **Residential Single-family (RSF-)**
The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6 and RSF-5) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.

5.7.2 Comprehensive Plan Future Land Use Map Consistency
Residential Single-Family districts are allowed only in the Future Land Use Map Categories below.

a. **Agriculture/Forestry:** RSF-E

b. **Residential - Suburban Single-family:** RSF-E, RSF-30, RSF-20, RSF-10

c. **Residential - Single-family:** RSF-6, RSF-5

5.7.3 Permitted Uses

a. **Residential Uses**
Permitted residential uses within the RSF- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth below.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>RSF-E</th>
<th>RSF-30</th>
<th>RSF-20</th>
<th>RSF-10</th>
<th>RSF-6</th>
<th>RSF-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

b. **Nonresidential Uses**
Permitted nonresidential uses within the RSF- districts are set forth in Sec. 5.4, Principal Use Table.

5.7.4 Accessory Structures and Uses
Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
5.7.5 Development Building Standards for Permitted Housing Types

Residential uses in any RSF district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>RSF-E</th>
<th>RSF-30</th>
<th>RSF-20</th>
<th>RSF-10</th>
<th>RSF-6</th>
<th>RSF-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq ft)</td>
<td>43,560</td>
<td>30,000</td>
<td>20,000</td>
<td>10,000</td>
<td>6,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Lot width (min ft.)</td>
<td>120</td>
<td>100</td>
<td>80</td>
<td>70</td>
<td>60</td>
<td>50</td>
</tr>
<tr>
<td>Lane Access [2]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>4,5000</td>
<td>4,000</td>
</tr>
<tr>
<td>Lot width (min ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>45</td>
<td>40</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>25</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>20</td>
<td>10</td>
<td>10</td>
<td>7</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Rear yard</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>25</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Lane Access</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>45</td>
<td>40</td>
</tr>
<tr>
<td>Rear yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>From access easement</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Building Separation</td>
<td>See Fire</td>
<td>See Fire</td>
<td>See Fire</td>
<td>See Fire</td>
<td>See Fire</td>
<td>See Fire</td>
</tr>
<tr>
<td>Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Coverage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Lane Access</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>45%</td>
<td>45%</td>
</tr>
<tr>
<td>Height (max ft.)</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>36</td>
<td>36</td>
</tr>
<tr>
<td>Accessory Structure Setbacks</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

[1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[2] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.

[3] In order to reflect the prevailing historic lot size pattern in existing neighborhoods, the reduced minimum lot size and lot width for lane access shall only be used where the majority of residential lots within 100 feet of the property to be subdivided are less than 5,000 square feet. Otherwise, the minimum lot size and lot width standards for lots with street access shall apply.
5.7.6 Development Building Standards for Permitted Nonresidential Uses

Nonresidential uses in any RSF- district shall meet the development standards as set forth below.

A child care home may follow the building standards in Sec. 5.7.5.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>RSF-E</th>
<th>RSF-30</th>
<th>RSF-20</th>
<th>RSF-10</th>
<th>RSF-6</th>
<th>RSF-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq ft [1])</td>
<td>43,560</td>
<td>30,000</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Lot width (min ft)</td>
<td>120</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Rear yard</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Building Coverage (max)</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Height (max ft)</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>36</td>
</tr>
<tr>
<td>Accessory Structure Setbacks</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
<tr>
<td>Parking Area Setback (min ft)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From collector or arterial street rights-of-way</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>From local street rights-of-way</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

[1] Where a nonresidential use is proposed to be served by private water and/or sewer, additional lot area and setbacks may be required by the Chatham County Health Department.

5.7.7 Open and Recreational Space and Green Space [Reserved]

a. As set forth below, open and recreational space may be required for new residential development and green space is required for new nonresidential development.

<table>
<thead>
<tr>
<th>District</th>
<th>Open and Recreational Space (min)</th>
<th>Green Space (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RSF-20</td>
<td>20' (see Sec. 10.2)</td>
<td></td>
</tr>
<tr>
<td>RSF-4</td>
<td>See Sec. 10.2</td>
<td></td>
</tr>
<tr>
<td>RSF-5</td>
<td>See Sec. 10.2</td>
<td></td>
</tr>
</tbody>
</table>

(•) = Not applicable

Comment [m7]: Draft 3 revision.
5.7.8 General Site Standards

Development in any RSF-district shall meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.7.9 Natural, Historic and Cultural Resource Standards

Development in any RSF-district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Reserved] Open and Recreational Space</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.7.10 Additional Requirements Applicable to Residential Single-family Districts

a. All RSF-Districts

[Reserved]
b. **RSE- District**  
[Reserved]

c. **RSF-30 District**  
[Reserved]

d. **RSF-20 District**  
[Reserved]

e. **RSF-10 District**  
[Reserved]

f. **RSF-6 District**  
[Reserved]

g. **RSF-5 District**  
[Reserved]
Sec. 5.8 Residential Two-family Districts

5.8.1 District Descriptions

Residential Two-family (RTF)
The Residential Two-family (“RTF”) district is established to allow single and two-family development and a limited number of nonresidential uses that are harmonious with residential areas.

5.8.2 Comprehensive Plan Future Land Use Map Consistency

The Residential Two-family district is allowed only in the Future Land Use Map Categories listed below.

a. Residential Single and Two-family;

b. Residential-General;

5.8.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the RTF district are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>RTF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>✓</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>✓</td>
</tr>
<tr>
<td>Two-family</td>
<td>✓</td>
</tr>
<tr>
<td>Townhouse</td>
<td>--</td>
</tr>
<tr>
<td>Three-Four family</td>
<td>--</td>
</tr>
<tr>
<td>Apartment</td>
<td>--</td>
</tr>
</tbody>
</table>

(--) = Not permitted

b. Nonresidential Uses

Permitted nonresidential uses within the RTF district are located in Sec. 5.4, Principal Use Table.

5.8.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
5.8.5 Development Standards for Permitted Housing Types

Residential uses in the RTF district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>RTF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site (min)</strong></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>6,000</td>
</tr>
<tr>
<td>Single-family attached / Two-family</td>
<td>3,600</td>
</tr>
<tr>
<td>Lane Access</td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>4,500 [1]</td>
</tr>
<tr>
<td>Single-family attached / Two-family</td>
<td>3,600 [1]</td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td></td>
</tr>
<tr>
<td>Lot width per unit (min ft)</td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>60</td>
</tr>
<tr>
<td>Single-family attached / Two-family</td>
<td>30</td>
</tr>
<tr>
<td>Lane Access</td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>45</td>
</tr>
<tr>
<td>Single-family attached / Two-family</td>
<td>30</td>
</tr>
<tr>
<td><strong>Building Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>20</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>5</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>10</td>
</tr>
<tr>
<td>Rear Yard</td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>20</td>
</tr>
<tr>
<td>Single-family attached / Two-family</td>
<td>25</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
</tr>
<tr>
<td>Lane Access</td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>5</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>10</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
</tr>
<tr>
<td><strong>Building Separation</strong></td>
<td></td>
</tr>
<tr>
<td>See Fire Code</td>
<td></td>
</tr>
<tr>
<td><strong>Building Coverage</strong></td>
<td></td>
</tr>
<tr>
<td>Street Access</td>
<td>40%</td>
</tr>
<tr>
<td>Lane Access</td>
<td>45%</td>
</tr>
<tr>
<td><strong>Height (max ft)</strong></td>
<td></td>
</tr>
<tr>
<td>36</td>
<td></td>
</tr>
<tr>
<td><strong>Accessory Structure Setback</strong></td>
<td></td>
</tr>
<tr>
<td>See Sec. 8.7</td>
<td></td>
</tr>
</tbody>
</table>

[1] In order to reflect the prevailing historic lot size pattern in existing neighborhoods, the reduced minimum lot size and lot width for lane access shall only be used where the majority of residential lots within 100 feet of the property to be subdivided are less than 5,000 square feet. Otherwise, the minimum lot size and lot width standards for lots with street access shall apply.

[2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[23] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.
5.8.6 Building Development Standards for Permitted Nonresidential Uses

Nonresidential uses in the RTF district shall meet the development standards as set forth below.

*Building Standards*

<table>
<thead>
<tr>
<th>RTF</th>
<th>Lot Dimensions [1]</th>
<th>Lot area (min sq ft)</th>
<th>20,000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot width (min ft)</td>
<td></td>
<td>70</td>
</tr>
<tr>
<td>Building Setbacks (min ft)</td>
<td>Front Yard</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side (interior) Yard</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side (street) Yard</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear Yard</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>From access easement</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Building separation</td>
<td>See Fire Code</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Coverage (max)</td>
<td>45%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (max ft)</td>
<td>50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Structure Setbacks</td>
<td>See Sec. 8.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Area Setback (min ft)</td>
<td>From collector and arterial street rights-of-way</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>From local street rights-of-way</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>From lane, property line or access easement</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

[1] Where a nonresidential use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

5.8.7 Open and Recreational Space; Green Space [Reserved]

a. As set forth below, open and recreational space may be required for new residential development, and green space is required for new nonresidential development and multifamily development not meeting the size threshold of Sec. 10.2, Open and Recreational Space.

<table>
<thead>
<tr>
<th>District</th>
<th>Open and Recreational Space (min)</th>
<th>Green Space (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RTF</td>
<td>See Sec. 10.2</td>
<td>20% (see c. below)</td>
</tr>
</tbody>
</table>

b. Requirements for the use, configuration, and management of open and recreational space are set forth in Sec. 10.2, Open and Recreational Space.

c.a. Requirements for the green space standard shown above are set forth in a requirement of the Land Disturbing Activities Ordinance for the County or the Land Clearing and Tree Protection Ordinance for the City, as amended.

Comment [AB12]: Draft 3 revision. The formerly proposed Open & Recreational Space standards have been removed from the draft zoning ordinances. Additional study is needed before implementation is possible.
5.8.8 General Site Standards
Development in the RTF district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards [Reserved]</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.8.9 Natural, Historic and Cultural Resource Standards
Development in the RTF district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Reserved] Open and Recreational Space</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.8.10 Additional Requirements Applicable to the Residential Two-family District
[Reserved] Principal use dwellings shall be a minimum of 450 square feet.
Sec. 5.9 Traditional Residential Districts

5.9.1 District Descriptions

Traditional Residential (TR)
The Traditional Residential (TR) districts are intended to accommodate predominately residential neighborhoods that were mostly developed prior to 1950, and that tend to have smaller lot sizes and a variety of housing types compared to those in the Single-Family Residential districts. The Traditional Residential districts are also intended to encourage compatible residential infill. While the districts are intended to accommodate residential uses, limited nonresidential uses that are compatible with residential neighborhoods may also be allowed. The TR districts include:

a. Traditional Residential-1 (TR-1)
   Residential development in the TR-1 district allows for a variety of housing types including single-family detached, single-family attached, two-family over/under and three-four family. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cuyler-Brownville, Eastside and Midtown. Residential building standards may vary by neighborhood.

b. Traditional Residential-2 (TR-2)
   Residential development in the TR-2 district allows for limited housing types including single-family detached and two-family over/under units. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Eastside and Live Oak. Residential building standards may vary by neighborhood.

c. Traditional Residential-3 (TR-3)
   Residential development in the TR-3 district allows for single family detached residences. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cann Park, Cuyler-Brownville, Jackson Park and Live Oak. Residential building standards may vary by neighborhood.

Commentary: The boundaries of the neighborhoods listed above are determined by the City of Savannah.

5.9.2 Comprehensive Plan Future Land Use Map Consistency
Traditional Residential districts are allowed only in the Future Land Use Map Categories below.

a. Traditional Residential;

b. Traditional Neighborhood.

5.9.3 Permitted Uses

a. Residential Uses
   Permitted residential uses within the TR- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>TR-1</th>
<th>TR-2</th>
<th>TR-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>✓</td>
<td>✓</td>
<td>--</td>
</tr>
<tr>
<td>Two-family (over-under)</td>
<td>✓</td>
<td>✓</td>
<td>--</td>
</tr>
<tr>
<td>Two-family (side-by-side)</td>
<td>✓</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Three-Four Family</td>
<td>L</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Comment [ab14]: Draft 3 revision
5.0 Article 5.0 Base Zoning Districts

5.9.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.9.5 Development Building Standards for Permitted Uses

Development in any TR- district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>TR-1</th>
<th>TR-2</th>
<th>TR-3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Vehicular Access</strong></td>
<td>Street</td>
<td>Lane</td>
<td>Street</td>
</tr>
<tr>
<td>Lot Dimensions (min)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (sq. ft.)</td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td>40</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>Single-family Attached</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq. ft.)</td>
<td>--</td>
<td>2,250</td>
<td>--</td>
</tr>
<tr>
<td>Lot width per unit (ft.)</td>
<td>--</td>
<td>20</td>
<td>--</td>
</tr>
<tr>
<td>Two-family (side-by-side)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq. ft.)</td>
<td>--</td>
<td>2,250</td>
<td>--</td>
</tr>
<tr>
<td>Lot width per unit (ft.)</td>
<td>--</td>
<td>25-20</td>
<td>--</td>
</tr>
<tr>
<td>Two-family (over-under)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq. ft.)</td>
<td>2,250</td>
<td>2,250</td>
<td>2,250</td>
</tr>
<tr>
<td>Lot width per unit (ft.)</td>
<td>22.5</td>
<td>20</td>
<td>22.5</td>
</tr>
<tr>
<td>Three &amp; Four-Family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq. ft.)</td>
<td>--</td>
<td>1,800</td>
<td>--</td>
</tr>
<tr>
<td>Lot width per unit (ft.)</td>
<td>--</td>
<td>15</td>
<td>--</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (sq. ft.)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Building Coverage</strong> (max)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two-Family, Three &amp; Four-Family</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>All other housing types &amp; uses</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Building Setbacks (ft)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>5 (min); 10 (max)</td>
<td>5 (min); 10 (max)</td>
<td>5 (min); 10 (max)</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>3 (min)</td>
<td>3 (min)</td>
<td>3 (min)</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>10 (max)</td>
<td>10 (max)</td>
<td>10 (max)</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20 (min)</td>
<td>20 (min)</td>
<td>20 (min)</td>
</tr>
<tr>
<td>From access easement</td>
<td>5 (min)</td>
<td>5 (min)</td>
<td>5 (min)</td>
</tr>
<tr>
<td>All other housing types &amp; uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>5 (min); 10 (max)</td>
<td>5 (min); 10 (max)</td>
<td>5 (min); 10 (max)</td>
</tr>
<tr>
<td>Side yard (interior)</td>
<td>5 (min)</td>
<td>5 (min)</td>
<td>5 (min)</td>
</tr>
<tr>
<td>Side yard (street)</td>
<td>10 (min)</td>
<td>10 (min)</td>
<td>10 (min)</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20 (min)</td>
<td>20 (min)</td>
<td>20 (min)</td>
</tr>
<tr>
<td>From access easement</td>
<td>5 (min)</td>
<td>5 (min)</td>
<td>5 (min)</td>
</tr>
<tr>
<td><strong>Building separation</strong></td>
<td>See Fire Code</td>
<td>See Fire Code</td>
<td>See Fire Code</td>
</tr>
</tbody>
</table>
Building Standards

<table>
<thead>
<tr>
<th>District</th>
<th>TR-1</th>
<th>TR-2</th>
<th>TR-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (max ft)</td>
<td>36</td>
<td>36</td>
<td>36</td>
</tr>
<tr>
<td>Accessory Structure Setbacks</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

5.9.6 Open and Recreational Space and Green Space [Reserved]

a. As set forth below, open and recreational space may be required for new residential development and green space is required for new nonresidential development and multifamily development not meeting the size threshold of Sec. 10.2, Open and Recreational Space.

<table>
<thead>
<tr>
<th>District</th>
<th>Open and Recreational Space (min. nonresidential Uses)</th>
<th>Green Space (min. nonresidential Uses)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TR-1</td>
<td>See Sec. 10.2</td>
<td>20%</td>
</tr>
<tr>
<td>TR-2</td>
<td>See Sec. 10.2</td>
<td>(see c. below)</td>
</tr>
<tr>
<td>TR-3</td>
<td>See Sec. 10.2</td>
<td></td>
</tr>
</tbody>
</table>

b. Requirements for the use, configuration, and management of open and recreational space are set forth in Sec. 10.2, Open and Recreational Space.

c. Requirements for the green space standard shown above are set forth in a requirement of the Land Disturbing Activities Ordinance for the County or the Land Clearing and Tree Protection Ordinance for the City, as amended.

5.9.7 General Site Standards

Development in any TR- district shall meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards [Reserved]</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

Comment [m15]: Draft 3 revision.

The formerly proposed Open & Recreational Space standards have been removed from the draft zoning ordinances. Additional study is needed before implementation is possible.
5.9.8 Natural, Historic and Cultural Resource Standards

Development in any TR- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational Space[Reserved]</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.9.9 Additional Requirements Applicable to Traditional Residential Districts

a. All TR-Districts

i. Where lane access is utilized, vehicular access to residential uses shall only be from the lane. Where lane access is not available (e.g., the lane is not open), ribbon strip driveways may be permitted. Driveways shall be at least nine (9) feet but no wider than 12 feet. Grass shall be planted between the ribbon strips.

ii. Principal use dwellings shall be a minimum of 450 square feet.

b. TR-1 District

[Reserved]

c. TR-2 District

[Reserved]

d. TR-3 District

[Reserved]
Sec. 5.10 Residential Multi-family Districts

5.10.1 District Descriptions

Residential Multi-family (RMF-)
The Residential Multi-family ("RMF-") districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2 and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific density (a whole number) shall be established at the time of rezoning. Such density shall be represented as a numeric suffix after the zoning district (e.g. RMF-3-14). With the exception of RMF-1, the RMF- districts are intended to be placed on higher classifications of streets and in close proximity to mass transit corridors, retail services and employment opportunities. The RMF-3 district is intended to be used primarily for institutional residential uses. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas.

5.10.2 Comprehensive Plan Future Land Use Map Consistency

Residential Multi-family districts are allowed only in the Future Land Use Map Categories as shown below:

a. Residential-General: Residential Multi-family-1 (RMF-1), Residential Multi-family-2 (RMF-2), Residential Multi-family-3 (RMF-3)

5.10.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the RMF- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
</tr>
<tr>
<td>Two-family</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Townhouse</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Stacked Townhouse</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Three-Four Family</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Apartment</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

(--) = Not permitted

b. Nonresidential Uses

Permitted nonresidential uses within the RMF- districts are located in Sec. 5.4, Principal Use Table.

5.10.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
5.10.5 **Development Building Standards for Permitted Housing Types**

Residential uses in any RMF- district shall meet the development standards as set forth below.

### Building Standards

<table>
<thead>
<tr>
<th>Site (min)</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>6,000</td>
<td>5,000</td>
<td>--</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>3,600</td>
<td>3,300</td>
<td>2,400</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>3,600</td>
<td>3,300</td>
<td>2,400</td>
</tr>
<tr>
<td>Two-family</td>
<td>No min.</td>
<td>No min.</td>
<td>No min.</td>
</tr>
<tr>
<td>Three-Four Family/Apartment</td>
<td>--</td>
<td>No min.</td>
<td>No min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Dimensions</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>60</td>
<td>50</td>
<td>--</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>36</td>
<td>33</td>
<td>24</td>
</tr>
<tr>
<td>Two-family</td>
<td>36</td>
<td>33</td>
<td>24</td>
</tr>
<tr>
<td>Townhouse unit width</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Three-Four Family</td>
<td>--</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Apartment</td>
<td>--</td>
<td>55</td>
<td>55</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>20</td>
<td>20</td>
<td>--</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Two-family</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Townhouse/Stacked Townhouse</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Three-Four Family</td>
<td>--</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Apartment</td>
<td>--</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side (interior) Yard</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>5</td>
<td>5</td>
<td>--</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Two-family</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Townhouse inc. Stacked (end unit)</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Three-Four Family</td>
<td>--</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Apartment</td>
<td>--</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side (street) Yard</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>--</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>All other housing types</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Yard</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>All other housing types</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>From access easement</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lane Access</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Apartment</td>
<td>--</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>All other housing types</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>
### Article 5.0 Base Zoning Districts

#### Sec. 5.10 Residential Multi-family Districts

**Building Standards**

<table>
<thead>
<tr>
<th>Building Coverage (max)</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq ft)</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Lot width (min ft)</td>
<td>70</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Building Setbacks (min ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

#### Accessory Structure Setbacks

| Accessory Structure Setbacks | See Sec. 8.7 | See Sec. 8.7 | See Sec. 8.7 |

---

[1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the maximum density of the district. Common area and proposed right-of-way area may be used in the calculation of density.

[2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[3] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.

[4] Buildings proposed within 50 feet of an RSF, RTF or TR district shall be subject to the height restrictions established in the adjacent district.

**Development Building Standards for Permitted Nonresidential Uses**

Nonresidential uses in any RMF district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (min sq ft)</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Lot width (min ft)</td>
<td>70</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Building Setbacks (min ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side (interior) Yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) Yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

#### Accessory Structure Setbacks

| Accessory Structure Setbacks | See Sec. 8.7 | See Sec. 8.7 | See Sec. 8.7 |
Building Standards

<table>
<thead>
<tr>
<th>Parking Area Setback (min ft)</th>
<th>RMF-1</th>
<th>RMF-2</th>
<th>RMF-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>From collector and arterial street rights-of-way</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From local street rights-of-way</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>From lane, property line or access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[2] Buildings proposed within 50 feet of an RSF-, RTF or TR- district shall be subject to the height restrictions established in the Adjacent such district.

5.10.7 Open and Recreational Space; Green Space [Reserved]

a. As set forth below, open and recreational space may be required for new residential development and green space is required for new nonresidential development and multifamily development not meeting the size threshold of Sec. 10.2, Open and Recreational Space.

<table>
<thead>
<tr>
<th>District</th>
<th>Open and Recreational Space (min)</th>
<th>Green Space (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RMF-1</td>
<td>See Sec. 10.2</td>
<td></td>
</tr>
<tr>
<td>RMF-2</td>
<td>See Sec. 10.2</td>
<td>20%</td>
</tr>
<tr>
<td>RMF-3</td>
<td>See Sec. 10.2</td>
<td></td>
</tr>
</tbody>
</table>

b. Requirements for the use, configuration, and management of open and recreational space are set forth in Sec. 10.2, Open and Recreational Space.

c. Requirements for the green space standard shown above is set forth in a requirement of the Land Disturbing Activities Ordinance for the County, or the Land Clearing and Tree Protection Ordinance for the City, as amended.

5.10.8 General Site Standards

Development in any RMF- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
</tbody>
</table>

Comment [AB21]: Draft 3 revision.
Comment [m22]: Draft 3 revision.
Comment [ab23]: Draft 3 revision.
The formerly proposed Open & Recreational Space standards have been removed from the draft zoning ordinances. Additional study is needed before implementation is possible.
5.0.9 Natural, Historic and Cultural Resource Standards

Development in any RMF- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational Space (Reserved)</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.10.10 Additional Requirements Applicable to Residential Multi-family Districts

a. All RMF- Districts

i. Principal use dwellings shall be a minimum of 450 square feet.

ii. With the exception of the RMF-1 district where the density does not exceed 10 dwelling units per acre, direct access to a paved roadway classified as a collector roadway or higher shall be provided.

iii. For each multi-family residential development with at least 25 units, a bus shelter shall be provided on a street adjacent to the development where there are existing or planned bus routes, upon approval of the Chatham Area Transit Authority. This requirement can be waived if a bus stop exists within 600 feet of the main entrance of the multi-family development. Such distance may be increased to one-quarter (0.25) mile where a continuous sidewalk is available from the main entrance to the bus stop.

iv. A continuous pedestrian circulation system shall be provided throughout the entire development. The system shall link all units to all developed or planned recreational open space, parking, planned or existing bus shelters, and to existing public sidewalks or public rights-of-way that are located adjacent to the development.

b. RMF-1 District

[Reserved]

c. RMF-2 District

[Reserved]

d. RMF-3 District

[Reserved]
Sec. 5.11 Residential Manufactured Home Park District

5.11.1 District Description

Residential Manufactured Home Park (RMHP)

The Residential Manufactured Home Park (“RMHP”) district is established in order to permit the location and installation of manufactured homes in land-leased manufactured home parks and to provide affordable housing opportunities for low and moderate income persons. A limited number of nonresidential uses are allowed that are harmonious with manufactured home parks.

5.11.2 Comprehensive Plan Future Land Use Map Consistency

The Residential Manufactured Home Park district is allowed only in the Future Land Use Map Category below.

a. Residential-General

5.11.3 Permitted Uses

Permitted uses within the RMHP district are located in Sec. 5.4, Principal Use Table.

5.11.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.11.5 Classification of Manufactured Homes

Manufactured homes are classified as one of two types:

a. Type LA Manufactured Home
   A multi-section home with a total width not less than 20 feet.

b. Type LB Manufactured Home:
   A single-section home with a total width less than 20 feet.

5.11.6 Development Building Standards for Permitted Housing Types

Manufactured homes shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>RMHP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage (min for entire park)</td>
<td>5</td>
</tr>
<tr>
<td>Lease-Lot Dimensions (min)</td>
<td></td>
</tr>
<tr>
<td>Lease-lot Area Per Unit (sq ft)</td>
<td></td>
</tr>
<tr>
<td>Type LA Manufactured Home</td>
<td>4,000</td>
</tr>
<tr>
<td>Type LB Manufactured Home</td>
<td>3,500</td>
</tr>
<tr>
<td>Lease-Lot Width (ft)</td>
<td></td>
</tr>
<tr>
<td>Type LA Manufactured Home</td>
<td>40</td>
</tr>
<tr>
<td>Type LB Manufactured Home</td>
<td>35</td>
</tr>
</tbody>
</table>

Comment [m25]: City Code Cross-reference: City (Sec.8-9001, Mobile Home Parks)
### Article 5.0 Base Zoning Districts

#### Sec. 5.11 Residential Manufactured Home Park District

**Building Standards**

<table>
<thead>
<tr>
<th>RMHP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building (max)</strong></td>
</tr>
<tr>
<td>Lease-lot Coverage (per unit)</td>
</tr>
<tr>
<td>Height (ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Building Setback</strong> [42] (min ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
</tr>
<tr>
<td>Side (street) yard</td>
</tr>
<tr>
<td>Rear yard</td>
</tr>
<tr>
<td>From access easement</td>
</tr>
<tr>
<td>Building separation</td>
</tr>
</tbody>
</table>

**Accessory Structure Setback**

See Sec. 8.7

---

[1] Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[2] An accessory structure or projection such as an awning, cabana, storage cabinet, carport, windbreak, and porch which has a floor area exceeding 25 square feet, and has an opaque top or roof, shall, for purposes of all separation requirements, be considered to be a part of the manufactured home.

#### 5.11.7 Development Building Standards for Permitted Nonresidential Uses

Nonresidential uses in the RMHP district shall meet the development standards as set forth below.

**Building Standards**

<table>
<thead>
<tr>
<th>RMHP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (min)</strong></td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
</tr>
<tr>
<td>Lot width (ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Building (max)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Coverage</td>
</tr>
<tr>
<td>Height (ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Building Setback (min ft)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
</tr>
<tr>
<td>Side (interior) yard</td>
</tr>
<tr>
<td>Side (street) yard</td>
</tr>
<tr>
<td>Rear yard</td>
</tr>
<tr>
<td>From access easement</td>
</tr>
<tr>
<td>Building separation</td>
</tr>
</tbody>
</table>

**Accessory Structure Setback**

See Sec. 8.7

---

#### 5.11.8 Open Space

Recreation areas designed for the common use of park residents and consisting of playgrounds, tot lots, swimming pools, community buildings and the like shall be scaled to meet the needs of park residents and shall be centrally located within the park. Recreation areas shall comply with the following:

a. Where a manufactured home park is proposed to have at least 25 manufactured home sites, there shall be at least one (1) or more open space areas that provide active and/or passive recreational opportunities. At least 100 square feet of recreation area shall be...
provided for each manufactured home; however, the total recreation area shall be at least 5,000 square feet.

b. For each manufactured home, at least 100 square feet of recreation area shall be provided; however, no recreation area shall be less than 5,000 square feet.

5.11.9 General Site Standards

Development in the RMHP district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>Reserved</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.11.10 Natural, Historic, Cultural Resource Standards

Development in the RMHP district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational Space [Reserved]</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>Reserved</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.11.11 Additional Requirements Applicable to the Residential Manufactured Home Park District

In addition to the standards found in this Section, all Manufactured Home Parks shall comply with the following ordinances, as amended: For residential manufactured home parks within the unincorporated county, Chatham County Sec. 9-101, Manufactured Mobile Home Parks and

Comment [ab26]: Draft 3 revision
a. Site Development Plan Required

A site development plan submitted and approved in accordance with the provisions of Sec. 3.10, Site Development Plan, shall be required prior to the issuance of any building permits for the development of a residential manufactured home park. All proposed manufactured home lots shall be shown on the site development plan.

b. General Provisions

The following provisions apply to all Manufactured Home Parks:

i. Roadways

(1) The park must provide direct access to a road designated as a collector or greater.

(2) All manufactured home sites shall abut an internal, private road system not less than 25 feet in paved width with curb and gutter or 22 feet in paved width with no curb and gutter. If on street parking is provided, then a minimum drive aisle width of 20 feet shall be maintained at all times.

ii. Parking

(1) All off-street parking areas or spaces shall have direct access to an interior park street.

(2) Two (2) off-street parking spaces are required for each manufactured home lot. If common parking areas are used, such parking area shall be located no more than 200 feet from the dwellings to be served.

(3) One (1) off-street parking space for guests is required for every four (4) manufactured homes. Guest parking shall be grouped and distributed throughout the park.

iii. Refuse

Individual trash receptacles or a central refuse location must be provided.

iv. Mail Kiosk

A central mail kiosk shall be provided in place of individual mail boxes for each lot.

v. Lot Addresses

Park management shall be responsible for posting an address on each lot in such a manner that it can be easily read from the street on which the lot has frontage.

vi. Accessory Buildings

Only one (1) accessory building shall be allowed per manufactured home lot. The total square footage of such building shall not exceed 125 square feet. The accessory building may not be located between the dwelling and street.

vii. Manufactured Home Standards

Manufactured homes located within a manufactured home park shall be in accordance with the requirements of Sec. 8.1.1 (Manufactured Homes).

viii. Recreational Vehicles

Recreational vehicles shall not be occupied as a residence within manufactured home parks.
c. **Additional Provisions**

The following provisions apply to manufactured home parks with more than three (3) units.

i. **Perimeter Buffer**

A Type C Use Buffer (Sec. 9.5) shall be provided along all boundaries of the manufactured home park. No manufactured homes, parking, activity areas or other structures or facilities shall be located within this buffer, except for permitted entrances and exits and signage adjacent to such entrances and exits. The details of the buffer shall be shown on the approved site development plans.

ii. **Lighting**

All manufactured home parks shall be furnished with street lighting units in accordance with the residential lighting standards. For unincorporated Chatham County, the standards are within the Site Plan Review Manual of the Chatham County; within the city of Savannah, the standards are located in the Street Lighting Ordinance set forth in the City of Savannah Code Part 8, Chapter 2, Article G.

iii. **Proximity to Public Transit**

Subject to the approval of Chatham Area Transit Authority, a bus stop shall be provided for each manufactured home park with at least 25 units. The bus stop shall be on a street adjacent to the manufactured home park where there are existing or planned bus routes. This requirement can be waived if a bus stop exists within 600 feet of the main entrance of the multi-family development. Such distance may be increased to one-quarter (0.25) mile where a continuous sidewalk is available from the main entrance to the bus stop.
Sec. 5.12 Traditional Neighborhood Districts

5.12.1 District Descriptions
The Traditional Neighborhood ("TN") districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. Residential uses are the foundation of the TN districts, but each TN district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN districts from Residential Single Family (RSF) and Traditional Residential (TR) districts. The TN districts are listed below.

a. Traditional Neighborhood-1 (TN-1)
The TN-1 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the district provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. The TN-1 district is intended for use only within the Victorian Historic Overlay District.

b. Traditional Neighborhood-2 (TN-2)
The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.

c. Traditional Neighborhood-3 (TN-3)
The TN-3 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1946 during the streetcar and early automobile eras. The district is intended to allow limited neighborhood-serving uses and mixed uses located in predominantly residential areas.

5.12.2 Comprehensive Plan Future Land Use Map Consistency
The Traditional Neighborhood districts are allowed only in the Future Land Use Map category below.


5.12.3 Permitted Uses
Permitted uses within the TN districts are located in Sec. 5.4, Principal Use Table.

5.12.4 Accessory Structures and Uses
Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
## 5.12.5 District Development Standards for Permitted Uses

Development in any TN- district shall meet the development standards as set forth below.

### Building Standards

<table>
<thead>
<tr>
<th>Lot Dimensions (min)</th>
<th>TN-1</th>
<th>TN-2</th>
<th>TN-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family Detached</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
<td>2,100</td>
<td>3,000</td>
<td></td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>30</td>
<td>30</td>
<td>--</td>
</tr>
<tr>
<td>Single-family Attached</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,375</td>
<td>1,750</td>
<td>--</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>25</td>
<td>20</td>
<td>--</td>
</tr>
<tr>
<td>Two-family (side-by-side)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,375</td>
<td>1,750</td>
<td>--</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>25</td>
<td>20</td>
<td>--</td>
</tr>
<tr>
<td>Two-family (over-under)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,050</td>
<td>1,750</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>30</td>
<td>30</td>
<td>--</td>
</tr>
<tr>
<td>Three-Four Family and Apartments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,050</td>
<td>1,750</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>30</td>
<td>30</td>
<td>--</td>
</tr>
<tr>
<td>Townhomes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,050</td>
<td>1,750</td>
<td>--</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>18</td>
<td>18</td>
<td>--</td>
</tr>
<tr>
<td>Upper Story Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td></td>
<td>No min.</td>
<td>No min.</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>No min.</td>
<td>No min.</td>
<td>No min.</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

### Building Coverage (max)

<table>
<thead>
<tr>
<th>Nonresidential</th>
<th>ground floor area</th>
<th>building footprint</th>
<th>max sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
</tr>
</tbody>
</table>

### Building Setbacks (ft)

<table>
<thead>
<tr>
<th>For blocks without contributing structures</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (interior lot)</td>
<td>0 (min); 10 (max)</td>
<td>5 (min); 10 (max)</td>
<td>0 (min); 5 (max)</td>
</tr>
<tr>
<td>Front yard (corner lot)</td>
<td>0 (min); 10 (max)</td>
<td>5 (max)</td>
<td>0 (min); 5 (max)</td>
</tr>
<tr>
<td>Side yard (interior)</td>
<td>3 (min)</td>
<td>3 (min)</td>
<td>3 (min)</td>
</tr>
<tr>
<td>Side yard (corner)</td>
<td>5 (max)</td>
<td>5 (max)</td>
<td>5 (max)</td>
</tr>
<tr>
<td>Rear yard [2]</td>
<td>30 (min)</td>
<td>20 (min)</td>
<td>20 (min)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>For blocks with contributing structures</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>Avg of block face</td>
<td>Avg of block face</td>
<td>Avg of block face</td>
</tr>
<tr>
<td>Side yard (interior)</td>
<td>3 (min)</td>
<td>3 (min)</td>
<td>3 (min)</td>
</tr>
<tr>
<td>Side yard (corner)</td>
<td>Avg of block face</td>
<td>Avg of block face</td>
<td>Avg of block face</td>
</tr>
<tr>
<td>Rear yard [2]</td>
<td>30 (min)</td>
<td>20 (min)</td>
<td>20 (min)</td>
</tr>
</tbody>
</table>

### Building separation (internal)

<table>
<thead>
<tr>
<th>See Fire Code</th>
<th>See Fire Code</th>
<th>See Fire Code</th>
</tr>
</thead>
</table>

### Height (max)

<table>
<thead>
<tr>
<th>Avg of block face, not to exceed 40 ft, 3 stories, not to exceed 45 ft [1]</th>
<th>2 stories, not to exceed 30 ft</th>
</tr>
</thead>
</table>

### Accessory Structure Setbacks

<table>
<thead>
<tr>
<th>See Sec. 8.7</th>
<th>See Sec. 8.7</th>
<th>See Sec. 8.7</th>
</tr>
</thead>
</table>

---

[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

[2] For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to five (5) feet.

Comment [ab27]: Draft 3 revision.

Comment [AB28]: Draft 3 revision.
5.12.6 General Site Standards
Development in any TN- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards [Reserved]</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.12.7 Natural, Historic and Cultural Resource Standards
Development in any TN- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational Space [Reserved]</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.12.8 Additional Requirements Applicable to the Traditional Neighborhood Districts

a. All TN- Districts
i. Deliveries shall be restricted to the hours of 8:00 a.m. to 8:00 p.m., any day of the week.

ii. Hours of operation for commercial uses shall be limited to:
   (1) 6:00 a.m. until 10:00 p.m., Sunday through Thursday; and
   (2) 6:00 a.m. until 11:00 p.m., Friday and Saturday.
iii. Drive-thru service is not permitted.
iv. Accessory structures with a roof must be located in the rear yard.
v. Principal use dwellings shall be a minimum of 450 square feet.
vi. On interior lots, permitted nonresidential uses are allowed only on the ground floor.

b. **TN-1 District**
   i. Nonresidential uses shall be located on a corner lot and abut a street that is classified as a collector or greater.
   ii. Lots of record existing as of [date of adoption, the effective date of this Ordinance], shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of non-residential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

c. **TN-2 District**
   i. 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. The specific characteristics of the site must include:
      (1) Located on a corner lot in the TN-2 District over 5,000 square feet in area;
      (2) Originally constructed primarily for nonresidential-commercial purposes; and
      (3) Located abutting one of the following arterial streets:
         (a) Barnard Street;
         (b) Whitaker Street;
         (c) Bull Street;
         (d) Drayton Street;
         (e) Abercorn Street; or
         (f) Habersham Street; or
         (g) Price Street.
   ii. Lots of record existing as of February 3, 2005 November 20, 2007, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of nonresidential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

d. **TN-3 District**
   Buildings originally constructed for a residential use shall not be converted into a nonresidential use.
Sec. 5.13 Traditional Commercial Districts

5.13.1 District Descriptions
The Traditional Commercial ("TC-") districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-2 the most intense. The TC- districts are listed below.

a. Traditional Commercial-1 (TC-1)
The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

b. Traditional Commercial-2 (TC-2)
The TC-2 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for the creation of commercial corridors along higher classifications of streets that traverse historic neighborhoods.

5.13.2 Comprehensive Plan Future Land Use Map Consistency
The TC- districts are allowed only in the Future Land Use Map categories as shown below:

Traditional Commercial: Traditional Commercial-1 (TC-1); Traditional Commercial-2 (TC-2)

5.13.3 Permitted Uses
Permitted uses within the TC- districts are located in Sec. 5.4, Principal Use Table.

5.13.4 Accessory Structures and Uses
Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
### Article 5.0 Base Zoning Districts  
<table>
<thead>
<tr>
<th>Building Standards</th>
<th>TC-1</th>
<th>TC-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (min)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family Detached</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Single-family attached &amp; Two-family (side-by-side)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,450</td>
<td>1,200</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Two-family (over-under)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Three- &amp; Four-Family and Apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,450</td>
<td>1,200</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Townhomes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>1,450</td>
<td>1,200</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Upper Story Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>No min.</td>
<td>No min.</td>
</tr>
<tr>
<td>Lot width per unit (ft)</td>
<td>No min.</td>
<td>No min.</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td><strong>Building</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Coverage (max)</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Building Frontage (min)</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>Building Footprint (max sq ft) [1]</td>
<td>5,500</td>
<td>10,000</td>
</tr>
<tr>
<td><strong>Building Setbacks (ft)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For blocks without contributing structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>5 (max)</td>
<td>5 (max)</td>
</tr>
<tr>
<td>Side yard (interior) [2]</td>
<td>10 (min)</td>
<td>10 (min)</td>
</tr>
<tr>
<td>Side yard (corner)</td>
<td>5 (max)</td>
<td>5 (max)</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 (min)</td>
<td>10 (min)</td>
</tr>
<tr>
<td>For blocks with contributing structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>Avg of block face</td>
<td>Avg of block face</td>
</tr>
<tr>
<td>Side yard (interior) [2]</td>
<td>10 (min)</td>
<td>10 (min)</td>
</tr>
<tr>
<td>Side yard (corner)</td>
<td>Avg of block face</td>
<td>Avg of block face</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 (min)</td>
<td>10 (min)</td>
</tr>
<tr>
<td><strong>Building separation (internal to site)</strong></td>
<td>See Fire Code</td>
<td>See Fire Code</td>
</tr>
<tr>
<td><strong>Height (max) [1]</strong></td>
<td>3 stories up to 45 ft</td>
<td>3 stories up to 45 ft</td>
</tr>
<tr>
<td><strong>Accessory Structure Setback</strong></td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

[2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.
5.13.6 General Site Standards

Development in any TC- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Supplemental Residential Standards [Reserved]</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.10</td>
</tr>
</tbody>
</table>

5.13.7 Natural, Historic, Cultural Resource Standards

Development in any TC- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.13.8 Additional Requirements Applicable to the Traditional Commercial Districts

a. All TC- Districts

[Reserved] Principal use dwelling shall be at least 450 square feet.

b. TC-1 District

[Reserved]

c. TC-2 District

A building footprint greater than the maximum allowable footprint may be approved through the special use permit process (Sec. 3.12, Special Use Permit).

Comment [ab32]: Draft 3 revision

Comment [ab33]: Note: The Special Exception provision, Sec. 3.14, was created after Draft 1 was released. It includes a provision that allows an increase in maximum building footprint size to be considered by the Planning Commission at a public meeting.
Sec. 5.14 Downtown Districts

5.14.1 District Descriptions

The Downtown ("D-") districts are established to maintain, enhance and expand the development patterns and mixed use character of downtown Savannah and to encourage compatible infill development. Development standards within the D- districts are intended to continue historic patterns originating from the Oglethorpe Plan. Each D- district promotes a predominant land use activity (commercial, entertainment, or residential) while still allowing for other uses to locate in the district. The D- districts are intended for use within the Downtown Savannah Historic District and Downtown Expansion Areas. The D- districts are listed below.

a. Downtown Residential (D-R)

The D-R district is established to accommodate residential and limited non-residential uses in a downtown setting. This district recognizes the predominance of residential uses within certain areas of downtown and also acknowledges the historic inclusion of nonresidential uses. By continuing this land use pattern in the present day, the D-R district ensures that residential and non-residential uses can continue to co-exist harmoniously within the Downtown.

b. Downtown Neighborhood (D-N)

The D-N district is established to accommodate residential, mixed use and limited commercial development along certain arterial and collector streets that are adjacent to predominantly residential areas within downtown. Uses in this district are generally less intensive than those found in the D-C district, but more intensive than those found in the D-R district.

c. Downtown Commercial (D-C)

The D-C district is established to accommodate commercial, residential and mixed use development in areas of the downtown that have a business focus, but are outside of the Central Business District and Waterfront areas. Uses in this district are generally less intensive than those found in the D-CBD and D-W districts, but more intensive than those found in the D-R district.

d. Downtown Central Business District (D-CBD)

The D-CBD district is established to reinforce downtown Savannah’s position as the commercial hub of the metropolitan region. The district is intended to ensure harmonious development, redevelopment and rehabilitation of uses in the historic downtown core by integrating an appropriate mix of retail, office, entertainment, civic and residential uses.

e. Downtown Waterfront (D-W)

The D-W district is established to promote entertainment-oriented commercial development along River Street and Factors Walk. The D-W district emphasizes entertainment, lodging, and retail uses while also allowing an array of other compatible uses, including offices, upper story residential and marine-oriented businesses.

f. Downtown Expansion (D-X)

The D-X district is intended to promote the expansion of the Central Business District by accommodating larger buildings and additional uses. These areas are intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods.
5.14.2 Comprehensive Plan Future Land Use Map Consistency
The D- districts are allowed only in the Future Land Use Map categories as shown below:

a. Traditional Neighborhood: Downtown Residential (D-R)
b. Traditional Commercial: Downtown Commercial (D-C); Downtown Neighborhood (D-N)
c. Downtown: Downtown Central Business District (D-CBD); Downtown Waterfront (D-W)
d. Downtown-Expansion: Downtown Expansion (D-X)

5.14.3 Permitted Uses
Permitted uses within the D- districts are located in Sec. 5.4, Principal Use Table.

5.14.4 Accessory Structures and Uses
Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.14.5 District Development Standards for Permitted Uses
Development in any D- district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>D-R</th>
<th>D-N</th>
<th>D-C</th>
<th>D-CBD</th>
<th>D-W</th>
<th>D-X</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area per unit (min/max sq ft)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
<td>1,350 (min)</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>675 (min)</td>
<td>675 (min)</td>
<td>675 (min)</td>
<td>675 (min)</td>
<td>675 (min)</td>
<td>675 (min)</td>
</tr>
<tr>
<td>Two-family</td>
<td>600 (min)</td>
<td>600 (max)</td>
<td>435 (min)</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
</tr>
<tr>
<td>Upper Story Residential</td>
<td>600 (min)</td>
<td>435 (max)</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
</tr>
<tr>
<td>All other housing types</td>
<td>600 (min)</td>
<td>600 (max)</td>
<td>600 (min)</td>
<td>No min/max</td>
<td>--</td>
<td>No min/max</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
<td>No min/max</td>
</tr>
<tr>
<td><strong>Lot width (min ft) [1]</strong></td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td><strong>Building Coverage (max)</strong></td>
<td>75%</td>
<td>75%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Building Setback (max ft)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>10</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>10</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>10</td>
</tr>
<tr>
<td>Rear yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>See Height Map</td>
<td>See Height Map</td>
<td>See Height Map</td>
<td>See Height Map</td>
<td>See Height Map</td>
<td>See Height Map</td>
</tr>
<tr>
<td><strong>Accessory Structure Setback</strong></td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

[1] If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards.

[2] For properties immediately adjacent to properties covered by a Height Map, the height limit shall be no more than two (2) stories above the adjacent height map limit.
5.14.6 General Site Standards
Development in any D- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards [Reserved]</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.14.7 Natural, Historic and Cultural Resource Standards
Development in any D- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational Space [Reserved]</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.14.8 Additional Requirements Applicable to the Downtown Districts

a. All D- Districts
   Principal use dwellings shall be a minimum of 450 square feet.

b. D-R District
   [Reserved]

c. D-N District
   [Reserved] The hours of operation shall be limited to between 6:00 a.m. to 12:00 a.m. [Reserved]
d. **D-C District**  
[Reserved]

d.e. **D-CBD District**  
[Reserved]

e.f. **D-W District**  
On River Street, only commercial uses shall be permitted on the ground floor. For lodging uses with a building frontage of more than 60 feet, a commercial use in addition to the lobby shall be provided. Such commercial use shall provide a separate entrance.

f.g. **D-X District**  
[Section still under development.]
Sec. 5.15 Office and Institutional Districts

5.15.1 District Descriptions

The Office and Institutional ("OI") districts are established to provide areas for offices and other low intensity commercial uses. Multi-family Certain residential uses may be allowed in some districts. The OI districts are listed below.

a. **Office and Institutional-Transition (OI-T)**
   The Office and Institutional Transition ("OI-T") district is established to facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.

b. **Office and Institutional (OI)**
   The Office and Institutional ("OI") district is established to allow office uses as well as a limited range number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to business Nonresidential districts and may be used as a transition between commercial such areas and Residential neighborhood districts.

c. **Office and Institutional-Expanded District (OI-E)**
   The Office and Institutional-Expanded ("OI-E") district is established to allow office uses as well as limited residential, group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve a transition district between the more intensive Nonresidential districts and less intensive districts.

d. **Office and Institutional-Transition (OI-T)**
   The Office and Institutional Transition ("OI-T") district is established to facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.

5.15.2 Comprehensive Plan Future Land Use Map Consistency

The OI districts are allowed only in the Future Land Use Map categories as shown below:

a. **Office/Institutional:** Office and Institutional-Expanded (OI-E); Office and Institutional (OI); Office and Institutional-Transition (OI-T)

b. **Office-Transition:** Office and Institutional-Transition (OI-T)

c. **Commercial-Suburban:** Office and Institutional-Expanded (OI-E); Office and Institutional (OI); Office and Institutional-Transition (OI-T)

5.15.3 Permitted Uses

Permitted uses within the OI districts are located in Sec. 5.4, Principal Use Table.

5.15.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.
### 5.15.5 Development Standards for Permitted Residential Uses

Residential uses in any OI district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions (min)</td>
<td>5,000</td>
<td>--</td>
<td>1,740</td>
</tr>
<tr>
<td>Lot area per unit (sq ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>50</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Building (max)</td>
<td>40%</td>
<td>--</td>
<td>75%</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>36</td>
<td>40</td>
<td>60</td>
</tr>
<tr>
<td>Height (ft)</td>
<td>5</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

### Building Setback (min ft)

<table>
<thead>
<tr>
<th>Field</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>20</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>15</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>5</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

Parking Area Setback (min ft)

From collector or arterial street rights-of-way:

<table>
<thead>
<tr>
<th>Field</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

Accessory Structure Setback

See Sec. 8.7

<table>
<thead>
<tr>
<th>Field</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor area (sq ft)</td>
<td>3,000</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Comment [AB36]: Draft 3 revision

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5.15.6 Building Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any OI district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions (min)</td>
<td>--</td>
<td>--</td>
<td>25</td>
</tr>
<tr>
<td>Lot area per unit for Upper Story Residential use (sq ft)</td>
<td>--</td>
<td>2,170</td>
<td>1,740</td>
</tr>
<tr>
<td>Lot area for all other uses</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Building (max)</td>
<td>50%</td>
<td>80%</td>
<td>80%</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>36</td>
<td>40</td>
<td>75%</td>
</tr>
<tr>
<td>Height (ft)</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Ground floor area (sq ft)</td>
<td>3,000</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Building Setback (min ft)

<table>
<thead>
<tr>
<th>Field</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>20</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>5</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Rear Yard (adjacent to street/lane)</td>
<td>20</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

Comment [AB37]: Draft 3 revision

Comment [AB38]: Draft 3 revision.
### Article 5.0 Base Zoning Districts

**5.15 Office and Institutional Districts**

<table>
<thead>
<tr>
<th>Standard</th>
<th>OI-T</th>
<th>OI</th>
<th>OI-E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fences and Walls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supplemental Residential Standards</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(+) = Not permitted or not applicable

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in the adjacent Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.

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**Comment [AB39]: Draft 3 revision**

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### 5.15.7 General Site Standards

Development in any OI-district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>Reserved</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Reserved</td>
<td></td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

### 5.15.8 Natural, Historic, Cultural Resource Standards

Development in any OI-district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational</td>
<td>Sec. 10.2</td>
</tr>
</tbody>
</table>

---

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in the adjacent Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.
5.15.9 Additional Requirements Applicable to the Office and Institutional Districts

a. All OI districts

   Principal use dwellings shall be at least 450 square feet.

b. OI-T District

   i. Location

   Property zoned OI-T shall be located along a street classified as a collector or arterial as identified in Appendix A-1.

   ii. Site Development Plan requirement

   The Site Development Plan for the conversion of an existing structure and for new construction shall meet the standards of Sec. 3.10, Site Development Plan. The Site Development Plan shall also include building elevations showing how the proposed use of the property will meet the visual compatibility requirements listed below.

   iii. Visual compatibility requirements

   The design and construction of a new building and the design and construction of alterations to an existing building that is moved, reconstructed, materially altered or repaired shall be visually compatible with the adjacent residential buildings in terms of the following features:

   (1) Architectural style

   Exterior changes to existing buildings shall be of the same residential architectural style as the original structure or of the style of an nearby adjacent residential dwellings. New buildings shall be of the same residential architectural style prevalent in the surrounding neighborhood.

   (2) Roof design

   Buildings shall have a pitched roof design typical of the adjacent single-family residences. Mansard roofs are prohibited.

   (3) Off-street parking

   No more than two (2) parking spaces are permitted to be located within the front or side yard. All loading/unloading areas shall be located in the rear yard.

   (4) Lighting

   Accent lighting is permitted only on the front façade of the building and shall be directed away from adjacent residential dwellings and lots.

iv. Additional development standards

   (1) Hours of operation shall be restricted to the hours between 7:00 a.m. and 9:00 p.m.
(2) No outdoor storage or displays shall be allowed.
(3) No more than three (3) employees shall be onsite at anytime.

c. **OI District**
   [Reserved]

d. **OI-E District**
   [Reserved]
Sec. 5.16 Business Districts

5.16.1 District Descriptions

The Business ("B") districts are established to allow nonresidential uses and limited residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-L being the most limited district and B-C the most intense. The B- districts are listed below.

a. **Limited Business (B-L)**
   
The B-L district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. This district is intended to be used in conjunction with nearby or adjacent Residential districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses.

b. **Neighborhood Business (B-N)**
   
The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on higher classification of streets within convenient traveling distance from neighborhoods which they will serve.

c. **Community Business (B-C)**
   
The B-C district is established to accommodate a range of nonresidential uses and upper story residences. This district is intended to reduce or prevent impacts on adjacent or nearby residential districts. Uses in this district are intended to be located primarily on higher classification of streets to serve a community-wide market area.

d. **Maritime Business (B-M)**
   
The B-M district is established to provide for commercial marine facilities and limited commercial and residential uses in waterfront locations. However, because areas that are suitable for marinas vary widely in terms of character, environmental constraints, accessibility, and surrounding uses, the storage and launching of boats is the only use that is allowed by right in this district. All other uses often associated with marine activities, including repair services, dry dock facilities, fueling, retail and restaurants are considered to be separate uses and are only allowed with approval of a special use permit.

5.16.2 Comprehensive Plan Future Land Use Map Consistency

The B- districts are allowed only in the Future Land Use Map categories as shown below:

a. **Commercial-Neighborhood:** Limited Business (B-L); Neighborhood Business (B-N)

b. **Commercial-Suburban:** Neighborhood Business (B-N); Community Business (B-C)

c. **Commercial-Marine:** Maritime Business (B-M)

5.16.3 Permitted Uses

Permitted uses within the B- districts are located in Sec. 5.4, Principal Use Table.
5.16.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.16.5 Building Development Standards for Permitted Residential Uses

Residential uses in any B- district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>B-L</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density</strong> (max du/acre)</td>
<td>20</td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong> (min)</td>
<td></td>
</tr>
<tr>
<td>- Lot area per unit (sq ft)</td>
<td>2,175</td>
</tr>
<tr>
<td>- Lot width (ft)</td>
<td>20</td>
</tr>
<tr>
<td><strong>Single-family Detached</strong></td>
<td></td>
</tr>
<tr>
<td>- Lot area (sq ft)</td>
<td>5,000</td>
</tr>
<tr>
<td>- Lot width (ft)</td>
<td>50</td>
</tr>
<tr>
<td><strong>Single-family Attached &amp; Two-family</strong></td>
<td></td>
</tr>
<tr>
<td>- Lot area per unit (sq ft)</td>
<td>3,600</td>
</tr>
<tr>
<td>- Lot width per unit (ft)</td>
<td>20</td>
</tr>
<tr>
<td><strong>Three- &amp; Four-Family, Townhomes and Apartments</strong></td>
<td></td>
</tr>
<tr>
<td>- Lot area per unit (sq ft)</td>
<td>2,170</td>
</tr>
<tr>
<td>- Lot width (ft)</td>
<td>20</td>
</tr>
<tr>
<td><strong>Building (max)</strong></td>
<td></td>
</tr>
<tr>
<td>- Building Coverage</td>
<td>80%</td>
</tr>
<tr>
<td>- Height (ft)</td>
<td>36</td>
</tr>
<tr>
<td>- Ground floor area (sq ft)</td>
<td>10,000</td>
</tr>
<tr>
<td><strong>Building Setback</strong> (min ft)</td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>5</td>
</tr>
<tr>
<td>Rear yard</td>
<td>25</td>
</tr>
<tr>
<td>Rear Yard (adjacent to street/laneway)</td>
<td>10</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
</tr>
<tr>
<td>Building separation (internal)</td>
<td>See Fire Code</td>
</tr>
</tbody>
</table>

**Accessory Structure Setback**

- See Sec. 8.7

**Parking Area Setback** (min ft)

- From collector and arterial street rights-of-way | 40 |
- From local street rights-of-way | 15 |
- Abutting lane or access easement | 10 |

Comment [AB42]: Draft revision.

Comment [AB43]: Draft revision.
### 5.16.6 Building Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any B- district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Standards</th>
<th>B-L</th>
<th>B-N</th>
<th>B-C</th>
<th>B-M</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density (max du/acre)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story-Residential</td>
<td>20</td>
<td>24</td>
<td>24</td>
<td>24</td>
</tr>
<tr>
<td><strong>Lot Dimensions (min)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot area per unit for Upper Story Residential use (sq ft)</td>
<td>2,170</td>
<td>1,815</td>
<td>1,815</td>
<td>--</td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Building (max)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Coverage Height (ft)</td>
<td>36</td>
<td>40</td>
<td>40</td>
<td>46</td>
</tr>
<tr>
<td>Ground floor area (sq ft)</td>
<td>10,000</td>
<td>26,000</td>
<td>26,000</td>
<td>--</td>
</tr>
<tr>
<td><strong>Building Setback (min ft)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Rear yard</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Rear Yard (adjacent to street/lane)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Accessory Structure Setback</strong></td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
<tr>
<td>From collector and arterial street rights-of-way</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From local street rights-of-way</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Along abutting lane or access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in the adjacent Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.

#### 5.16.7 General Site Standards

Development in any B- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
<td>Sec. 9.2</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Sec. 9.3</td>
</tr>
<tr>
<td>Reserved</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards</td>
<td>Sec. 9.10</td>
</tr>
</tbody>
</table>

[Comment [AB44]: Note: Marinas with dry-stack storage have been limited to 36 ft since the Town Center and Environmental Overlay districts were adopted in 2001 and 2003, respectively.]

[Comment [AB45]: Draft 3 revision.]

[Comment [AB46]: Draft 3 revision.]

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**Article 5.0 Base Zoning Districts**

**Sec. 5.16 Business Districts**

5-66
5.16.8 Natural, Historic and Cultural Resource Standards

Development in any B- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open and Recreational Space [Reserved]</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.16.9 Additional Requirements Applicable to the Business Districts

a. All B- Districts
   Principal use dwellings shall be at least 450 square feet.

b. B-L District
   i. Any nonresidential use shall be located along a street classified as a collector or greater.
   ii. The hours of operation shall be limited to between 7:00 a.m. to 10:00 p.m.
   iii. Drive-thru service shall not be allowed.
   iv. The sale of alcohol shall be prohibited.

b. B-N District
   [Reserved] The hours of operation shall be limited to between 6:00 a.m. to 11:00 p.m.

c. B-C District
   [Reserved]

d. B-M District
   [Reserved]
Sec. 5.17 Industrial Districts

5.17.1 District Descriptions

The Industrial ("I-") districts are established to allow industrial and industrial-like uses with limited non-industrial uses, including live-work units in some districts. The intensity of uses allowed is indicated by the suffix following the district name, with the Light Industrial-Restricted district being the most limited and the Heavy Industrial district the most intense. The I- districts are listed below.

a. Light Industrial-Restricted (IL-R)

The IL-R district is established to accommodate industrial properties that developed prior to 1960 and which are typically located adjacent to or within residential areas. This district may also allow limited commercial, light manufacturing and assembly, research and development and small-scale warehousing and processing uses in order to promote economic viability and encourage employment growth. Development must be operated in a clean and quiet manner, with all activities occurring primarily indoors, and should not be obnoxious to nearby non-industrial uses.

b. Light Industrial-Transition (IL-T)

The IL-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be obnoxious to nearby non-industrial uses.

c. Light Industrial (IL)

The IL district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be obnoxious to nearby non-industrial uses.

d. Heavy Industrial (IH)

The IH district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals and waste-related facilities that have a greater impact on the surrounding area than industries found in the IL-T and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.

5.17.2 Comprehensive Plan Future Land Use Map Consistency

Industrial districts are allowed only in the Future Land Use Map Categories below.


b. Industry-Heavy: Light Industrial-Transition, Light Industrial, Heavy Industrial

5.17.3 Permitted Uses

Permitted uses within the I- districts are located in Sec. 5.4, Principal Use Table.
5.17.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses.

5.17.5 District Development Standards for Permitted Uses

Development in any I- district shall meet the development standards as set forth below.

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>IL-R</th>
<th>IL-T</th>
<th>IL</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimensions (min)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot area (sq ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lot width (ft)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>70%</td>
<td>80%</td>
<td>80%</td>
<td>80%</td>
</tr>
<tr>
<td>Height (ft) [1]</td>
<td>50</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Ground floor area (sq ft)</td>
<td>20,000</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Building Setback (min ft)

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>IL-R</th>
<th>IL-T</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>15</td>
<td>15</td>
<td>5</td>
</tr>
<tr>
<td>Side (street) yard</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior) yard</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>From lane</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>From access easement</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Building separation (internal)</td>
<td>See Fire Code</td>
<td>See Fire Code</td>
<td>See Fire Code</td>
</tr>
</tbody>
</table>

Accessory Structure Setback

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>IL-R</th>
<th>IL-T</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td>From collector and arterial street rights-of-way</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>From local street rights-of-way</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

Comment [AB52]: Draft 3 revision

Comment [AB53]: Draft 3 revision

Comment [AB54]: Draft 3 revision

5.17.6 Green Space

a. Green space is required for nonresidential development as set forth below.

<table>
<thead>
<tr>
<th>District</th>
<th>Green Space (minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IL-R</td>
<td>0%</td>
</tr>
<tr>
<td>IL-T</td>
<td>20%</td>
</tr>
<tr>
<td>IL</td>
<td>20%</td>
</tr>
<tr>
<td>IH</td>
<td>20%</td>
</tr>
</tbody>
</table>

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in the adjacent Residential zoning district and may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.

Comment [AB53]: Draft 3 revision

Comment [AB54]: Draft 3 revision
5.17.7 General Site Standards

Development in any I- district shall be required to meet the applicable general site standards as set forth in Article 9.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
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</thead>
<tbody>
<tr>
<td>Access Management and Connectivity</td>
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<td>Sec. 9.3</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 9.4</td>
</tr>
<tr>
<td>Landscaping, Screening and Buffers</td>
<td>Sec. 9.5</td>
</tr>
<tr>
<td>Fences and Walls</td>
<td>Sec. 9.6</td>
</tr>
<tr>
<td>Principal Use Outdoor Storage and Display Areas</td>
<td>Sec. 9.7</td>
</tr>
<tr>
<td>Outdoor Site Lighting</td>
<td>Sec. 9.8</td>
</tr>
<tr>
<td>Signs</td>
<td>Sec. 9.9</td>
</tr>
<tr>
<td>Supplemental Residential Standards [Reserved]</td>
<td>Sec. 9.10</td>
</tr>
<tr>
<td>Supplemental Mixed-Use and Nonresidential Standards</td>
<td>Sec. 9.11</td>
</tr>
</tbody>
</table>

5.17.8 Natural, Historic and Cultural Resource Standards

Development in any I- district shall be required to meet the applicable natural, historic and cultural resource standards as set forth in Article 10.0.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open &amp; Recreational Space</td>
<td>Sec. 10.2</td>
</tr>
<tr>
<td>[Reserved]</td>
<td>Sec. 10.3</td>
</tr>
<tr>
<td>Protected River Corridor Buffer</td>
<td>Sec. 10.4</td>
</tr>
<tr>
<td>Groundwater Recharge Areas</td>
<td>Sec. 10.5</td>
</tr>
<tr>
<td>Wetlands Assessment</td>
<td>Sec. 10.6</td>
</tr>
<tr>
<td>Wetland and Marsh Buffers</td>
<td>Sec. 10.7</td>
</tr>
</tbody>
</table>

5.17.9 Additional Requirements Applicable to Industrial Districts

a. All I- districts [Reserved]

b. IL-R district

Article 5.0 Base Zoning Districts

Sec. 5.17 Industrial Districts

5-71
Article 6.0 Special Purpose Districts

Sec. 6.1 Planned Development District

6.1.1 District Description

a. A Planned Development (PD) district allows projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes and the County or City desires to achieve a particular mix of uses, appearance, land use compatibility and/or apply special sensitivity to the site and area character.

In return for greater flexibility in site design requirements, planned developments are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources; incorporate creative design in the layout of buildings, open space and vehicular and pedestrian circulation; assure compatibility with surrounding land uses and area character; and, provide greater efficiency in the layout and provision of roads, utilities and other infrastructure that would not otherwise be possible within a base zoning district.

b. The PD district encourages innovative land planning and design concepts by:
   i. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots or developments;
   ii. Encouraging the assembly of properties that might otherwise be developed in unrelated increments;
   iii. Ensuring orderly and thorough planning and review procedures that will result in a cohesive development;
   iv. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, densities and nonresidential uses to encourage variety and to avoid monotony;
   v. Allowing development to take advantage of special site characteristics, locations and land uses to protect environmentally sensitive areas and to promote better design; and
   vi. Encouraging allocation and improvement of common open and recreational space in residential areas, and providing for the maintenance of the open and recreational space.

c. Because each planned development is unique, it is therefore governed by its approved master plan.

d. The PD district shall not be used as a means of circumventing adopted land development regulations for routine developments.

6.1.2 Comprehensive Plan Future Land Use Map Consistency

The Planned Development district is permitted in any Future Land Use Map category. Proposed uses and residential density shall be consistent with the Future Land Use Map designation.

6.1.3 Review Process

Approval of a Planned Development district shall follow the process established in Sec. 3.8, Rezoning, Planned Development District.
6.1.4 Permitted Uses

a. A planned development may contain any or all of the uses specified in the approved PD master plan. A wide range of uses is possible in a PD district, and the specific uses allowed may be different in each PD district, therefore the use table in Sec. 5.4, Principal Use Table does not include the PD district. All uses that are identified in an approved master plan shall be permitted uses within the planned development. Any uses not identified in the master plan shall not be permitted. The Governing Body has the discretion to require that certain uses be classified as limited uses or special uses.

Commentary: If all of the uses within a specific base zoning district are desired, the approved master plan must reference the zoning district rather than listing all of the uses within that zoning district. If a use is proposed to change in type (i.e., permitted, limited or special) from its listed type in the base district, the use should be identified by its “new” type in the PD district. Similarly, any use conditions that are proposed to change should also be identified in the approved master plan.

b. Mixed use developments are strongly encouraged in the PD zoning district, including the mixing of principal residential uses with principal nonresidential uses. Mixed use development may occur by having two (2) or more different principal uses located in the same building or by having two (2) or more different principal uses located in different buildings sited on the same lot or parcel.

c. A single use residential development is not permitted unless there are at least three (3) housing types as identified in Sec. 5.4, Principal Use Table.

6.1.5 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use and shall meet the standards located in Sec. 8.7, Accessory Structures and Uses or as identified in the approved master land use plan.

6.1.6 Minimum Size

The minimum lot size for a PD shall be two (2) acres. This minimum shall not apply to Planned Developments existing as of the effective date of this Ordinance.

6.1.7 Development Standards

a. General Standards

Development in a planned development shall be subject to all applicable overlay district standards in Article 7.0 (Historic and Other Overlay Districts), all applicable use standards set forth in Article 8.0 (Use Standards), all applicable general standards set forth in Article 9.0 (General Site Standards) and all applicable general standards set forth in Article 10.0 (Natural, Historic and Cultural Resources Standards) unless otherwise waived or modified by the Governing Body with jurisdiction as part of master plan approval. The master plan must list any adjustment(s) being requested in conjunction with any proposed use or development standard identified in the above Articles. Certain standards, as specified in Sec. 6.1.8, cannot be waived or modified through an approved master plan.

In case of any conflict between a specific regulation set forth in this Section and any regulation set forth in Articles 5.0, 7.0, 8.0, 9.0 and 10.0, the standard in this Section shall apply unless otherwise expressly allowed.

b. Underground Utilities

All utilities, excluding necessary boxes and similar installations, shall be located underground unless otherwise approved by the Governing Body Engineer.
c. **Transportation and Circulation System**

The master plan shall demonstrate to the Governing Body Engineer and Planning Director a safe and adequate on-site transportation network that addresses vehicular, transit, bicycle and pedestrian circulation. The on-site transportation system shall be integrated with the off-site transportation circulation system. A traffic impact analysis may be required if the development will result in vehicular traffic that meets or exceeds the thresholds established in Sec. 3.11, Traffic Impact Analysis.

d. **Off-street Parking and Loading**

The master plan shall comply with the off-street parking and loading requirements of Sec. 9.3. Off-street Parking and Loading, except that modifications from these standards may be permitted if a alternative parking and loading plan in accordance with Sec. 9.3.8 for the development is submitted as part of the master plan. The alternative parking and loading plan shall demonstrate that it is consistent with the intent and purposes of the off-street parking and loading standards of this Ordinance and that it is suitable for the proposed development.

e. **Landscaping, Screening and Buffers**

Landscaping, screening and buffers shall comply with the standards of Sec. 9.5, Landscaping, Screening and Buffers, except that modifications of these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas, and is consistent with the urban design objectives and/or character of the area.

f. **Open and Recreational Space**

Each planned development shall provide common open and recreational space, in accordance with Sec. 10.2, Open and Recreational Space.

Comment [ab1]: Note: Standards TBD.

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6.1.8 **Waiver or Modification of Certain Development Standards**

Notwithstanding Sec. 6.1.7 a. above, in no case shall the Governing Body waive or modify the following for a proposed PD zoning district:

a. Any policy or ordinance not contained within this Ordinance unless approved by the body or administrator responsible for such policy or ordinance;

b. Any standard that requires approval of the Historic Preservation Commission or the Downtown Savannah Historic Board of Review;

c. Any variation from the minimum state-mandated stream buffers without requisite approval from the appropriate state agency;

d. Any street connectivity standard;
6.1.9 Items to be Provided on Master Plan

The Planning Director and the Governing Body Engineers have established submittal requirements for the master plan application. Such requirements appear in the application. The Site Development Plan Review Team may eliminate those requirements that do not apply, but only those requirements that are under the purview of the respective department or agency for each team member. The following shall also be included on the master plan:

a. All proposed land use classifications;
b. Total acreage of the overall development and for each land use classification;
c. Total number of dwelling units and density for the overall development and for each phase;
d. Proposed square footages of nonresidential uses;
e. Buffers, perimeter and internal, if applicable;
f. Curb cut locations on primary roads, internal road system (if applicable) and connectivity to adjacent tracts (if applicable);
g. Locations of sidewalks or trails adjacent to roadways or within buffers, including width, if applicable;
h. Open space, including identification of passive and active recreational areas, including wetlands;
i. Maximum number of trips to be generated by the development;
j. Design requirements, including materials, if applicable; and
k. Any development condition(s) that may be part of a development order and/or design directives.

6.1.10 Infrastructure Master Plan Required

An infrastructure master plan shall be required for stormwater, water, sewer and electricity and shall be approved by the Governing Body Engineer.

Commentary: In the unincorporated County, reference the Engineering Policy (Department of Engineering). In the city, contact the Department of Development Services.

6.1.11 Phased Development

a. Each phase of the development shall be so planned and related to the previous phase of the development within the Planned District (if any), surrounding property and availability of public facilities and services so that a failure to proceed with subsequent phases of the development will have no adverse impact on the completed phase(s) or surrounding property.
b. The master plan for the planned development shall set forth the phasing plan, if phasing is proposed, including:
   i. The location of each development phase.
   ii. The number of acres within each phase.
iii. The amount of each housing type proposed within each phase, if applicable.
iv. The square footage of each land use category within each phase, if applicable.
v. The approximate date when the phasing plan is to begin.
vi. The overall phasing plan, indicating the approximate date when the development in each phase will begin.
vii. The anticipated final completion date of the project.

6.1.12 Conditions in the Master Plan

In some cases, the ability to implement or strictly follow approved master plan conditions can be problematic due to circumstances in the field (e.g., undisturbed buffers or streetscapes required by the master plan which may not be possible to implement due to road widenings, utility relocation, driveways and/or visibility triangles). In such cases, the Governing Body Engineer and Planning Director shall establish an alternative to the conditions in a way that most closely meets its original intent. The administrative adjustment criteria in Sec. 3.23.5 shall be used to guide the decision to allow an alternative approach and such decision shall be provided in writing and attached to the master plan.

Commentary: For example, if an approved undisturbed buffer must be disturbed due to an unforeseen circumstance, the Governing Body Engineer and the Planning Director may require re-vegetation depending upon the extent of the disturbance and the extent and quality of the existing vegetation to remain.

6.1.13 Amendments to an Approved Master Plan

Following the approval of a PD district, the master plan cannot be modified unless the procedures in Sec. 3.8, Rezoning, Planned Development, are followed; however, administrative adjustments in accordance with Sec. 3.23, Administrative Adjustment, are permitted. For individual developments within a Master Plan, alternative compliance, administrative adjustments and variances shall follow the established procedures in Article 3.0, Application and Review Procedures, as applicable.

6.1.14 Time Limitation and Time Extension for an Approved Master Plan

A Master Plan approved as of [date of adoption/the effective date of this Ordinance] is valid for a period of five (5) years. A time extension may be requested only once and extended only by the Governing Body, upon a recommendation by the Planning Commission, for up to 24 months from the date of the master plan expiration. Such an extension may only be granted when there are no proposed changes to the master plan or site conditions and the approved master plan remains in conformance with the intent and eligibility requirements of this Ordinance and all other related ordinances and policies. When a change is proposed, the applicant shall be required to amend the master plan in accordance with Sec. 3.8, Rezoning, Planned Development District. An extension request shall be made in writing prior to the expiration of the original approval.

6.1.15 Expiration Date of an Approved Master Plan

If construction has not commenced within the approved period, the master plan and any site development plan approvals become null and void and a new PD district application shall be required in accordance with Sec. 3.8, Planned Development District. For the purposes of this Section, construction shall mean the installation of water and sewer pipes, stormwater facilities or roads. For the purposes of this Section, construction shall not include land clearing.

6.1.16.1.14 Zoning Map Designation for Planned Development

A PD zoning district shall be identified on the official zoning map by the designation “PD” followed by the number of the PD district based on the order of adoption.
Location of Planned Development Master Plans

A list of PD district master plans is contained in Appendix A-2. The file containing the land use regulations and development standards of the PD master plans shall be maintained in the offices of the Metropolitan Planning Commission.
Sec. 6.2 Military Installation District

6.2.1 District Description

The Military Installation (MI) district is established to exempt federal military installations from the requirements this Ordinance as such land is under the control, administration or jurisdiction of the federal government. The use of land, buildings and other structures and development standards for such land, buildings and structures shall be regulated by the responsible federal agency. In the event that any land within this classification is sold, released, or otherwise conveyed to private ownership, such land shall be rezoned from an MI District to an appropriate zoning classification according to the procedures established by this Ordinance.
Article 7.0 Historic and Other Overlay Districts

Sec. 7.1 Generally

The purpose of this Article is to provide overlay zoning districts that apply in combination with the underlying base zoning districts in order to protect certain features and resources that the base zoning districts do not protect. Where there is a conflict between an overlay district and a base zoning district, the requirements of an overlay district shall apply.
Sec. 7.2 Airport, Airfield Overlay District

7.2.1 Purpose
The purpose of the Airport, Airfield Overlay District (AOD) is to place additional height limits, use restrictions and use standards on property within the vicinity of the Savannah-Hilton Head International Airport (Airport) and Hunter Army Airfield (HAAF). The AOD is intended to protect and promote the general health, safety, economy and welfare of the Airport, HAAF and their environs by:

a. Preventing the impairment and promoting the utility and safety of the Airport and HAAF;

b. Promoting land use compatibility between the Airport and HAAF and surrounding current and future land uses;

c. Striving for development consistency with the Airport Master Plan, as amended and the Fort Stewart/Hunter Army Airfield Joint Land Use Study, as amended; and,

d. Protecting the Airport and HAAF from encroaching development that would hinder their continued safe and efficient operation.

7.2.2 Relationship to Zoning Districts
a. The AOD shall be designated on the official zoning map and its boundaries shall be based upon the Savannah-Hilton Head International Airport Master Plan and Airspace Map, the Hunter Army Airfield Airspace Map and the Fort Stewart-Hunter Army Airfield Joint Land Use Study, as amended.

b. In all zoning districts within the boundaries of the AOD, the regulations for both the base zoning district and the overlay district shall apply. Whenever there is a conflict between the regulations of the base district and overlay district, the more restrictive regulation shall apply.

7.2.3 Applicability
The standards for the AOD shall apply to those properties that lie within the overlay district boundaries. When a property is split by the boundary of the AOD, only that portion of the property within the overlay district shall be required to meet the provisions of the district.

7.2.4 Establishment of Airport, Airfield Overlay District Subzones
In order to carry out the provisions of this district, there are certain subzones that reflect where height limitations and/or use restrictions or standards apply. The various zones are defined as follows:

a. Airport and HAAF Height Limiting Zones
   Maximum height limits for structures exist for areas in close proximity to the runways of both the Airport and HAAF. These height limits shall apply to all structures including, but not limited to, buildings, wireless telecommunication facilities, broadcast transmission towers and construction cranes. The maximum limits are generally based upon the path of aircraft that are taking off from, landing on or circling in a holding pattern around the runway and vary based on distance from the runway. The AOD Height Limiting Zone Map is located at the Metropolitan Planning Commission and is based upon the Approach and Clear Zone Plans in the Savannah International Airport Layout Plan and the HAAF Airspace Zoning Map.
Article 7.0 Historic and Other Overlay Districts

Sec. 7.2 Airport, Airfield Overlay District

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Article 7.0 Historic and Other Overlay Districts

**CHATHAM COUNTY-SAVANNAH NEW ZONING ORDINANCES**

**DRAFT 3 - October 2014**

**Article 7.0 Historic and Other Overlay Districts**

**Sec. 7.2 Airfield Overlay District**

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**Figure 7.2-2**

HAAF Height Limiting Zone (up to 300 feet shown)

*Commentary: Due to space limitations, the HAAF Height Limiting Zone only shows the maximum heights up to 300 feet. The entire HAAF Height Limiting Zone is available at the Metropolitan Planning Commission offices.*

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**b. Airport Zones**

i. **Airport Noise Zones**

Defined as those areas in proximity to the Airport that are exposed to an average day-night sound level (Ldn) of 65, 70 or 75+ decibels as established by the Federal Aviation Regulations (FAR) Part 150 Study, 1992 Noise Exposure Map.

ii. **Runway Protection Zone (RPZ)**

An area 1,000 feet wide by 2,500 feet long at the immediate ends of the runways and increasing to 1,750 feet wide at the end of the RPZ. The accident potential in this area is sufficient to recommend the prohibition of any structures.

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Comment [ab4]: Draft 3 revision
c. **HAAF Zones**

i. **Clear Zone (CZ).** An area 1,000 feet wide by 3,000 feet long at the immediate ends of the runway. The accident potential in this area is sufficient to recommend the prohibition of any structures.

ii. **Accident Potential Zone I (APZ I).** An area 1,000 feet wide extending 2,500 feet beyond the CZ that possesses significant potential of accidents.

iii. **Accident Potential Zone II (APZ II).** An area 1,000 feet wide extending 2,500 feet beyond the APZ I that carries some risk of an accident.

iv. **Noise Zone II.** This zone consists of an area where the A-weighted Decibel Noise Level (DNL) is between 65 and 75 decibels. Noise exposure within this area is significant causing residential uses to be not compatible.

v. **Noise Zone III.** This zone consists of the immediate areas around the source of the noise in which the A-weighted DNL is more than 75 decibels.
Figure 7.2-4
HAAF Noise Zones and Accident Potential Zones
vi. **Helicopter Transition Routes and Annoyance Buffers.** This zone is comprised of land inside the helicopter flight transition corridors between HAAF and Fort Stewart.

![Figure 7.2-5 Helicopter Transition Routes of HAAF](image)

vii. **Airfield Installation Compatibility Overlay (AICO).** A Comprehensive Plan Future Land Use designation applied to areas that are adjacent to and west of HAAF facilities that are within Clear Zones, Accident Potential Zones, Noise Zones where day-night averages are greater than 65 decibels, or similar zones of influence.

### 7.2.5 Additional Use Regulations for Permitted Uses

Within the AOD, the permitted uses are the same as those in the base zoning district except as listed in Sec. 7.2.6. The use regulations below shall be in addition to any that may be found in Article 8.0, Use Regulations.

a. **Residential Development**

   Residential development may be permitted, provided that:

   i. The dwelling is not located within the noise zones of either the Airport or HAAF.

   ii. The dwelling is not located within the Runway Protection Zone of the Airport or the Clear Zone or Accident Potential Zone I of HAAF.

   iii. Within the portion of the Accident Potential Zone II west of HAAF, that is not within Noise Zone II, only single-family detached dwellings with a minimum lot size of 20,000 square feet are permitted.
iv. Within the portion of the Accident Potential Zone II east of HAAF, that is not within Noise Zone II, no increase in residential density is permitted.

v. Newly constructed dwellings located within the HAAF Helicopter Transition Route shall incorporate design and construction measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 dB (see Sec. 7.2.7.a).

vi. A note shall be recorded on subdivision plats recorded after [date of adoption] stating that the dwelling is located within the AOD.

b. Office and Lodging uses; Child/Adult day care homes and centers

Such uses located within the Airport Noise Zones, HAAF Helicopter Transition Route and HAAF Noise Zone II shall incorporate design and construction measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 dB (see Sec. 7.2.7).

c. Wireless Telecommunication Facilities and Broadcast Transmission Towers

Within the 200 foot height contour around the Airport, all new wireless telecommunication facilities and broadcast transmission towers shall be constructed with lights on the tower.

d. Use Restrictions Applicable to All Uses

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

7.2.6 Prohibited Uses

Any use not explicitly allowed in the base zoning district is also prohibited in the AOD. The following are additional uses that are prohibited within certain subzones of the AOD:

a. Airport and HAAF Noise Zones

i. Any residential use as listed in Sec. 5.4 after [the effective date of this Ordinance];

ii. Child/adult day care facilities except as permitted in Sec. 7.2.5, emergency and transitional shelters, all educational uses as listed in Sec. 5.4, detention and correctional facilities and hospitals; and

iii. Library, art gallery, museum, places of worship or private club/lodge/private membership club.

b. Airport Runway Protection Zone and HAAF Clear Zone

No structures are permitted due to the potential for accidents. In addition, the uses prohibited within the HAAF Accident Potential Zones shall also be prohibited.

c. HAAF Accident Potential Zones

i. Any residential use as listed in Sec. 5.4 except as permitted in Sec. 7.2.5;

ii. Child/adult day care facilities;

iii. Educational uses and places of worship;

iv. Uses which are susceptible to fire and explosions such as principal use above-ground bulk storage of flammable and combustible liquids, explosives, hazardous materials and wastes; gasoline or fuel oil distribution facilities; oil recycling facilities; or
operations which could pose threats to the public health, safety and welfare in the event of aircraft crashes or mishaps;

v. Surface mines/borrow pits and landfills that are initiated after the effective date of adoption of this Ordinance;

vi. Any mulch or compost processing facility except for those that process Feedstock A only;

vii. Billboards; and

viii. Storage of wrecked, crushed, dismantled or partially dismantled automotive vehicles.

d. **Helicopter Transition Routes of HAAF**

i. All manufactured homes; and

ii. Broadcast Transmission Towers and Wireless Telecommunication Facilities exceeding 199 feet in height about ground level.

### 7.2.7 Design Standards

a. **Noise Level Reduction Standards**

Where Noise Level Reduction (NLR) requirements exist, structures shall be designed and constructed to minimize noise by achieving an outdoor to indoor peak noise level reduction (NLR) of at least 25 dB. Normal construction can be expected to provide an NLR of 20 dB thus the actual required reduction is only five (5) dB. Lowering the NLR can be achieved through incorporation, into the design and construction of all proposed uses, of appropriate sound insulation materials and methods for improving acoustic insulation performance. A qualified professional satisfactory to the Governing Body Building Official shall certify that the design standards, construction standards and/or materials used to construct the structure will achieve the required noise level reductions prior to the issuance of a building permit.

The building plan shall meet the following requirements in addition to all other applicable requirements of the building code:

i. All exterior doors shall be either:
   
   (1) Solid-core or metal-clad construction;
   
   (2) Separately equipped with wood or metal storm door; or
   
   (3) Multiple-glazed.

ii. Multiple-glazed windows shall be provided for all habitable space.

iii. Through-the-wall/door mailboxes, venting skylights, jalousie windows or other direct openings from the interior to the exterior of the building shall be prohibited.

iv. Mechanical ventilation shall be provided of a type and design to provide adequate environmental comfort with all doors and windows closed during all seasons. Window and through-the-wall ventilation units shall not be used. Commercial cooking areas are exempt from these conditions.

b. The following design standards apply within the APZ 1 and APZ II of HAAF:

-x.i. Rooftops shall be made of non-reflective material.

-xii. All outdoor lighting shall be shielded so that no direct glare from the light can be seen from above with the following exceptions:

(1) Publicly approved warning lights to mark obstructions to aircraft are exempted from this regulation.
(2) Up lighting for buildings is permissible as long as provided the lighting is not directed at highly reflective surfaces such as glass. Such lighting shall be shielded to cast a shadow prevent light from shining into the sky and shall not be allowed to shine above the building.

(3) Lighting for flags is permitted provided that the lights are not pointed directly down the final approach course or departure runway heading.

All illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.

7.2.8 Regulations-Standards Not Retroactive
The regulations standards prescribed in this Section shall not cause any use or structure to become nonconforming nor be construed to require the removal, lowering or other change or alteration of any structure not conforming to the regulations standards as of the effective date of this Ordinance, or otherwise interfere with the continuance of an existing nonconforming use. Nothing contained in this Section shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance and is diligently prosecuted.

7.2.9 Amendment of Noise Contour Lines
As an alternative to the noise contour lines that have been established by the US Army, the contours of Noise Zone II can be verified by an empirical noise study prior to approval of a master plan, subdivision or site plan for development. Under such a scenario, the property owner(s) shall jointly develop an empirical noise study with HAAF which will accurately reflect peak noise levels in the HAAF noise environment. A zoning map amendment shall be submitted with HAAF concurrence in order for the line(s) to be officially amended.

7.2.10 Variances
Variances shall not be permitted from the height limits or use regulations of this Section for properties within any noise zone of this overlay district. Additionally, no application for a variance to the other requirements of this Section may be considered by the Zoning Board of Appeals unless a copy of the application has been furnished to the Airport or HAAF for a written recommendation as to the aeronautical effects of the variance. If the Airport or HAAF do not respond to the application within 45 days after mailing, the Zoning Board of Appeals may act on its own to grant or deny the application.
Sec. 7.3 Manufactured Home Overlay District

7.3.1 District Description
The Manufactured Home Overlay District is established in order to permit the location and installation of manufactured homes on fee-simple lots in areas where stick-built housing is also appropriate. This overlay district is intended to be applied in a manner that is compatible with the character of existing development on surrounding properties, thus ensuring the continued conservation of building values and encouraging the most appropriate use of land in the county and the city.

7.3.2 Relationship to Zoning Districts
In all zoning districts within the boundaries of the Manufactured Home Overlay District, the regulations for both the base zoning district and the overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and overlay district, the regulations of the overlay district shall apply.

7.3.3 Applicability
The standards for the Manufactured Home Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district.

7.3.4 Permitted Uses
Within the Manufactured Home Overlay District, the permitted uses are the same as those in the base zoning district in addition to those listed below. The use regulations below shall be in addition to any that may be found in Sec. 8.1, Residential Use Regulations.

a. Manufactured Homes
   A manufactured home may not be located on the same lot as another dwelling of any type.

7.3.5 Prohibited Uses
Any use not explicitly allowed permitted in the base zoning district in Sec. 5.4, Principal Use Table is also prohibited in the Manufactured Home Overlay District with the exception of those listed in Sec. 7.3.4 above.

7.3.6 Design Standards for Type A and B Manufactured Homes
The following standards apply to all Type A and Type B Manufactured Homes, excluding those located within Manufactured Home Parks. These standards shall be in addition to those in Sec. 8.1, Residential Use Regulations.

a. Manufactured home dwellings shall contain at least 700 square feet of livable area, exclusive of any porch or other exterior additions.

b. Manufactured homes shall comply with all regulations established for a single-family dwelling in the zoning district within which they are located.

c. The pitch of the roof of the manufactured home shall have a minimum vertical rise of three (3) feet for each 12 feet of horizontal run and the roof shall be finished shingles or other material customarily used in site-built residential construction.

d. All roof structures shall provide an eave projection of no less than 12 inches, which may include a gutter.
e. The dwelling shall be oriented on the lot so that its long axis is parallel with the street (Fig. 7.3-1). A perpendicular or diagonal placement may be permitted if there is a section addition so that the narrow dimension of the unit, as so modified and facing the street, is no less than 50% of the unit's long dimension. The narrowest dimension of any unit, including additions, placed in a perpendicular or diagonal position to the street shall be at least 20 feet.

![Diagram of manufactured homes arrangement](image)

**Figure 7.3-1**
Arrangement of Manufactured Homes

f. All factory-built dwellings shall be provided with a foundation and hurricane tie-downs as required by the building code(s) of the applicable Governing Body.

**7.3.7 Variances**
Variances from the standards in Sec. 7.3.6, with the exception of f, shall be processed in accordance with Sec. 3.24, Variances.
Sec. 7.4 Islands and Southeast Chatham Community Overlay District

7.4.1 District Description
The Islands and Southeast Chatham Community Overlay District is established to preserve and promote the unique environmental and built character of southeastern Chatham County and the islands of east Chatham County. This district establishes requirements for open space, tree protection and building height and design that are specific to this area. This district also establishes requirements for specified character areas that are commercial activity centers.

7.4.2 Boundaries
a. The boundaries of the Islands Community shall be that area of unincorporated Chatham County lying north and east of the centerline of the Wilmington River, south of centerline of St. Augustine Creek and west of the centerline of the Bull River (Fig. 7.4-1).

b. The boundaries of the Southeast Chatham County Community shall be that area of unincorporated Chatham County lying east of the city of Savannah, south of the town of Thunderbolt, and south and west of the centerline of the Wilmington River (Fig. 7.4-1).

Figure 7.4-1
Islands and Southeast Chatham Community Overlay District Boundaries
7.4.3 Applicability
The standards for the Islands and Southeast Chatham Community Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district.

7.4.4 Relationship to Zoning Districts
In all zoning districts within the boundaries of the Islands and Southeast Chatham Community Overlay District, the regulations for both the base zoning district and the overlay district shall apply. Whenever there is conflict between the regulations of the zoning district and overlay district, the regulations of the overlay district shall apply.

7.4.5 Permitted Uses
Within the Islands and Southeast Chatham Community Overlay District, the permitted uses are the same as those in the base zoning district unless otherwise specified in this Section.

7.4.6 Prohibited Uses
Any use not explicitly allowed permitted in the base zoning district in Sec. 5.4, Principal Use Table, is also prohibited in the Islands and Southeast Chatham Community Overlay District.

7.4.7 General Development Standards
a. Height
The maximum building height shall be 36 feet above grade or the 100 year base flood elevation, whichever is higher, excluding appurtenances otherwise exempted by this Ordinance. See Sec. 4.1.8 for the method of measuring building height.

b. Open Space
With the exception of properties within the Town Center Character Areas, the minimum open space requirement for the following developments shall be as follows:

i. Single-Family Residential Developments
All new single-family residential developments shall comply with the standards of Sec. 10.2, Open and Recreational Space.

(1) In the Southeast Chatham Community, residential major subdivisions, as defined in the Chatham County Subdivision Ordinance, having an average lot size of one-half acre or less and containing a minimum of 25% greenspace or open space may reduce lot width or depth by up to 10%. The lot area may not be reduced by more than 10% and the density shall not exceed that permitted by the zoning district. For the purposes of this subsection, open space shall be limited to common area ponds or lagoons, or pervious right-of-way. In a phased development, greenspace allocations may vary by phase provided the master plan indicates a total greenspace allocation of at least 25%.

(2) In the Islands Community, residential major subdivisions, as defined in the Chatham County Subdivision Ordinance, which were approved between after December 5, 2003 and (date of adoption the effective date of this ordinance) shall have a minimum of 30% open space. In such developments, open space allocations may vary by phase. In a phased development, greenspace allocations may vary by phase provided the master plan indicates a total greenspace allocation of at least 30%.

Commentary: For the purpose of this standard, open space shall be defined as follows: "That portion of a lot, or tract of land, or improved roofed area, or balcony devoted to and reserved for outdoor living, recreation space, landscaping and the like."
Article 7.0 Historic and Other Overlay Districts

 Sec. 7.4 Islands and Southeast Chatham Community Overlay District

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ii. Multi-family Residential Developments

Multi-family residential developments shall provide at least 30% greenspace as defined in County Code Chapter 24, Article II, Land Disturbing Activities Ordinance.

iii. Mixed-Use and Nonresidential Developments

The minimum greenspace, as defined in County Code Chapter 24, Article II, Land Disturbing Activities Ordinance, shall be 30% in the Islands Community and 25% in the Southeast Chatham Community. This greenspace standard may include non-common areas such as buffers, parking islands and other landscaped areas. Open space exclusively for the use of pedestrians, such as plazas and courtyards, may comprise no more than one-third (0.33) of the greenspace requirement. Redevelopment of existing structures on lots of record existing as of December 5, 2003 and all properties within a Town Center Character Area as defined in Sec. 7.4.8 are exempted from the greenspace requirements of this Section (the standards in the Land Disturbing Activities Ordinance remain in effect).

c. Additional Standards for Multi-Family Residential Developments

i. Multi-family Residential Developments shall meet all of the following standards:

(1) If containing more than 20 units, shall be accessed by a road classified as collector or greater;

(2) Be served by public water and sewer; and

(3) Principal buildings shall have roof or roofline comprised of multiple elements. The roof pitch shall be between 3:12 and 9:12. The roof pitch shall be no less than 1:12 for a porch or accessory building.

Comment [m10]: Draft 3 revision.

d. Additional Standards for Civic Uses

Civic uses shall meet all of the following standards:

i. Have direct access to a street classified as a collector or greater;

ii. Be served by public water and sewer; and

iii. Buildings for such uses shall meet one of the following standards:

(1) Principal buildings shall have, a minimum roof pitch between 3:12 and 9:12. The maximum roof pitch shall not apply to monumental buildings; or

(2) Provide a 20 foot Street Yard Buffer and increase by 50% the amount of plantings required by Sec. 9.5.4.g.
e. **Corridor Development Standards**

The following standards, established to provide effective buffering and tree protection, shall apply to all development on all parcels abutting designated roads as identified herein:

i. These standards shall not apply within the Town Center character areas of this overlay district.

ii. Trees that contribute to road canopy as identified by the County Arborist may not be removed without approval of a mitigation plan by the County Arborist.

iii. Buffers along designated roads shall be 10% of the average depth of the site, to a maximum depth of 50 feet and minimum of 20 feet, except where greater buffers are required as a condition of site plan approval in planned developments.

iv. Existing trees and shrubs four (4) inches or more DBH shall remain in buffer areas.

v. Paved surfaces are not permitted in buffer areas, except where they are a necessary part of utility easements, driveways or pedestrian facilities.

vi. Utility easements in buffer areas may be counted as part of the buffer if left undisturbed or restored using desirable species as identified in the Land Disturbing Activities Ordinance.

vii. Designated roads for purposes of this Section include:

1. **Southeast Chatham Community**
   - (a) Beaulieu Avenue
   - (b) Bluff Road
   - (c) Burnside Island Causeway
   - (d) Center Street
   - (e) Central Avenue
   - (f) Ferguson Avenue
   - (g) Grimball Point Road
   - (h) Grimball River Road
   - (i) LaRoche Avenue
   - (j) Lehigh Avenue
   - (k) Norwood Avenue
   - (l) Old Whitfield Road
   - (m) Pin Point Road
   - (n) Shipyard Road Causeway
   - (o) Skidaway Road (between Sandfly and Isle of Hope)
   - (p) Old Bethesda Road

2. **Islands Community**
   - (a) Bryan Woods Road
   - (b) Johnny Mercer Blvd
   - (c) Penn Waller Road
   - (d) Quarterman Drive
7.4.8 “Town Center” Character Areas

a. Purpose
This type of center is to be low in scale and emphasizes landscaping and pedestrian access. Town Centers are intended to be developed based on standards consistent with community character of the surrounding neighborhood.

b. Applicability
The following standards are in addition to the other standards found in this Section. When a parcel is split by the boundary of a character area, only that portion of the property within the character area is subject to the provisions of such area. Whenever there is conflict between the regulations of the character area and the remainder of this overlay district, the regulations of the character area shall apply.

c. Boundaries
i. Diamond Causeway “Town Center”

Figure 7.4-2
Diamond Causeway “Town Center”
ii. Norwood “Town Center”

Figure 7.4-3
Norwood “Town Center”
iii. Johnny Mercer “Town Center”

Figure 7.4-4
Johnny Mercer “Town Center”
Article 7.0 Historic and Other Overlay Districts

Sec. 7.4 Islands and Southeast Chatham Community Overlay District

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stub-outs for future linkages shall be provided by the development.

iv. All new development and redevelopment shall provide sidewalks or pedestrian path.

v. The maximum building height shall be 36 feet above grade or the 100 year flood elevation, whichever is higher, excluding appurtenances otherwise exempted by this Ordinance. Ornamental features shall not exceed 45 feet. Functional towers such as clock towers and observation towers shall not exceed 55 feet.

7.4.9 Additional Regulations Applicable to the Islands & Southeast Chatham Community Overlay District

[Reserved]
Sec. 7.5 Broughton Street Area Overlay District

7.5.1 District Description
The Broughton Street Overlay District is established in order to maintain and promote Broughton Street as the “Main Street” of downtown Savannah and to facilitate the implementation of certain land use policies adopted by the Broughton Street Urban Renewal Plan. Compatible retail, entertainment and residential uses are encouraged with some use prohibitions and limitations beyond that of any base zoning district within the Broughton Street Overlay District. Such standards are intended to balance the needs of those who use the corridor throughout the day and night, including business owners, residents, workers and tourists.

7.5.2 Boundaries
The boundaries of the Broughton Street Area Overlay District shall be the area bounded on the north by the centerline of Congress Street; on the east by the centerline of East Broad Street; on the south by the centerline of State Street between East Broad Street and Montgomery Street and by the centerline of Broughton Street between the centerlines of Montgomery Street and Martin Luther King, Jr., Boulevard; and on the west by the centerline of Martin Luther King, Jr. Boulevard.

Figure 7.5-1
Broughton Street Area Overlay District Boundaries
7.5.3 Applicability

The standards for the Broughton Street Area Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district.

7.5.4 Relationship to Zoning Districts

For all properties within the boundaries of the Broughton Street Area Overlay District, the regulations for both the base zoning district and the overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and overlay district, the regulations of the overlay district shall apply.

7.5.5 Permitted Uses

Within the Broughton Street Area Overlay District, the permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall be in addition to any use standard found in Article 8.0, Use Standards. In addition to the use conditions in the base district the following conditions shall apply within the overlay:

a. Bar/Tavern

On Broughton Street, no more than one (1) establishment per block face may be permitted on the ground floor. Such use shall not exceed 2,700 square feet of gross floor area on the ground floor.

b. Nightclub

On Broughton Street, no more than one (1) establishment per block face may be permitted on the ground floor. Such use shall not exceed 2,700 square feet of gross floor area.

c. Accessory Parking Lot

Off-street parking areas accessory to a principal use shall be permitted in accordance with the following:

i. An intervening building shall screen the parking area from any east-west street; and

ii. Access to the parking area shall be obtained only from the lane.

7.5.6 Prohibited Uses

a. Any use not explicitly allowed in the base zoning district in Sec. 5.4, Principal Use Table, is also prohibited in the Broughton Street Area Overlay District. The following uses identified with an “X” are additional uses that are prohibited within the Broughton Street Urban Redevelopment Area Overlay District:

<table>
<thead>
<tr>
<th>Prohibited Uses</th>
<th>Properties fronting Broughton Street</th>
<th>Properties NOT fronting Broughton Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ground floor</td>
<td>Upper Stories</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Monastery/Convent</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Nursing Home/Hospice</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Rooming House</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
## Article 7.0 Historic and Other Overlay Districts

### Sec. 7.5 Broughton Street Area Overlay District

<table>
<thead>
<tr>
<th>Prohibited Uses</th>
<th>Properties fronting Broughton Street</th>
<th>Properties NOT fronting Broughton Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ground floor</td>
<td>Upper Stories</td>
</tr>
<tr>
<td>Substance Recovery Facility</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Emergency Medical Services</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>(EMS) substation/Ambulance service</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shelter, Emergency</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Shelter, Transitional</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Soup Kitchen</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Child/Adult day care, home or center</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Child/Adult day care, home or center</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(24-hour)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Places of Worship</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Private Club/Lodge/membership club</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>(with or without facility rental)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Day Labor Employment Center</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Convenience store with fuel/gas</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>sales; Fuel/gas station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flea Market, not including farmer’s</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>market</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Sales</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Package Store</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Animal Services, indoor</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Body Art Services</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Check cashing/Title pawn: Payday</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Loan; Bail bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funeral Home; mortuary (not</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>including crematorium)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Hall, banquet or reception</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Laundromat</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Psychic, Palmist, Fortune Telling</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Repair-oriented Services</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Hotel/Motel with 75 or more rooms</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Heavy equipment/Heavy vehicle sales</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>rentals and leasing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle sales, rentals, and leasing</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>(including the sales/rental/leasing of bicycles)</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
### 7.5.7 Additional Regulations Applicable to the Broughton Street Area Overlay District

- Only commercial uses shall be permitted on the ground floor. For lodging uses with a building frontage of more than 60 feet, at least one (1) commercial use in addition to the lobby shall be provided. Such commercial use shall provide a separate entrance.

<table>
<thead>
<tr>
<th>Prohibited Uses</th>
<th>Properties fronting Broughton Street</th>
<th>Properties NOT fronting Broughton Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scooters or segways</td>
<td>X Ground floor</td>
<td>X Upper Stories</td>
</tr>
<tr>
<td>Watercraft sales, rentals and service</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
<tr>
<td>Vehicle service, minor</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
<tr>
<td>Vehicle service, major</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
<tr>
<td>Self-Service Storage Facility</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
<tr>
<td>Parking Facility (also prohibited on lots fronting a square)</td>
<td>X Ground floor</td>
<td></td>
</tr>
<tr>
<td>Passenger Terminal</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
<tr>
<td>Broadcast Transmission Tower</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
<tr>
<td>Contractor's Office</td>
<td>X Ground floor</td>
<td>X Upper stories</td>
</tr>
</tbody>
</table>
Sec. 7.6 Martin Luther King, Jr. Boulevard-Montgomery Street Overlay District

7.6.1 District Description
The purpose of the Martin Luther King, Jr. Boulevard-Montgomery Street Overlay District (hereafter MLK, Jr.-Montgomery Overlay District) is to guide the revitalization and redevelopment of the MLK, Jr. Boulevard and Montgomery Street corridor as a retail, cultural and entertainment center for residents and visitors to Savannah. This purpose is supported by, but not limited to, the land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Urban Redevelopment Plan and the Downtown Savannah Master Plan.

7.6.2 Boundaries
See Figure 7.6-1 for the boundaries of this overlay district.

7.6.3 Character Areas
Because Martin Luther King, Jr. Boulevard and Montgomery Street developed over many decades, development patterns and land uses vary along the corridor. Four (4) distinct character areas based upon land use character are recognized along the corridor with the boundaries being as follows:

a. The centerline of River Street to the centerline of Jones Street;
b. The centerline of Jones Street to the centerline of Gwinnett Street;
c. The centerline of Gwinnett Street to the centerline of Victory Drive; and,
d. The centerline of Victory Drive to the centerline of 52nd Street.

7.6.4 Applicability
The standards for the MLK, Jr.-Montgomery Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district.

7.6.5 Relationship to Zoning Districts
For all properties within the boundaries of the MLK, Jr.-Montgomery Overlay District, the regulations for both the base zoning district and the overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and overlay district, the regulations of the MLK, Jr.-Montgomery Overlay District shall apply.
Article 7.0 Historic and Other Overlay Districts

Sec. 7.6 Martin Luther King, Jr. Boulevard-Montgomery Street Overlay District
7.6.6 Permitted Uses

Within the MLK, Jr.-Montgomery Overlay District, the permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall be in addition to any use standard found in Article 8.0, Use Regulations.

a. Parking Facility

Within the TC-2 district, any parking facility that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property.

b. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of [the effective date of this Ordinance].

c. Private Club/Lodge/Membership Club (with or without facility rental)

Such use shall not be allowed on the ground floor on properties that have frontage on Martin Luther King, Jr. Boulevard or Montgomery Street.

d. Body Art Services

Such use shall not be allowed on the ground floor on properties that have frontage on Martin Luther King, Jr. Boulevard or Montgomery Street.

e. Hall, banquet or reception

Such use shall not be allowed on the ground floor on properties that have frontage on Martin Luther King, Jr. Boulevard or Montgomery Street.

f. Vehicle/watercraft sales, rentals and leasing (not including motor scooter and moped the sales, rentals, and leasing of bicycles, scooters or segways);

i. Parking and Access

(4) A wall or hedge in any required Off-Street Parking Lot Buffer shall not exceed three (3) feet in height.

New curb cuts along Martin Luther King, Jr., Boulevard and Montgomery Street shall be limited to one (1) curb cut per 100 linear feet of street frontage. Such curb cut shall not exceed 24 feet width.

7.6.7 Prohibited Uses

Any use not explicitly allowed permitted in the base zoning district in Sec. 5.4, Principal Use Table, is also prohibited in the MLK, Jr.-Montgomery Overlay District. The following uses identified with an “X” are additional uses that are prohibited within the MLK, Jr.-Montgomery Overlay District:

<table>
<thead>
<tr>
<th>Table 7.6-1 Prohibited Uses by Character Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prohibited Uses</td>
</tr>
<tr>
<td>Substance Recovery Facility</td>
</tr>
<tr>
<td>Emergency Medical Services (EMS) substation/Ambulance service</td>
</tr>
<tr>
<td>Shelter, Emergency</td>
</tr>
</tbody>
</table>

Article 7.0 Historic and Other Overlay Districts
Sec. 7.6 Martin Luther King, Jr. Boulevard-Montgomery Street Overlay District
<table>
<thead>
<tr>
<th>Prohibited Uses</th>
<th>Between River St and Jones St</th>
<th>Between Jones St and Gwinnett St</th>
<th>Between Gwinnett St and Victory Dr</th>
<th>Between Victory Dr and 52nd St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shelter, Transitional</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soup Kitchen</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child/Adult day care, home or center</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child/Adult day care, home or center (24-hour)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Hospital</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Day Labor Employment Center</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Flea Market, not including farmer’s market</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Outdoor Sales</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Package Alcohol Sales; Liquor Store</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Check cashing/Title pawn Payday Loan; Bail bond</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Funeral Home; mortuary (not including crematorium)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Laundromat</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy equipment/Heavy vehicle sales, rentals and leasing</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Vehicle sales, rentals and leasing, not including the sales/rental/leasing of bicycles, scooters or segways</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Watercraft sales, rentals and service</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Vehicle service, minor*</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle service, major*</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Service Storage Facility</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Broadcast Transmission Tower</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

* Those uses legally existing as of [the effective date of this Ordinance] shall not be considered nonconforming.

7.6.8 Additional Regulations Applicable to the Martin Luther King, Jr. Boulevard-Montgomery Street Overlay District

[Reserved]
Sec. 7.7 Historic Property Overlay District

7.7.1 Purpose
The purpose of the Historic Property Overlay District referred to herein as “Historic Property,” is to promote the educational, cultural, economic welfare of Chatham County and Savannah through the preservation of individual historic resources and to ensure that new construction, alterations and additions are visually compatible with existing resources on the property.

7.7.2 Historic Properties
The properties below have been individually designated as a Historic Property by the Board of Commissioners or the Mayor and Aldermen.

a. New Ogeechee Missionary Baptist Church
The boundaries of the New Ogeechee Missionary Baptist Church Historic Property shall follow the parcel boundaries of Property Identification Number (PIN) 1-1004-04-003, as of [the date of adoption of this Ordinance]. This property is also known as 751 Chevis Road.

Figure 7.7-1
New Ogeechee Missionary Baptist Church Historic Property Boundaries
b. Maridon

The boundaries of the Maridon Historic Property shall follow the parcel boundaries of PIN 1-0101-01-003Y and PIN 1-0101-01-003W, as of [the date of adoption of this Ordinance]. This property is also known as 2326 East Boulevard.

Figure 7.7-2
Maridon Historic Property Boundaries

7.7.3 Relationship to Zoning Districts
For all parcels within the boundaries of a Historic Property, the regulations for both the base zoning district and this overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Historic Property Overlay District shall apply.

7.7.4 Classification of Resources
All buildings, structures sites and objects, collectively known as resources, within the Pin Point Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the “Pin Point Historic District Contributing Resources Map” adopted by the Chatham County Board of Commissioners.

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.
7.7.5 Certificate of Appropriateness Required
Prior to the commencement of certain work, as identified in Sec. 3.20, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties, an approved Certificate of Appropriateness is required.

7.7.6 Criteria for a Certificate of Appropriateness
The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.7.7)

b. Visual Compatibility Criteria (Sec. 7.7.8);

c. Historic Property Design Standards (Sec. 7.7.9);

d. Relocation Standards (Sec. 3.21.9);

e. Demolition Standards (Sec. 3.21.10); and

f. Sign Standards (Sec. 9.9).

7.7.7 Secretary of the Interior’s Standards and Guidelines for Rehabilitation
Material changes to contributing resources shall be evaluated by using the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.7.8 Visual Compatibility Criteria
An architectural survey and visual analysis of the individual Historic Property has been conducted to identify the physical and architectural features that give the property its special character. To maintain this special character, new construction and any material change in appearance shall be consistent with standards, criteria and guidelines developed for the property. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal.

a. Height
The overall height and the height of individual components of the proposed building or structure shall be compatible with contributing buildings and structures to which it is visually related.

b. Width
The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. Scale
The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. Setbacks
The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.
Article 7.0 Historic and Other Overlay Districts

Section 7.7 Historic Property Overlay District

7.7.9 Historic Property Design Standards

a. New Construction, Additions and Alterations

The intent of these standards is to ensure appropriate new construction, additions, and alterations on historic properties. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. Setbacks

The front, rear and side yard setbacks shall be determined by the base zoning district.

ii. Height and Mass

1. The intent of these standards is to ensure that the height and mass are in context with the contributing building(s).

2. The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of contributing buildings.

3. The maximum height, building coverage and building footprint shall be determined by the base zoning district, provided however that the height and mass of the primary contributing resource shall not be exceeded by any accessory structure on the same lot.

The rhythm of building or structure shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

b. Openings

The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. Projections

Entrances, porches and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. Materials

The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

e. Roof Shapes

The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

f. Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.
iii. Foundation

The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

(1) Alterations to contributing resources

(a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.

(b) The space between piers may be filled with heavy gauge wood lattice with at least one-half inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

(i) New Ogeechee Missionary Baptist Church: Foundations shall be constructed of brick or stucco over concrete block piers.

(ii) Maridon: Foundations shall be constructed of brick, stucco over concrete block piers, or wooden posts.

(b) Configuration

(i) Foundations shall approximate the height, size and spacing of the piers of the contributing resource.

(ii) The space between piers may be filled with heavy gauge wood lattice with at least one-half inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the property’s architecture.

(1) Alterations to contributing resources

(a) Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the replacement materials shall be of the same materials and configuration as the original wall.

(b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement siding, EIFS, and T-111.

(2) New construction, alterations to non-contributing resources, and additions

(a) Permitted materials: Wood and smooth fiber cement wood- simulated horizontal lap siding.

(b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, and unpainted exposed CMU blocks.

(c) Configuration: Blank wall areas shall not exceed 15 feet in a vertical direction or 30 feet in a horizontal direction along any street.
v. Windows and Shutters

The intent of these standards is to ensure that windows and shutters reinforce a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

(2) New construction, alterations to non-contributing resources and additions

(a) Materials

(i) Window casings and sashes shall be made of wood or clad wood material.

(ii) Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

(b) Configuration

(i) Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

(ii) Windows shall be single-hung, double-hung, triple-hung, awning, or casement, except for accent windows which may also be fixed or hopper.

(iii) Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

(3) Shutters

(a) Materials: Shutters shall consist of a durable wood species.

(b) Configuration: Shutters shall be sized to fit the window, and operable (hinged and able to be closed over the window).

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

(a) Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

(b) If the original door material and/or configuration are unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials: Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).
vii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) New Ogeechee Missionary Baptist Church

(a) Materials: Awnings shall be constructed of canvas (or other equivalent cloth), metal or glass.

(b) Configuration:
   (i) Awnings shall be integrated structurally and architecturally into the design of the façade.
   (ii) Mansard awnings (awnings that cover more than 85 percent of the length of a façade or those that connect two facades) and back-lit (internally lit) awnings shall not be permitted.
   (iii) A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.

(2) Maridon

Awnings shall not be permitted.

viii. Porches

(1) Alterations to contributing resources

(a) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.

(b) Side and rear porches may be enclosed with fine wire mesh, glass, or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

(c) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.

(d) New Ogeechee Missionary Baptist Church: Front porches shall not be enclosed.

(e) Maridon: Front porches may be enclosed with wire mesh.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials
   (i) On porches and stoops, piers and base walls shall be of the same material as the foundation of the building.
   (ii) Porch elements shall be constructed of painted or stained wood, or wood composite.
   (iii) Prohibited material: Vinyl.

(b) Configuration
   (i) Wood portico posts shall have a cap and base molding.
   (ii) Front porches shall not be enclosed.
   (iii) Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.
(iv) New Ogeechee Missionary Baptist Church: Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.

ix. Roof

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) Alterations to contributing resources

(a) Materials

(i) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material as the original (except wood or asbestos).

(ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

(i) Original roof configuration shall be maintained.

(ii) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

(i) Roof coverings shall be standing seam (but not corrugated) metal, v-crimp, or architectural asphalt or similar shingles.

(ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

(i) Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12.

(ii) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.

(iii) Skylights and roof vents may be permitted if integrated into roof design.

(iv) Pergolas and roof decks shall not be permitted on the street façade.

(v) Eaves shall extend no less than 12 inches beyond the supporting walls.

(vi) Gable end rakes shall overhang at least eight (8) inches.

(vii) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

(viii) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

x. Mechanical Equipment and Refuse Storage Facilities

The intent of these standards is to ensure that mechanical equipment and refuse storage facilities are appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Landscaping, Screening and Buffers, mechanical equipment and refuse shall comply with the following:

(1) Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façade and shall be minimally visible.
(2) Roof mounted equipment and HVAC units shall be screened from view from the street.

(3) Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

(4) Alternative energy source devices may be permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provide they are not visible from the street and do not damage or obscure any character-defining features.

xi. Lighting

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Outdoor Site Lighting, lighting shall comply with the following:

(1) Materials: Light fixtures shall be constructed of metal and/or glass.

(2) Configuration: Light fixtures shall be compatible with the scale and character of the contributing resource.

(3) Source Type: White light source only.

xii. Additions

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and the following standards:

(1) Additions shall be subordinate to the resource in height and mass.

(2) Additions shall not obscure any character-defining features.

(3) Additions shall not be on the primary or front façade of the resource.

xiii. Accessory Structures (including garages, carports and accessory dwelling units)

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

(1) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.

(2) Garage openings shall not exceed 12 feet in width.

(3) For New Ogeechee Missionary Baptist Church, accessory buildings and structures shall be located in the side or rear yard.

xiv. Satellite Dishes

(1) Ground mounted satellite dishes shall not be located in a front yard.

(2) Building mounted satellite dishes shall not be located on a street fronting façade.

xv. Docks and Dock Structures

The intent of these standards is to ensure that docks and dock structures do not block or disrupt historic view sheds and are visually compatible with existing docks and dock structures. These requirements are in addition to any requirements of the Georgia Department of Natural Resources, the Army Corps of Engineers, and any other regulatory bodies.
(1) Materials: Dock structures shall be constructed of concrete, wood or other cementitious or engineered wood product. The roof shall be constructed of standing seam metal or architectural shingle.

(2) Configuration: Dock structures shall not exceed a maximum height (including the roof) of 12 feet above the docking at the lowest deck height.

b. Parking and Paving
   i. Parking areas shall be located to the side or rear of the contributing resource.
   ii. Where a parking lot extends over 30 feet in length along any street, a three (3) foot high hedge or wall shall be placed along the parking lot in order to screen any vehicles parked there. Shrubs that are anticipated to grow to a height of less than three (3) feet shall be planted in front of the wall.
   iii. Landscaped islands covering at least five percent (5%) of the total paved area shall be required when the footprint of the paving exceeds 1,500 square feet.

c. Fences and Walls
   The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building’s façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:
   i. Materials
      (1) Permitted: Wood, smooth fiber cement, iron or extruded aluminum. Chain link may be permitted in the rear yard but not along any street.
      (2) Prohibited: Vinyl, PVC, corrugated metal, or plastic and metal slats used in chain link.
   ii. Configuration
      (1) Fences or walls no more than 36 inches in height may be installed within the front yard.
      (2) New Ogeechee Missionary Baptist Church: Fences or walls no more than six (6) feet in height may be installed within the side or rear yards behind of the front façade of the building.
      (3) Maridon: Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

7.7.10 Signs
   a. New Ogeechee Missionary Baptist Church: See Sec. 9.8, Signs.
   b. Maridon: Signs shall not be permitted with the exception of historical markers and flags.

7.7.11 Maintenance of Contributing Resources
   Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and all other applicable ordinances and policies.
Sec. 7.8 Savannah Downtown Historic Overlay District

7.8.1 Purpose
The purpose of the Savannah Downtown Historic Overlay District, referred to herein as “Savannah Downtown Historic District,” is to promote the educational, cultural, economic, and general welfare of Savannah pursuant to the provisions of the amendment to the Georgia Constitution Article XI, ratified November 5, 1968 (1968 GA Laws, page 1591).

These provisions provide for the preservation and protection of historic buildings, structures, appurtenances and places that are of basic and vital importance for the development and maintenance of the community’s vacation-travel industry, its tourism, its culture, and for the protection of property values because of their association with history; their unique architectural details; or their being a part of or related to a square, park, or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on economic, cultural, historical or architectural motives or purposes.

7.8.2 District Boundaries
The boundaries of the historic district are defined in Georgia Constitution Article XI, ratified November 5, 1968 (1968 Ga. Laws, page 1591) and shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street (Fig. 7.8-1).

Figure 7.8-1
Savannah Downtown Historic District Boundaries
7.8.3 Relationship to Zoning Districts
For all properties within the boundaries of the Savannah Downtown Historic District, the regulations for both the base zoning district and this overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Savannah Downtown Historic District shall apply.

7.8.4 Classification of Resources
All buildings, structures sites and objects, collectively known as resources, within the Savannah Downtown Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the “Savannah Downtown Historic District Contributing Resources Map” adopted by the Mayor and Aldermen.

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.8.5 Certificate of Appropriateness Required
Prior to the commencement of certain work, as identified in Sec. 3.21, Certificate of Appropriateness for the Savannah Downtown Historic District, an approved Certificate of Appropriateness is required.

7.8.6 Criteria for a Certificate of Appropriateness
The Historic Board of Review or the Planning Director shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.8.7)
b. Visual Compatibility Criteria (Sec. 7.8.8);
c. Savannah Downtown Historic District Design Standards (Sec. 7.8.9);
d. Relocation Standards (Sec. 3.21.10);
e. Demolition Standards (Sec. 3.21.11); and
f. Sign Standards (Sec. 9.9).

7.8.7 Secretary of the Interior’s Standards and Guidelines for Rehabilitation
Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.8.8 Visual Compatibility Criteria
To maintain the special character of the Savannah Downtown Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.
Article 7.0 Historic and Other Overlay Districts

 Sec. 7.8 Savannah Downtown Historic Overlay District

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Article 7.0 Historic and Other Overlay Districts

Sec. 7.8 Savannah Downtown Historic Overlay District

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a. Height
New construction shall be permitted to build to the number of stories as shown on the "Savannah Downtown Historic District Height Map," referred to herein as "Height Map," (Fig. 7.8-3; see Sec. 7.8.9.b, Height) and the height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

b. Proportion of front façade
The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.

c. Proportion of openings
The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

d. Rhythm of solids to voids in front facades
The relationship of solids to voids in the facades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which it is visually related.

e. Rhythm of structures on streets
The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.

f. Rhythm of entrance and/or porch projection
The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.

g. Relationship of materials, texture and color
The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominant materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.

h. Roof shapes
The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

i. Walls of continuity
Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.

j. Scale of a building
The mass of a building or structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing buildings and structures to which the structure is visually related.
k. **Signs**

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

**k.1. Directional expression of front elevation**

A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, whether this be including vertical character, horizontal character, or non-directional character.

**Commentary:** Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to the building’s front façade. For example, a skyscraper would have a vertical character and a one-story ranch house would have a horizontal character.

### 7.8.9 Savannah Downtown Historic District Design Standards

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

#### a. Streets and Lanes

i. Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area. The Oglethorpe Plan Area is that portion of the Savannah National Historic Landmark District comprised of the city plan, established by James Oglethorpe in 1733 and continued until 1851, that is unique to Savannah for its system of wards containing a series of urban blocks divided by streets and lanes with a central public square. For the purpose of this section, a square is a common public open space in the center of a ward, typically one (1) acre in size.

ii. The Oglethorpe Plan Area is bounded by the centerline of the following streets: Gaston Street on the south, Bay Street on the north, Martin Luther King, Jr., Boulevard on the west, and East Broad Street on the east as shown in Figure 7.8-3.

iii. Within the Oglethorpe Plan Area, streets are classified as one of the following (Figure 7.8-2):

1. **Service Street**
   A north-south street bounding the eastern and western perimeter of a ward, usually a one-way street.

2. **Connecting Street**
   East-west streets and north-south streets that are internal to the ward, portions of which surrounds and forms the square.

3. **Through Street**
   An east-west street bounding the northern and southern perimeter of a ward.
Article 7.0 Historic and Other Overlay Districts

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Figure 7.8-3
Closed or Privately-owned Streets and Lanes in the Oglethorpe Plan Area

[Map showing closed or privately-owned streets and lanes in the Oglethorpe Plan Area]

Article 7.0 Historic and Other Overlay Districts
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b. **Height**

    The number of stories as shown on the Height Map (Fig. 7.8-4) shall be permitted provided that:

    i. Large-Scale Development shall also be subject to the provisions of Sec. 7.8.9.r., Large-Scale Development.

    ii. Stories are further clarified as follows:

        (1) Buildings throughout the Savannah Downtown Historic District, which front a street, shall be at least two (2) stories, except in the Beach Institute Character Area (Sec. 7.8.10.c., Character Areas) or for accessory buildings which front a lane.

        (2) Accessory buildings which front a lane shall be no taller than two (2) stories.

        (3) A mezzanine shall not count as a story.

        (4) A basement that is entirely underground shall not count as a story.

        (5) A crawl space or partial basement that is four (4) feet or less above grade shall not count as a story.

        (6) Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over four (4) feet high; and Mechanical or Access Structures shall not be considered a story.

        (7) Habitable space within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.

        (8) In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area (see Sec. 7.8.9.c., Character Areas).

            (a) Residential buildings

                (i) The exterior expression of the height of raised basements shall be not less than six (6) feet, six (6) inches and not higher than nine (9) feet six (6) inches.

                (ii) The exterior expression of the height of the first story, or the second story in the case of a raised basement shall be not less than 11 feet.

                (iii) The exterior expression of the height of each story above the second shall not be less than 10 feet.

            (b) Commercial buildings

                (i) The exterior expression of the height of the ground floor shall not be less than 14 feet, six (6) inches.

                (ii) The exterior expression of the height of the second story shall be not less than 12 feet.

                (iii) The exterior expression of the height of each story above the second shall be not less than 10 feet.

        (9) For commercial buildings, stories shall be configured as provided below:

            (a) The first story of a retail building shall be designed as a storefront (See Sec. 7.8.9.h., Commercial Storefronts).

            (b) Subdivide the facade horizontally into base, middle and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior.
expression.

(c) The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.

(d) The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.
c. Building Form

Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:

i. A proposed building on an east-west connecting street shall utilize a contributing building form located within the existing block front or on an immediately adjacent tithing or trust block.

ii. A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.

iii. A proposed building located on a trust block which fronts into a tithing block shall utilize a contributing building form within such trust block. If, however, no contributing buildings exist on such trust block, a contributing building form from the tithing block across the street shall be utilized.

iv. A proposed building located on a trust block which fronts another trust block shall utilize a contributing building form from the same trust block. If, however, no contributing building exists on the trust block, a contributing building form from the trust block across the street shall be utilized.

d. Setbacks

i. Front yards

There shall be no front yard setbacks except as follows:

(1) On tithing lots where there is a historic setback along a particular block face, such setback shall be provided. For the purpose of this Section, a historic setback is the average of the contributing buildings along a block face.

(2) On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

ii. Side and rear yards

Side and rear yard setbacks shall not be required.

e. Foundations

i. Alterations to contributing resources

(1) Foundations shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.

(2) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.

(3) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
ii. New construction, alterations to non-contributing resources and additions

(1) Configuration
Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

(2) Materials
(a) Foundations piers shall be constructed of brick, stone, or stucco over concrete block piers.
(b) The space between piers may be filled with wood lattice, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

f. Exterior Walls

i. Alterations to contributing resources

(1) Materials
(a) Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the replacement materials and configuration shall be of the same materials and configuration as the original wall.
(b) Prohibited
   (i) Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.
   (ii) Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

(2) Finishes and Treatments
(a) Color changes to contributing resources shall be historically appropriate.
(b) Ceramic based coatings and sealers on wood siding shall not be permitted.
(c) Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disk sanding shall not be permitted.

ii. New construction, alterations to non-contributing resources and additions

(1) Configuration
On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.

(2) Materials
(a) Permitted materials
   (i) Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.
(ii) Wood siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

(b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.

(3) Finishes and Treatments
Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

g. Entrances and Doors
i. Alterations to contributing resources
(1) Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

(2) If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

ii. New construction, alterations to non-contributing resources and additions
(1) Location
(a) Trust Lots
(i) A building on a trust lot facing a square shall locate its primary entrance to front the square.

(ii) A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as other contributing buildings on the same block.

(b) Tithing Blocks: A building on a tithing block shall locate its primary entrance to front the east-west street.

(c) Broughton Street: A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.

(d) North of Broughton Street: North of Broughton Street, a corner building located adjacent to a north-south service street shall have an entrance on the service street.

(e) East-West Connecting Street: A building along an east-west connecting street fronting a square shall entrances at intervals not to exceed 50 feet.

(f) Corner Entrance: An angled entrance shall only be permitted at intersections of streets or lanes.

(2) Configuration
Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding facades with wood siding.
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(3) Materials
(a) Permitted: Glass, wood, clad wood or steel (without wood grain simulation). See Sec. 7.8.9.h Commercial Storefronts.
(b) Prohibited: Vinyl; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.

h. Windows, Shutters and Commercial Storefronts
i. Windows
(1) Alterations to contributing resources
(a) Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-gazed and true-divided lights, when appropriate).
(b) If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.
(c) The boarding of windows and/or window openings shall not be permitted (see Sec. 3.22, Prevention of Demolition by Neglect, Proactive Preservation, contributing buildings for temporary boarding). Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

(2) New construction, alterations to non-contributing resources and additions
(a) Configuration
(i) All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of no less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.
(ii) Windows facing a street shall be double or triple hung, awning, casement or Palladian.
(iii) The boarding of windows and/or window openings shall not be permitted; however, exceptions may be made for emergency situations as provided in Sec. 3.21, Certificate of Appropriateness for the Savannah Downtown Historic District. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.
(iv) The centerline of the window and door openings all align vertically.
(v) Double glazed, simulated divided light, windows shall be permitted provided that the following are met:
   i. The muntin is 7/8 inches or less,
   ii. The muntin profile shall simulate traditional putty glazing,
   iii. The lower sash rail shall be wider than the meeting and top rails,
   iv. There shall be a spacer bar in between double panes of glass, and
   v. Extrusions shall be covered with appropriate molding.
(vi) Between-the-glass, snap-in or applied muntins shall not be
permitted.

(vii) Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

(viii) Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.

(ix) The distance between windows shall not be less than for adjacent contributing buildings, nor more than two (2) times the width of the windows.

(x) Paired or grouped windows shall be permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

(xi) Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

(b) Materials

(i) Window casings and sashes shall be made of metal, wood or clad wood material.

(ii) Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.

(iii) Solid vinyl windows shall be prohibited.

ii. Shutters

(1) Exterior shutters shall consist of a durable wood.

(2) Shutters shall be hinged and operable and sized to fit the window opening.

(3) The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

iii. Commercial Storefronts

(1) Alterations to contributing resources

(a) Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of same materials and configuration as the original.

(b) If the original storefront material and/or configuration is unknown, the new storefront material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources and additions

(a) Configuration

(i) The first story of a commercial building (except buildings with offices on the ground floor) shall be designed as a storefront.

(ii) Retail storefront area glazing shall be not less than 55%. Such glazing shall be transparent; provided, however, black glass may be used in the sign area above the storefront window transoms. Storefront glazing shall extend from the sill or from an 18-24 inch base of contrasting material to the lintel.

(iii) Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.
(iv) Entrances fronting Broughton Street shall be recessed and centered within the storefront.

(b) Materials
   (i) Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.
   (ii) Storefront bases shall consist of wood, bronze, masonry, glazed brick or tile.
   (iii) Exterior burglar bars, fixed "riot shutters", roll-down shutters, or similar security devices shall not be permitted.

i. Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks
   i. Alterations to contributing resources
      (1) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be the same of the same materials and configuration as the original.
      (2) If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.
      (3) Front porches shall not be enclosed. Side and rear porches may be screened with fine wire mesh, lattice or shutters, provided the porch continues to read as a porch and character defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.
      (4) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.
      (5) Wrought iron brackets shall not be used with wood balcony railings.

   ii. New construction, alterations to non-contributing resources and additions
      Porches, stoops, balconies, porticos and exterior stairs within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:
      (1) Configuration
         (a) Wood portico posts shall have a cap and base molding. The column capital shall extend outward of the porch architrave.
         (b) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.
         (c) Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.
         (d) Infill between foundation piers shall be recessed so that the piers are distinguishable.
         (e) Residential balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets of other types of architectural support.
         (f) Decks shall be screened from view from the street and shall be stained or painted to blend with the colors of the main building.
(g) New exterior basement stairs may be established in the D-CBD district with approval of the encroachment by the Mayor and Aldermen and provided the following criteria are met:

(i) A minimum of three (3) feet of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six (6) feet shall be maintained if no tree lawn exists. No portion of any tree lawn may be used for exterior basement stair space.

(ii) New exterior basement stairs shall be located only on a secondary façade.

(iii) An exterior basement stair shall not dominate the façade or interfere with the visual expression or architectural features of a building.

(2) Materials

(a) On porches, porticos and stoops, if proposed, piers and base walls shall be the same material as the foundation wall facing the street.

(b) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.

(c) Supported front porticos shall be constructed of wood unless the proposed material matches other façade details on the same building, such as terracotta, marble or metal.

(d) Prohibited material: Vinyl.

(e) Wrought iron brackets shall not be used with wood balcony railings.

j. Awnings

Awnings within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

i. Configuration

(1) Awnings extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.

(2) Awnings shall be structurally and architecturally integrated into the design of the façade and not obscure character-defining features.

(3) Back-lit (internally lit) awnings shall be prohibited.

(4) Awnings shall not connect two (2) façades.

ii. Materials

(1) Residential awnings shall be constructed of canvas, cloth or equivalent.

(2) Nonresidential awnings shall be constructed of canvas, cloth or equivalent, metal, or glass.

k. Roofs

i. Contributing Resources

(1) Configuration

(a) Original roof configuration shall be maintained.

(b) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

(c) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.
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(2) Materials
   (a) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material and configuration as the original (except wood or asbestos).
   (b) Metal roofs shall have a metal drip edge covering all edges.

ii. New construction, alterations to non-contributing resources and additions
   (1) Configuration
      (a) Gable and hip roofs pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.
      (b) Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.
      (c) Shed roofs, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.
      (d) Parapets shall have a stringcourse and a coping.
      (e) Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.
      (f) Skylights and roof vents may be permitted if integrated into roof design.
      (g) Pergolas and roof decks shall not be permitted on the street façade.
      (h) Eaves shall extend no less than 12 inches beyond the supporting walls.
      (i) Gable end rakes shall overhang at least eight (8) inches.
      (j) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
      (k) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
      (l) Applied mansard roofs shall not be permitted.

(2) Materials
   (a) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.
   (b) Metal roofs shall have a metal drip edge covering all edges.

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Garden roofs or Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.

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Comment [m18]: Draft 3 revision.

i. Additions to Contributing Resources
   Additions shall comply with the above standards and the following standards:
   i. Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.
   ii. Additions shall be subordinate in height and mass to the resource.
iii. Additions shall not obscure or damage any character-defining features.

iv. Additions to roofs shall not be visible from the front elevation.

v. An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.

vi. Additions shall be reversible with minimal damage to the contributing building.

m. Accessory Structures

Accessory structures, including accessory dwellings, shall comply with the Visual Compatibility Criteria, the above design standards, the requirements set forth in Sec. 8.7, Accessory Structures and Uses, except as provided below:

| Commentary: The term accessory dwelling also includes carriage houses. |

i. Configuration

Accessory structures shall be located in the rear yard even if there is no lane access.

(1) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.

(2) Accessory buildings and structures shall not be more than two (2) stories tall.

(3) Where contributing accessory dwellings are to be expanded in depth, such expansion shall not occur on the lane façade of the building.

(4) New accessory dwellings and garages may have up to a five (5) foot lane setback to allow a turning radius into the garage.

(5) Roofs shall be side gable, hip with parapet, flat or shed with parapet.

(6) Driveway aprons shall not be erected on the public right-of-way.

ii. Doors and Openings

(1) In contributing accessory dwellings or accessory structures, original entry dimensions shall not be modified.

(2) Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.

(3) Garage openings shall not exceed 12 feet in width.

n. Satellite Dishes

i. Ground mounted satellite dishes shall not be located in a front yard.

ii. Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.

iii. Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

o. Fuel Canopies

i. The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.

ii. The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building, and should be complementary to the overall color scheme of the building façade from which it projects.

iii. A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than
20 feet and where the columns are placed at the edge of the canopy.

### o.p. Mechanical Equipment and Refuse

Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.

1. Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary and/or rear façades and shall be minimally visible from view.
2. Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.
3. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.
4. Refuse storage areas shall be located within a building or to the side or rear of the building and screened from the public right-of-way.
5. Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features.

### q.q. Lighting

In addition to the requirements set forth in Sec. 9.8, Outdoor Site Lighting, the following standards apply:

1. **Configuration**
   
   Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

2. **Materials**
   
   Light fixtures shall be constructed of metal and/or glass.

3. **Source Type**
   
   White light source only.

### q.r. Parking and Paving

In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

1. Parking areas shall be located in the rear yard. Properties on Trust lots or with double street frontage are exempt from this provision.
2. Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
3. Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).
4. Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision.

v. Loose paving materials, such as crushed shell or gravel, may be permitted provided that it is no closer than 18 inches of the public right-of-way.
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3.5. Fences, Trellises and Walls

Fences and walls shall comply with Sec. 9.6. Fences and Walls except as provided below.

i. Configuration

(1) Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall.

(2) Fences, screens and walls shall not extend beyond the front façade of a building except in the following cases:

(a) A building set back on a trust lot with a front garden;

(b) A building set back on an east-west street with a front garden.

(3) Where permitted, fences or walls shall not exceed 48 inches within the front yard.

ii. Materials

(1) Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

(2) Wood fences shall be painted or stained wood.

(3) Trellises shall be wood, metal or wire.

(4) A masonry base shall be used with iron or extruded aluminum fencing.

(5) Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

3.1. Large-Scale Development Standards

Large-Scale Development shall comply with the following standards. New construction on Factors Walk and monumental buildings shall be exempt from Large-Scale Development standards.

i. Visual Compatibility Criteria (Sec. 7.8.8).

ii. Design Standards (Sec. 7.8.9). Should there be a conflict, the large-scale development standards shall take precedence.

iii. Footprint

(1) Building footprints shall not exceed 13,500 square feet within the Oglethorpe Plan Area (see Fig. 7.8-2). Multiple buildings with building footprints equal to or less than 13,500 square feet may be constructed for shared use(s).

(2) In D-C and D-R zoning districts, the building footprint shall occupy a minimum of 50% of the lot width along the lane (Fig. 7.8.5).

Figure 7.8-5
iv. Mass

A minimum of two (2) of the following devices shall be incorporated into the design:

1. **Subdivide Horizontally**
   Subdivide the façade horizontally into base, middle, and top (Fig. 7.8-6). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.

2. **Multiple Volumes**
   Use multiple detached volumes made up of two (2) or more separate forms to break up the building into two (2) or more structures (Fig. 7.8-7).

3. **Roofline Variation**
   Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (Fig. 7.8-8).
(4) **Setback Standard**

Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8) feet deep and contain windows in the walls perpendicular to the street (Fig. 7.8.9). Setbacks shall extend to the ground or begin immediately above the ground floor.

![Setback Standard](image)

**Figure 7.8-9**

(5) **Recess Standard**

Incorporate recesses within the wall plane. Building frontage is shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8.10). Recesses shall extend to the ground or begin immediately above the ground floor.

![Recess Standard](image)

**Figure 7.8-10**

v. **Height**

(1) Large scale development shall be subject to the Height standards in Sec. 7.8.9.b and the provisions of Table 7.8.1.

For the purposes of this Section, large scale development is any development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel; and/or is greater than four- (4) stories in D-C and D-R zoning districts; or, is five- (5) stories or greater in all other zoning districts within the Savannah Downtown Historic District. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.
### Table 7.8-1 Height Standards for Large Scale Development

<table>
<thead>
<tr>
<th>Historic Building</th>
<th>Roofline Variation</th>
<th>Lane</th>
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</thead>
<tbody>
<tr>
<td>![Historic Building Image]</td>
<td>![Roofline Variation Image]</td>
<td>![Lane Image]</td>
</tr>
</tbody>
</table>

**All DC and DR Zoning Districts**

Maximum height shall not exceed one (1) story greater than a principal contributing building (excluding non-contributing additions and appendages; see Contributing Resources Map) on same or abutting lot, for a minimum distance of 30 feet, provided that the height does not exceed limit on the Height Map (Figure 7-8.3).

Maximum frontage of 60 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.

Maximum height shall not exceed two (2) stories within 20 feet of a lane.

**All other Zoning Districts**

Maximum frontage of 120 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.

Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a D-C and/or a D-R zoning district.

---

(2) Additional stories above the Height Map for non-contributing Large-Scale Development.

(a) The following properties are eligible for an additional story on the area of the building that is unaffected by the standards in Table 7.8-1. All Mechanical or Access structures shall be contained within the additional story.

(i) D-C and D-R Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street and Trust Lots.

(ii) All other Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted.
One or more of the criteria below must be met to qualify for an additional story:

(i) An historic street or lane, as identified on Figure 7.5.2, is restored and dedicated to the City of Savannah as a public right-of-way;

(ii) Affordable housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;

(iii) Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances; or

(iv) Exterior building walls incorporate 100% modular masonry materials [see Sec. 7.8.9.f. Exterior Walls] on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30% of all street fronting facades and roofs incorporate sustainable technologies such as green roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50% of roof area and so certified by the City Manager.

vi. Exterior Walls

(1) Configuration

(a) The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.

(b) Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width.

(2) Materials

(a) Required

Building walls on street fronting facades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75% of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials (Sec. 7.8.9.f. Exterior Walls).

(b) Prohibited

EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, window hoods, string courses and brackets.

vii. Entrances

Entrances for large-scale development shall comply with Sec. 7.8.9.g. Entrances and Doors. When those conditions do not apply, the following standards shall be met:

(1) A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one (1) primary entrance shall be provided for every 100 feet of street frontage.

(2) Buildings greater than four stories and less than 60 feet wide located on a corner lathing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on an east-west street regardless of the location of any other entrances.
viii. Windows and Doors

(1) Configuration
   (a) Facades fronting streets shall incorporate windows over the following minimum percentage of surface area:
      (i) Ground level retail uses: 55%;
      (ii) Ground level residential uses: 25%;
      (iii) Ground level all other uses: 35%; and
      (iv) Upper levels all uses: 20%.
   (b) Window sashes and door frames shall be inset not less than four (4) inches from all façade surfaces.

(2) Materials
   (a) Permitted: Wood, clad wood and metal windows.
   (b) Prohibited: Solid vinyl windows.

1. Monumental Buildings

   Monumental buildings shall comply with the following:
   i. Visual Compatibility Criteria (Sec. 7.8.8).
   ii. The following Design Standards from Sec. 7.8.9
      (1) Height;
      (2) Setbacks;
      (3) Mechanical Equipment and Refuse;
      (4) Lighting;
      (5) Parking and Paving; and
      (6) Fences, Trellises and Walls.

7.8.10 Character Areas

A Character Area is a predefined area within the Historic District that has special character-defining features that are unique to that area.

a. Factors Walk

   i. A unique historic area within the Savannah National Historic Landmark District distinguished by its access to the Savannah River, parks and green space, proximity to commercial and shipping industry structures, historical structures, and sloping cobblestone rights-of-way, and pedestrian bridges.
   ii. The boundaries of the Factors Walk Character Area shall be the centerlines as follows: Savannah River on the north; Bay Street on the south; Martin Luther King, Jr. Boulevard on the west and the Randolph Street on the east.
   iii. Development within the Factors Walk Character Area shall comply with the following:
      (1) New construction on Factors Walk shall be exempt from Commercial Storefront standards (Sec. 7.8.9.h) and Large-Scale Development (Sec. 7.8.9.r) standards.
      (2) New construction along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.
Article 7.0 Historic and Other Overlay Districts

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Sec. 7.9 Victorian Historic Overlay District

7.9.1 Purpose
The purpose of the Victorian Historic Overlay District, referred to herein as “Victorian Historic District,” is to promote the educational, cultural and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within district.

7.9.2 District Boundaries
The boundaries of the Victorian Historic District include the Victorian National Register Historic District boundaries and extend further to the west. The Victorian Historic District shall be the area bounded the centerlines of the following streets and lanes: on the north by Gwinnett Street; the south by Anderson Lane from East Broad Street to Martin Luther King Jr. Boulevard, then by East 31st Street from Montgomery Street to Martin Luther King Jr. Boulevard, then by Anderson Street from Martin Luther King Jr. Boulevard to May Street, then by Sycamore Street from May Street to I-16; on the east by East Broad Street; and on the west by I-16 from Gwinnett Street to Sycamore Street, then by May Street from Sycamore to Anderson Street (Fig. 7.9-1).

The Victorian Historic District includes in whole or parts of the following neighborhoods: Kayton, Frazier, East and West Victorian Districts, Metropolitan, Thomas Square, Midtown, Dixon Park, and Laurel Grove/Railroad Area.

Figure 7.9-1
Victorian Historic District Boundaries
7.9.3 Relationship to Zoning Districts
For all properties within the boundaries of the Victorian Historic District, the regulations for both the base zoning district and this overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Victorian Historic Overlay District shall apply.

7.9.4 Classification of Resources
All buildings, structures sites and objects, collectively known as resources, within the Streetcar Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the "Streetcar Historic District Contributing Resources Map" adopted by the Mayor and Aldermen.

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.9.5 Certificate of Appropriateness Required
Prior to the commencement of certain work, as identified in Sec. 3.20, Certificate of Appropriateness, an approved Certificate of Appropriateness is required.

7.9.6 Criteria for a Certificate of Appropriateness
The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.9.7)

b. Visual Compatibility Criteria (Sec. 7.9.8);

c. Victorian Historic District Design Standards (Sec. 7.9.9);

d. Relocation Standards (Sec. 3.20.9);

e. Demolition Standards (Sec. 3.20.9); and,

f. Sign Standards (Sec. 9.9).

7.9.7 Secretary of Interior’s Standards and Guidelines for Rehabilitation
Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.9.8 Visual Compatibility Criteria
To maintain the special character of the Victorian Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.
Article 7.0 Historic and Other Overlay Districts

Sec. 7.9 Victorian Historic Overlay District

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a. Height
The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. Width
The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. Scale
The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. Setbacks
The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. Rhythm of Building or Structure
The rhythm of the building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. Openings
The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. Projections
Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. Materials
The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. Roof Shapes
The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

j. Signs
Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

7.9.9 Victorian Historic District Design Standards

a. New Construction, Additions, and Alterations
The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Victorian Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.
The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. **Setbacks**
   The front, rear and side yard setbacks shall be determined by the base zoning district.

ii. **Height and Mass**
   The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.
   (1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.
   (2) The maximum height, building coverage and building footprint shall be determined by the base zoning district.
   (3) Floor to Floor Heights
      (a) In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than 10 feet.
      (b) In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

iii. **Foundation**
   The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.
   (1) Alterations to contributing resources
      (a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
      (b) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
      (c) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
   (2) New construction, alterations to non-contributing resources, and additions
      (a) Materials
         (i) Foundations shall be constructed of brick, stone or stucco over concrete block piers.
(ii) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

(iii) Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

(b) Configuration

(i) In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade. Front porches shall have expressed piers.

(ii) Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district’s architecture.

(1) Alterations to contributing resources

(a) Exterior walls shall be repaired rather than replace, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.

(b) If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

(c) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, T-111.

(2) New construction, alterations to non-contributing resources, and additions

(a) Permitted materials: Brick, stone, wood, true stucco, concrete block, precast concrete panels, metal shingles, smooth fiber cement wood simulated horizontal lap siding.

(b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, unpainted exposed CMU blocks.

v. Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

(1) Windows

(a) Alterations to contributing resources

(i) Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials
and configuration as the original (including single-glazed and true-divided lights, when appropriate).

(ii) If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

(b) New construction, alterations to non-contributing resources, and additions

(i) Materials

i. Window casings and sashes shall be made of metal, wood or clad wood material.

ii. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

iii. Solid vinyl windows are prohibited.

(ii) Configuration

i. Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

ii. Windows shall be single-hung, double-hung, triple-hung, awning or casement, except for accent windows which may also be fixed or hopper.

iii. Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

iv. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

v. Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.

vi. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

vii. All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

viii. Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.

ix. All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.

(2) Shutter

(a) Exterior shutters shall consist of a durable wood species.

(b) Shutters shall be sized to fit the window and operable (hinged and able to be closed over the window).

(c) The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.
(3) Storefronts

(a) Alterations to contributing resources

(i) Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of the same materials and configuration as the original.

(ii) If the original storefront material and/or configuration is unknown, the new storefront material and configuration shall be based on historic context.

(b) New construction, alterations to non-contributing resources and additions

(i) Materials

- Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum steel or copper as part of a glazed storefront system.
- Storefront bases shall consist of wood, bronze, glazed brick or tile.
- Exterior burglar bars, fixed or roll-down security devices or similar security devices shall not be permitted.

(ii) Configuration

Storefront glazing shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

(a) Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

(b) If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

- Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).
- Doors shall not have a decorative diamond or half-moon inset.

(b) Configuration

- Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).
- Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the lot, or based on historic precedent.
(iii) Angled entrances shall only be permitted at intersections of streets or lanes.
(iv) There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

vii. Porches, Stoops, Balconies and Decks

(1) Alterations to contributing resources
   (a) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.
   (b) If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.
   (c) Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character defining features (including but not limited to columns, balustrades, entablature and similar features) are retained and not obscured or damaged.
   (d) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.

(2) New construction, alterations to non-contributing resources, and additions
   (a) Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.
   (b) Materials
      (i) On porches and stoops, piers and base walls shall be the same material as the foundation wall facing the street.
      (ii) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.
      (iii) Prohibited material: Vinyl.
   (c) Configuration
      (i) On single-family detached, single-family attached, and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.
      (ii) On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width shall be required.
      (iii) Wood portico posts shall have a cap and base molding.
      (iv) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.
      (v) Front porches shall not be enclosed.
      (vi) Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.
viii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) Materials

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated), or glass.

(2) Configuration

(a) A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.

(b) Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.

(c) Back-lit (internally lit) awnings shall be prohibited.

(d) Awnings shall not connect two (2) façades.

ix. Roof

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) Contributing Resources

(a) Materials

(i) Original roofs shall be repaired rather than replaced provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be the same material and configuration as the original (except wood or asbestos).

(ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

(i) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

(ii) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

(i) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic or architectural asphalt or similar shingles.

(ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

(i) Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

(ii) Gable and hip roofs shall be symmetrically pitched between 4:12 and 10:12.

(iii) Skylights, and roof vents may be permitted if integrated into roof design.

(iv) Pergolas and roof decks shall not be permitted on the street façade.
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(v) Eaves shall extend no less than 12 inches beyond the supporting walls.
(vi) Gable end rakes shall overhang at least eight (8) inches.
(vii) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
(viii) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
(ix) Applied mansard roofs shall not be permitted.

x. Mechanical Equipment and Refuse

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Landscaping—Screening and Buffers, mechanical equipment and refuse shall comply with the following:

(1) Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.
(2) Roof mounted equipment and HVAC units shall be screened from view from the street.
(3) Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.
(4) Alternative energy source devices may be permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features.

xi. Lighting

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Outdoor Site Lighting, lighting shall comply with the following:

(1) Materials: Light fixtures shall be constructed of metal and/or glass.
(2) Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.
(3) Source Type: White light source only.

xii. Additions

In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:

(1) Additions shall be subordinate in height and mass to the resource.
(2) Additions shall not obscure any character-defining features.
(3) Additions shall not be on the primary or front façade of the resource.
xiii. Accessory Structures (including garages, carports and accessory dwelling units, excluding fuel canopies)

In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

(1) Accessory buildings and structures shall be located in the rear yard.
(2) New accessory buildings and structures shall be in scale with other contributing accessory buildings and structures on the lane.
(3) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.
(4) Accessory buildings and structures shall not be more than two (2) stories tall.
(5) Garage openings shall not exceed 12 feet in width.

xiv. Satellite Dishes

(1) Ground mounted satellite dishes shall not be located in a front yard.
(2) Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
(3) Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

xv. Fuel Canopies

(1) The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
(2) The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.
(3) A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

b. Parking and Paving

The intent of these standards is to create and protect contiguous, active pedestrian street fronts. The use of pervious paving shall be encouraged. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

i. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.

ii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

iii. 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 vehicles. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.
### Vehicular Access

1. For single and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, ribbon strip driveways may be permitted provided such driveways are no wider than 12 feet and are planted with grass between the strips. A driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.

2. For all other uses, vehicular access shall be from lanes or secondary streets. For uses other than single and two-family dwellings, vehicular access shall be from the lane. Where there is no lane, the Planning Director and the Governing Body Engineer shall consult with each other to determine the most appropriate access location.

### Parking Structures

Parking structures shall comply with the Visual Compatibility Criteria, Victorian Historic District Design Standards, and the following standards:

1. There shall be no exterior evidence at the ground level to indicate that the parking structure is used for parking, except for entrances, ingress and egress. At the ground floor level each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the base zoning district.

2. In-structure parking may extend to within three (3) feet of the rear lot line where parking access is provided from a lane.

### Fencing and Walls

The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building’s façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

- **Materials**
  1. Permitted: Wood, iron, brick, stucco over concrete block, or extruded aluminum.
  2. Prohibited: Chain-link, vinyl, PVC, and corrugated metal.

- **Configuration**
  1. Fences or walls no more than 36 inches in height may be installed within the front yard.
  2. Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind of the front façade of the building.

### Monumental Buildings

Monumental buildings shall not be subject to strict application of the Victorian Historic District Design Standards but shall be subject to the following:

- **Visual Compatibility Criteria** (Sec. 7.9.8).
- The following Design Standards from Sec. 7.9.9
  - Mechanical Equipment and Refuse;
  - Parking and Paving; and
iii.  Fences and Walls.

7.9.11 Signs

Signage within the Victorian Historic District shall comply with Sec. 9.9. Signs, including the special sign district standards for the district.

7.9.12 Maintenance of Contributing Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and all other applicable ordinances and policies.
Sec. 7.10 Cuyler-Brownville Historic Overlay District

7.10.1 Purpose
The purpose of the Cuyler-Brownville Historic Overlay District, referred to herein as “Cuyler-Brownville Historic District,” is to promote the educational, cultural and economic and welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within the district.

7.10.2 District Boundaries
The boundaries of the Cuyler-Brownville Historic District shall follow the National Register Historic District boundaries with the addition of an area to the west of the district, and shall be the area bounded by the centerlines of the following streets and lanes: on the north by Anderson Street; on the south by Victory Drive; on the east by Martin Luther King, Jr. Boulevard; and on the west by Ogeechee Road to West 34th Street, Kollock Street from West 34th Street to Ogeechee Road, and Ogeechee Road from Kollock Street to Victory Drive (Fig. 7.10-1).

The Cuyler-Brownville Historic District includes the Cuyler-Brownville neighborhood and part of the Laurel Grove/Railroad Area neighborhood.

Figure 7.10-1
Cuyler-Brownville Historic District Boundaries
7.10.3 Relationship to Zoning Districts
For all properties within the boundaries of the Cuyler-Brownville Historic District, the regulations for both the base zoning district and this overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Cuyler-Brownville Historic District shall apply.

7.10.4 Classification of Resources
All buildings, structures sites and objects, collectively known as resources, within the Cuyler-Brownville Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the "Cuyler-Brownville Historic District Contributing Resources Map" adopted by the Mayor and Aldermen.

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.10.5 Certificate of Appropriateness Required
Prior to the commencement of certain work, as identified in Sec. 3.20, Certificate of Appropriateness, an approved Certificate of Appropriateness is required.

7.10.6 Criteria for a Certificate of Appropriateness
The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.10.7);
b. Visual Compatibility Criteria (Sec. 7.10.8);
c. Cuyler-Brownville Historic District Design Standards (Sec. 7.10.9);
d. Relocation Standards (Sec. 3.20.9);
e. Demolition Standards (Sec. 3.20.9); and,
f. Sign Standards (Sec. 9.9).

7.10.7 Secretary of Interior’s Standards and Guidelines for Rehabilitation
Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.10.8 Visual Compatibility Criteria
To maintain the special character of the Cuyler-Brownville Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

a. Height
The overall height and the height of individual components of the proposed building or
structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. **Width**
   The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. **Scale**
   The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. **Setbacks**
   The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. **Rhythm of Building or Structure**
   The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. **Openings**
   The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. **Projections**
   Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. **Materials**
   The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. **Roof Shapes**
   The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

j. **Signs**
   Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

### 7.10.9 Cuyler-Brownville Historic District Design Standards

**a. New Construction, Additions and Alterations**

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Cuyler-Brownville Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the
Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. Setbacks
   The front, rear, and side yard setbacks shall be determined by the base zoning district.

ii. Height and Mass
   The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.
   
   (1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.
   
   (2) The maximum height, building coverage and building footprint shall be determined by the base zoning district.

   (3) Floor to Floor Heights
   
   (a) In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.
   
   (b) In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

iii. Foundation
   The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

   (1) Alterations to contributing resources
   
   (a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
   
   (b) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
   
   (c) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

   (2) New construction, alterations to non-contributing resources, and additions
   
   (a) Materials
      
      (i) Foundations shall be constructed of brick, stone, or stucco over concrete block piers.
      
      (ii) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
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(iii) Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

(b) Configuration

(i) In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, foundations, if proposed, shall be the average height of the foundations of contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade. Front porches shall have expressed piers.

(ii) Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district’s architecture.

(1) Alterations to contributing resources

(a) Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the replacement wall shall be of the same materials and configuration as the original wall.

(b) If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

(c) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement siding, EIFS, and T-111.

(2) New construction, alterations to non-contributing resources, and additions

(a) Permitted materials: Brick, stone, wood, true stucco, concrete block, precast concrete panels, metal shingles, and smooth fiber cement wood simulated horizontal lap siding.

(b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, and unpainted exposed CMU blocks.

v. Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

(1) Windows

(a) Alterations to contributing resources

(i) Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

(ii) If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.
(b) New construction, alterations to non-contributing resources and additions
   
   (i) Materials
      
      i. Window casings and sashes shall be made of PVC, metal, wood or clad wood material.
      
      ii. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.
      
      iii. Solid vinyl windows are prohibited.
      
   (ii) Configuration
      
      Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.
   
      i. Windows shall be single-hung, double-hung, triple-hung, awning, or casement, except for accent windows which may also be fixed or hopper.
      
      ii. Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.
      
      iii. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
       
      iv. Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.
      
      v. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
      
      vi. All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.
      
      vii. Retail uses shall incorporate transparent features (windows and doors) on at least 70% of the ground floor façade.
      
      viii. All other nonresidential facades shall incorporate transparent features (windows and doors) on at least 50% of the ground floor façade.

(ii) Shutter
      
 (a) Exterior shutters shall consist of a durable wood species.

 (b) Shutters shall be sized to fit the window and operable (hinged and able to be closed over the window).

 (c) The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

(3) Storefronts
      
 (a) Alterations to contributing resources

 (i) Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of the same materials and configuration as the original.
(ii) If the original storefront material and/or configuration are unknown, or if a new storefront is proposed in an unoriginal opening, the new storefront material and configuration shall be based on historic context.

(b) New construction, alterations to non-contributing resources, and additions

(i) Materials

i. Storefronts shall be constructed of wood, cast iron, Carrera glass, glass block, tile, aluminum steel or copper as part of a glazed storefront system.

ii. Storefront bases shall consist of wood, bronze, glazed brick or tile.

iii. Exterior burglar bars, fixed or roll-down security devices, or similar security devices shall not be permitted.

(ii) Configuration

Storefront glazing shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

(a) Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

(b) If the original door material and/or configuration are unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources and additions

(a) Materials

(i) Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).

(ii) Doors shall not have a decorative diamond or half-moon inset.

(b) Configuration

(i) Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

(ii) Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.

(iii) Angled entrances shall only be permitted at intersections of streets or lanes.

(iv) There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

vii. Porches, Stoops, Balconies and Decks

(1) Alterations to contributing resources

(a) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be
photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.

(b) If the original porch material and/or configuration are unknown, the new porch material and configuration shall be based on historic context.

(c) Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass, or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

(d) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.

(2) New construction, alterations to non-contributing resources and additions

(a) Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.

(b) Materials

(i) On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

(ii) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.

(iii) Prohibited material: Vinyl.

(c) Configuration

(i) On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth is required over a minimum of 50% of the front façade.

(ii) On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width is required.

(iii) Wood portico posts shall have a cap and base molding.

(iv) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

(v) Front porches shall not be enclosed.

(vi) Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

viii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) Materials

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated) or glass.

(2) Configuration

(a) A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.

(b) Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.

(c) Back-lit (internally lit) awnings shall be prohibited.

(d) Awnings shall not connect two (2) façades.
ix. **Roof**

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) **Contributing Resources**

   (a) **Materials**

      (i) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material as the original (except wood or asbestos).

      (ii) Metal roofs shall have a metal drip edge covering all edges.

   (b) **Configuration**

      (i) Original roof configuration shall be maintained.

      (ii) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

      (iii) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

(2) **New construction, alterations to non-contributing resources and additions**

   (a) **Materials**

      (i) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, clay or concrete tile, or architectural asphalt or similar shingles.

      (ii) Metal roofs shall have a metal drip edge covering all edges.

   (b) **Configuration**

      (i) Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

      (ii) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.

      (iii) Skylights and roof vents may be permitted if integrated into roof design.

      (iv) Pergolas and roof decks shall not be permitted on the street façade.

      (v) Eaves shall extend no less than 12 inches beyond the supporting walls.

      (vi) Gable end rakes shall overhang at least eight (8) inches.

      (vii) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

      (viii) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

      (ix) Mansard roofs shall not be permitted.
x. Mechanical Equipment and Refuse

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Landscaping—Screening and Buffers, mechanical equipment and refuse shall comply with the following:

1. Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façade and shall be minimally visible.

2. Roof mounted equipment and HVAC units shall be screened from view from the street.

3. Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

4. Alternative energy source devices may be permitted on new construction, additions and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features.

xi. Lighting

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Outdoor Site Lighting, lighting shall comply with the following:

1. Materials: Light fixtures shall be constructed of metal and/or glass.

2. Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

3. Source Type: White light source only.

xii. Additions

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and the following standards:

1. Additions shall be subordinate to the resource in height and mass.

2. Additions shall not obscure any character-defining features.

3. Additions shall not be on the primary or front façade of the resource.

xiii. Accessory Structures (including garages, carports and accessory dwelling units)

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

1. Accessory buildings and structures shall be located in the rear yard.

2. New accessory buildings and structures shall be in scale with other contributing accessory buildings and structures on the lane.

3. The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.

4. Accessory buildings and structures shall not be more than two (2) stories tall.

5. Garage openings shall not exceed 12 feet in width.
xiv. **Satellite Dishes**

(1) Ground mounted satellite dishes shall not be located in a front yard.

(2) Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.

(3) Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

xv. **Fuel Canopies**

(1) The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.

(2) The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.

(3) A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

b. **Parking and Paving**

The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

i. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.

ii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

iii. **Vehicular Access**

(1) For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip driveway. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot. Ribbon strip driveways may be permitted provided such driveways are no wider than 12 feet and are planted with grass between the strips.

(2) For uses other than single and two-family dwellings, vehicular access shall be from the lane. Where there is no lane, the Planning Director and the Governing Body Engineer shall consult with each other to determine the most appropriate access location. For all other uses vehicular access shall be from lanes or secondary streets.

iv. **Parking Structures**

Parking structures shall comply with the Visual Compatibility Criteria, Design Standards, and the following standards:

(1) There shall be no exterior evidence at the ground level to indicate that the parking structure is used for parking, except for entrances. At the ground floor level each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the base zoning district.
(2) In-structure parking may extend to within three (3) feet of the rear lot line where parking access is provided from a lane.

c. **Fences and Walls**

The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building’s façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

i. **Materials**

   (1) Permitted: Wood, iron, brick, stucco over concrete block, smooth fiber cement or extruded aluminum.

   (2) Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats used in chain link shall not be permitted.

   (3) Prohibited: Vinyl, PVC, and corrugated metal.

ii. **Configuration**

   (1) Fences or walls no more than 36 inches in height may be installed within the front yard.

   (2) Fences or walls no more than six (6) feet in height may be installed within the side or rear yards behind of the front façade of the building.

7.10.10 **Monumental Buildings**

Monumental buildings have historically had unique functions and forms and shall not be subject to strict application of the Cuyler-Brownville Historic District Design Standards but shall be subject to the following:

a. Visual Compatibility Criteria (Sec. 7.10.8); and

b. The following Design Standards from Sec. 7.10.9:

   i. Mechanical Equipment and Refuse;

   ii. Parking and Paving; and

   iii. Fences and Walls.

7.10.11 **Signs**

Signage within the Cuyler-Brownville Historic District shall comply with Sec. 9.9. Signs, including the special sign district standards for the district.

7.10.12 **Maintenance of Contributing Resources**

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and all other applicable ordinances and policies.
Sec. 7.11 Streetcar Historic Overlay District

7.11.1 Purpose
The purpose of the Streetcar Historic Overlay District, referred to herein as "Streetcar Historic District," is to promote the educational, cultural and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within district.

7.11.2 District Boundaries
The boundaries of the Streetcar Historic District shall follow the National Register Historic District boundaries with the addition of a small area in the southeast corner of the district, and shall be the area bounded the centerlines of the following streets and lanes: on the north by Anderson Lane; on the south by Victory Drive from Martin Luther King Jr. Boulevard to Price Street, and the rear property lines between 40th Street and Maupas Avenue from Price Street to East Broad Street; on the east by East Broad Street from Anderson Lane to the rear property lines between 40th Street and Maupas Avenue, by Price Street from the rear property lines between 40th Street and Maupas Avenue to Victory Drive; and on the west by Martin Luther King Jr. Boulevard (Fig. 7.11-1).

The Streetcar Historic District includes the Thomas Square, Metropolitan and portions of the Baldwin Park and Midtown neighborhoods.

Figure 7.11-1
Streetcar Historic District Boundaries
7.11.3 **Relationship to Zoning Districts**

For all properties within the boundaries of the Streetcar Historic District, the regulations for both the base zoning district and this overlay district shall apply. Whenever there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Streetcar Historic Overlay District shall apply.

7.11.4 **Classification of Resources**

All buildings, structures, sites and objects, collectively known as resources, within the Streetcar Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the “Streetcar Historic District Contributing Resources Map” adopted by the Mayor and Aldermen.

**Commentary:** Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.11.5 **Certificate of Appropriateness Required**

Prior to the commencement of certain work, as identified in Sec. 3.20, Certificate of Appropriateness, an approved Certificate of Appropriateness is required.

7.11.6 **Criteria for a Certificate of Appropriateness**

The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

- a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.11.7);
- b. Visual Compatibility Criteria (Sec. 7.11.8);
- c. Streetcar Historic District Design Standards (Sec. 7.11.9);
- d. Relocation Standards (Sec. 3.20.9);
- e. Demolition Standards (Sec. 3.20.9); and,
- f. Sign Standards (Sec. 9.9).

7.11.7 **Secretary of Interior’s Standards and Guidelines for Rehabilitation**

Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.11.8 **Visual Compatibility Criteria**

To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.
a. **Height**
The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. **Width**
The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. **Scale**
The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. **Setbacks**
The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. **Rhythm of Building or Structure**
The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. **Openings**
The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. **Projections**
Entrances, porches and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. **Materials**
The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. **Roof Shapes**
The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

j. **Signs**
Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

### 7.11.9 Streetcar Historic District Design Standards

a. **New Construction, Additions and Alterations**
The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.
The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. **Setbacks**
   
   The front, rear, and side yard setbacks shall be determined by the base zoning district.

ii. **Height and Mass**
   
   The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.
   
   (1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.
   
   (2) The maximum height, building coverage and building footprint shall be determined by the base zoning district.

(3) **Floor to Floor Heights**

   (a) In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

   (b) In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

iii. **Foundation**

   The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

(1) **Alterations to contributing resources**

   (a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.

   (b) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.

   (c) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

(2) **New construction, alterations to non-contributing resources and additions**

   (a) Materials

      (i) Foundations shall be constructed of brick, stone, or stucco over concrete block piers.

      (ii) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards,
brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

(iii) Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

(b) Configuration

(i) In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of the foundations of contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade. Front porches shall have expressed piers.

(ii) Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

(1) Alterations to contributing resources

(a) Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.

(b) If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

(c) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement siding, EIFS, and T-111.

(2) New construction, alterations to non-contributing resources and additions

(a) Permitted materials: Brick, stone, wood, true stucco, concrete block, precast concrete panels, metal shingles and smooth fiber cement wood simulated horizontal lap siding.

(b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, and unpainted exposed CMU blocks.

v. Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

(1) Windows

(a) Alterations to contributing resources

(i) Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).
(ii) If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

(b) New construction, alterations to non-contributing resources, and additions

(i) Materials
   i. Window casings and sashes shall be made of PVC, metal, wood or clad wood material.
   ii. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.
   iii. Solid vinyl windows are prohibited.

(ii) Configuration
   i. Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.
   ii. Windows shall be single-hung, double-hung, triple-hung, awning, or casement, except for accent windows which may also be fixed or hopper.
   iii. Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.
   iv. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
   v. Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.
   vi. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
   vii. All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.
   viii. Retail uses shall incorporate transparent features (windows and doors) on at least 70% of the ground floor façade.
   ix. All other nonresidential facades shall incorporate transparent features (windows and doors) on at least 50% of the ground floor façade.

(2) Shutters
   (a) Exterior shutters shall consist of a durable wood species.
   (b) Shutters shall be sized to fit the window, and operable (hinged and able to be closed over the window).
   (c) The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

(3) Storefronts
   (a) Alterations to contributing resources
      (i) Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the
Planning Director, and the new storefront shall be of the same materials and configuration as the original.

(iii) If the original storefront material and/or configuration are unknown, or if a new storefront is proposed in an unoriginal opening, the new storefront material and configuration shall be based on historic context.

(b) New construction, alterations to non-contributing resources and additions:

(i) Materials

   (i) Storefronts shall be constructed of wood, cast iron, Carrera glass, glass block, tile, aluminum steel or copper as part of a glazed storefront system.
   (ii) Storefront bases shall consist of wood, bronze, glazed brick or tile.
   (iii) Exterior burglar bars, fixed or roll-down security devices, or similar security devices shall not be permitted.

(ii) Configuration

   Storefront glazing shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

   (a) Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

   (b) If the original door material and/or configuration are unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources and additions

   (a) Materials

      (i) Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).
      (ii) Doors shall not have a decorative diamond or half-moon inset.

   (b) Configuration

      (i) Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).
      (ii) Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.
      (iii) Angled entrances shall only be permitted at intersections of streets or lanes.
      (iv) There shall be a primary entrance along the primary street at intervals no greater than 60 feet.
vii. Porches, Stoops, Balconies and Decks

(1) Alterations to contributing resources

(a) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.

(b) If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.

(c) Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

(d) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.

(2) New construction, alterations to non-contributing resources and additions

(a) Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.

(b) Materials

(i) On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

(ii) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.

(iii) Prohibited material: Vinyl.

(c) Configuration

(i) On single-family detached, single-family attached, and two-family attached dwellings, a front porch a minimum of six (6) feet in depth is required over a minimum of 50% of the front façade.

(ii) On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width is required.

(iii) Wood portico posts shall have a cap and base molding.

(iv) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

(v) Front porches shall not be enclosed.

(vi) Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

viii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) Materials

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated), or glass.

(2) Configuration

(a) A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.
(b) Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.

(c) Back-lit (internally lit) awnings shall be prohibited.

(d) Awnings shall not connect two (2) façades.

ix. Roof

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) Contributing Resources

(a) Materials

(i) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material as the original (except wood or asbestos).

(ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

(i) Original roof configuration shall be maintained.

(ii) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

(iii) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

(2) New construction, alterations to non-contributing resources and additions

(a) Materials

(i) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, clay or concrete tile, or architectural asphalt or similar shingles.

(ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

(i) Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

(ii) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.

(iii) Skylights and roof vents may be permitted if integrated into roof design.

(iv) Pergolas and roof decks shall not be permitted on the street façade.

(v) Eaves shall extend no less than 12 inches beyond the supporting walls.

(vi) Gable end rakes shall overhang at least eight (8) inches.

(vii) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

(viii) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

(ix) Applied mansard roofs shall not be permitted.
x. **Mechanical Equipment and Refuse**

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, *Landscaping—Screening and Buffers*, mechanical equipment and refuse shall comply with the following:

1. Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façade and shall be minimally visible.

2. Roof mounted equipment and HVAC units shall be screened from view from the street.

3. Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

4. Alternative energy source devices may be permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features.

xi. **Lighting**

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, *Outdoor Site Lighting*, lighting shall comply with the following:

1. Materials: Light fixtures shall be constructed of metal and/or glass.

2. Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

3. Source Type: White light source only.

xii. **Additions**

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and the following standards:

1. Additions shall be subordinate to the resource in height and mass.

2. Additions shall not obscure any character-defining features.

3. Additions shall not be on the primary or front façade of the resource.

xiii. **Accessory Structures (including garages, carports and accessory dwelling units)**

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, *Accessory Structures and Uses*, and the following standards:

1. Accessory buildings and structures shall be located in the rear yard.

2. New accessory buildings and structures shall be in scale with other contributing accessory buildings and structures on the lane.

3. The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.

4. Accessory buildings and structures shall not be more than two (2) stories tall.

5. Garage openings shall not exceed 12 feet in width.
xiv. Satellite Dishes

1. Ground mounted satellite dishes shall not be located in a front yard.
2. Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
3. Building mounted satellite dishes shall not be located on a street fronting facade (except lanes).

xv. Fuel Canopies

1. The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
2. The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.
3. A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

b. Parking and Paving

The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

i. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.

ii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

iii. 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 facade along the parking lot in order to screen vehicles. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

iv. Vehicular Access

1. For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot. Ribbon strip driveways may be permitted provided such driveways are no wider than 12 feet and are planted with grass between the strips.

2. For uses other than single and two-family dwellings, vehicular access shall be from the lane. Where there is no lane, the Planning Director and the Governing Body Engineer shall consult with each other to determine the most appropriate access location. For all other uses vehicular access shall be from lanes or secondary streets.

v. Parking Structures

Parking structures shall comply with the Visual Compatibility Criteria, Design...
Standards, and the following standards:

(1) There shall be no exterior evidence at the ground level to indicate that the parking structure is used for parking, except for entrances. At the ground floor level each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the base zoning district.

(2) In-structure parking may extend to within three (3) feet of the rear lot line where parking access is provided from a lane.

c. Fences and Walls
The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building’s façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

i. Materials
(1) Permitted: Wood, iron, brick, stucco over concrete block, smooth fiber cement, or extruded aluminum.

(2) Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats used in chain link shall not be permitted.

(3) Prohibited: Vinyl, PVC, and corrugated metal.

ii. Configuration
(1) Fences or walls no more than three (3) feet in height may be installed within the front yard.

(2) Fences or walls no more than six (6) feet in height may be installed within the side or rear yards behind of the front façade of the building.

7.11.10 Monumental Buildings
Monumental buildings have historically had unique functions and forms and shall not be subject to strict application of the Streetcar Historic District Design Standards but shall be subject to the to the following:

a. Visual Compatibility Criteria (Sec. 7.11.8); and

b. The following Design Standards from Sec. 7.11.9:
   i. Mechanical Equipment and Refuse;
   ii. Parking and Paving; and
   iii. Fences and Walls.

7.11.11 Signs
Signage within the Streetcar Historic District shall comply with Sec. 9.8. Signs, including the special sign district standards for the district.

7.11.12 Maintenance of Contributing Resources
Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and all other applicable ordinances and policies.
Sec. 7.12 Pin Point Historic Overlay District

7.12.1 Purpose
The purpose of the Pin Point Historic Overlay District, referred to herein as “Pin Point Historic District,” is to promote the educational, cultural and economic welfare of Chatham County through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within district.

7.12.2 District Boundaries
The boundaries of the Pin Point Historic District are provided in Fig. 7.12-1 below.

7.12.3 Relationship to Zoning Districts
For all properties within the boundaries of the Pin Point Historic District, the regulations for both the base zoning district and this overlay district shall apply. Where there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Pin Point Historic District shall apply.

7.12.4 Classification of Resources
All buildings, structures sites and objects, collectively known as resources, within the Pin Point Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the "Pin Point Historic District Contributing Resources Map" adopted by the Chatham County Board of Commissioners.
Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.12.5 Certificate of Appropriateness Required

When any of the following activities is proposed within the Pin Point Historic District, an application for a Certificate of Appropriateness shall be submitted according to Sec. 3.20, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties, prior to the commencement of such work:

a. New construction;
b. All additions to any existing resources that increases the habitable space of the resource (including enclosing a porch, adding a roof dormer, etc.);
c. A material change to or new construction of walls, fences, or paving;
d. Demolition of any contributing or non-contributing building or structure, or contributing object;
e. Relocation of any contributing or non-contributing building or structure, or contributing object into, within, or out of the district; and
f. Erection, placement, or alteration of any internally illuminated sign or of any other sign that exceeds three (3) square feet in size.

7.12.6 Criteria for a Certificate of Appropriateness

The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.12.7);
b. Visual Compatibility Criteria (Sec. 7.12.8);
c. Pin Point Historic District Design Standards (Sec. 7.12.9);
d. Relocation Standards (Sec. 3.20.9);
e. Demolition Standards (Sec. 3.20.9); and,
f. Sign Standards (Sec. 9.9).

7.12.7 Secretary of Interior’s Standards and Guidelines for Rehabilitation

Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.12.8 Visual Compatibility Criteria

To maintain the special character of the Pin Point Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall
not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Board of County Commissioners.

a. **Height**
   The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. **Width**
   The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. **Scale**
   The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. **Setbacks**
   The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. **Rhythm of Building or Structure**
   The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. **Openings**
   The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. **Projections**
   Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. **Materials**
   The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. **Roof Shapes**
   The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

j. **Signs**
   Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

### 7.12.9 Pin Point Historic District Design Standards

a. **New Construction, Additions and Alterations**
   The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Pin Point Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.
The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. **Setbacks**
   (1) The side and rear yard setbacks shall be determined by the base zoning district.
   (2) The front yard setback shall be a minimum of 10 feet and shall be compatible with buildings to which it is visually related. Greater consideration shall be given to contributing resources.

ii. **Height and Mass**
   The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.
   (1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.
   (2) The maximum height of new construction shall be 36 feet above grade or the 100 year base flood elevation; whichever is higher, provided it does not exceed two (2) stories, excluding features otherwise exempt by this Ordinance.
   (3) The maximum building footprint shall not exceed 2,500 square feet of enclosed heated and/or cooled space; however, one-story buildings may have a maximum building footprint of 3,000 square feet.

iii. **Foundation**
   The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.
   (1) Foundations shall be constructed of brick, stone, or stucco over concrete block piers.
   (2) The space between piers may be filled with wood lattice, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
   (3) Poured slab foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

iv. **Exterior Walls**
   The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.
   (1) Permitted materials include brick, wood, stucco over concrete block, decorative concrete block, and smooth fiber cement wood simulated horizontal lap siding.
   (2) Vinyl siding may be permitted, provided it is a minimum of 0.044 inches thick and has a smooth finish.
   (3) Aluminum and steel siding may be permitted, provided it is a minimum of 0.029 inches thick and has a smooth finish.
(4) The use of EIFS (Exterior Insulated Finishing Systems) and rolled asphalt shall not be permitted.

v. Windows and Doors
The intent of these standards is to ensure that the use of openings provides a sense of rhythm and continuity in architecture.

(1) Windows shall be single-hung, double-hung, or triple-hung with the exception of accent windows which may be fixed or hopper.

(2) Windows shall be taller than they are wide, except for accent windows.

(3) The distance between openings shall be not more than three (3) times the width of the openings.

(4) Window sashes shall be inset from the façade.

(5) Window framing members shall be covered with appropriate trim, including a header, surrounds, and pronounced sill.

(6) Between-the-glass, snap-in or interior applied muntins shall not be permitted.

vi. Porches, Stoops, Balconies and Decks (Residential Construction Only)
The intent of these standards is to ensure that porches, stoops, balconies, and decks enhance the sense of rhythm in architecture, provide visual interest, and promote the sense of community.

(1) Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.

(2) On porches and stoops, piers and base walls shall be the same height and material as the foundation wall facing the street.

(3) Front porches shall have a minimum depth of six (6) feet on residential construction.

(4) Porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch.

vii. Roof
The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources. Roof shape shall be compatible with the roof shape, orientation and pitch of contributing buildings.

(1) Roofs shall be constructed of standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

(2) Eaves shall extend no less than 12 inches beyond the supporting walls.

(3) Shed roofs, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12.

(4) Skylights and roof vents may be permitted if integrated into roof design.

viii. Docks and Dock Structures
The intent of these standards is to ensure that docks and dock structures do not block or disrupt historic view sheds and are visually compatible with existing docks and dock structures. These requirements are in addition to any requirements of the Georgia Department of Natural Resources, the Army Corps of Engineers, and any other regulatory bodies.
Article 7.0 Historic and Other Overlay Districts

(1) Docks and railings (except pilings) shall be constructed of wood or other cementitious or engineered wood product.
(2) Dock connector ramps may be constructed of non-corrosive metal.
(3) Dock structures (except pilings) shall be constructed of wood or other cementitious or engineered wood products. The roof shall be constructed of standing seam metal, v-crimp, or architectural shingles.
(4) The maximum height of a fixed dock structure shall be 12 feet above the lowest level of decking.

ix. Additions
Additions to contributing resources shall also comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and the following standards:
(1) Additions shall be subordinate to the resource and not obscure any character-defining features.
(2) Additions shall not be on the primary or front façade of the resource.

x. Accessory Structures (including garages, carports and accessory dwelling units)
Accessory buildings shall comply with the Visual Compatibility Criteria, the Design Standards, the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:
(1) Accessory buildings and structures shall be situated in the rear yard.
(2) The height and mass of the contributing resource shall not be exceeded by any accessory building or structure on the same parcel.
(3) Garage openings shall not exceed 12 feet in width.
(4) Pools shall be located to the side or rear of the principal building and shall be screened from view from the public right-of-way.

xi. Satellite Dishes
(1) Ground mounted satellite dishes shall not be located in a front yard.
(2) Building mounted satellite dishes shall not be located on a street fronting facade (except lanes).

b. Parking and Paving
The intent of these standards is to create and protect contiguous, active pedestrian street fronts. Impervious paving shall kept to a minimum. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

i. Materials
Driveways shall be constructed of dirt, gravel, crushed shell, or similar pervious paving. Asphalt tabs shall not be permitted. The portion of the driveway within the right-of-way shall comply with the requirements of the Chatham County Engineering Policy.

ii. Configuration
(1) Parking areas shall be located to the side and rear of buildings.
(2) Residential driveways shall be no wider than 12 feet.
(3) Non-residential driveways shall be no wider than 20 feet.
(4) Walkways less than four (4) feet in width shall be exempt from review.
(5) Where a parking lot extends over 20 feet in length along any public right-of-way, an Off-Street Parking Lot Buffer in accordance with Sec. 9.5.4.g shall be provided in order to screen parked vehicles.

c. Fencing, Screens and Walls
The intent of these standards is to ensure that fences and walls define outdoor spaces, separate the private and public realms and add architectural interest to a building’s façade.

i. Materials
(1) Walls and fences shall be constructed of wood, cementious or engineered wood, iron, brick, or extruded aluminum.
(2) Chain-link fences shall only be permitted in the side and rear yard.
(3) Vinyl and PVC fencing shall not be permitted.

ii. Configuration
(1) A fence or wall no more than three (3) feet in height may be installed along the street property line and any side lot line forward of the front building facade.
(2) A fence or wall no more than six (6) feet in height may be installed along the remaining side and rear lot lines.

7.12.10 Signs
Signage within the Pin Point Historic District shall comply with Sec. 9.3. Signs, including the special sign district standards for the district.

7.12.11 Maintenance of Contributing Resources
Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.22, Prevention of Demolition by Neglect/Proactive Preservation), and all other applicable ordinances and policies.
Sec. 7.13 Pennyworth Island Historic Overlay District

7.13.1 Purpose
The purpose of the Pennyworth Island Historic Overlay District, referred to herein as “Pennyworth Island Historic District,” is to promote the educational, cultural and economic welfare of Chatham County through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within district.

7.13.2 District Boundaries
The boundaries of the Pennyworth Island Historic District are provided in Fig. 7.13-1 below.

Figure 7.13-1
Pennyworth Island Historic District Boundaries

7.13.3 Relationship to Zoning Districts
For the property within the boundaries of the Pennyworth Island Historic District, the regulations for both the base zoning district and this overlay district shall apply. Where there is conflict between the regulations of the base zoning district and the regulations of this overlay district, the regulations of the Pennyworth Island Historic District shall apply.
7.13.4 Certificate of Appropriateness Required
Prior to the commencement of certain work, as identified in Sec. 3.20, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties and any other work which involves land disturbing activities, an approved Certificate of Appropriateness is required.

7.13.5 Criteria for a Certificate of Appropriateness
The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed:

a. The current edition of the Secretary of the Interior’s Standards for the Treatment of Historic Properties as published by the U.S. Department of the Interior;

b. The current edition of the Secretary of the Interior’s Guidelines for the Treatment of Cultural Landscapes as published by the U.S. Department of the Interior;

c. The current edition of the Secretary of the Interior’s Standards for Archeological Documentation as published by the U.S. Department of the Interior;

d. The current edition of the Secretary of the Interior’s Guidelines for Archeological Documentation as published by the U.S. Department of the Interior; and

e. Pennyworth Island Preserve Management Plan adopted by Chatham County.

7.13.6 Signs
Signs shall not be permitted with the exception of historical markers and other signs specifically mentioned in the Pennyworth Island Preserve Management Plan adopted by Chatham County.
Article 7.0 Historic and Other Overlay Districts

Sec. 7.14 Corridor Overlay District [Reserved]

7.14.1 District Description
The Corridor Overlay District is established in order to promote the orderly redevelopment of residential property located along arterial streets. Additionally, the intent shall be to enhance the visual appearance of the corridor and to maintain the long term function of the arterial street. This shall be accomplished by requiring sufficient land assembly for the desired use to ensure that all applicable requirements of this Ordinance will be met.

7.14.2 Boundaries
The standards for the Corridor Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district. Moreover, the boundaries of the Corridor Overlay District shall be limited to property designated as Transitional or Arterial Corridor Transition Overlay (ACTO) on the Future Land Use Map.

7.14.3 Applicability
The standards for the Corridor Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district.

7.14.4 Relationship to Zoning Districts
In all zoning districts for all properties within the boundaries of Corridor Overlay District, the regulations for both the base zoning district and the overlay district shall apply. Whenever there is conflict between the regulations of the overlay district and any other requirement of this Ordinance, the regulations of the overlay district shall apply.

7.14.5 Permitted Uses
a. Within the Corridor Overlay District, the permitted uses are the same as those in the base zoning district unless otherwise specified in this Section.
b. In addition to the permitted uses in the base zoning district, parking associated with a principal use shall be permitted within any base zoning district.

7.14.6 Prohibited Uses
Any use not explicitly allowed in the base zoning district in Sec. 5.4, Principal Use Table, is also prohibited in the Corridor Overlay District with the exception of those uses listed in Sec. 7.14.5 above.

7.14.7 General Development Standards
a. Access
Where a lot fronts both an arterial street and a local street, access shall be obtained only from the arterial street. However, access may be granted to the local street from a corner lot as deemed necessary by the Governing Body Engineer.
Article 7.0 Historic and Other Overlay Districts

Sec. 7.14 Corridor Overlay District 

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b. Lot Width
The minimum lot width along the arterial street shall be 175 feet. Where the recombination of or the width of all contiguous property along the arterial street, whichever is less, results in less than 175 feet, the recombination of such lots shall meet this requirement. Where there are multiple lots, a recombination will be required to achieve the minimum lot frontage.


c. Height
Building height shall be no greater than 40 feet.

d. Prohibition of Residential Conversion
No building constructed for residential use shall be converted to or occupied by a nonresidential use.

e. Building Setback from Local Street
The rear yard setback shall be 50 feet when the rear yard is adjacent to the right-of-way of a local street.

f. Use Buffer Reduction for Frontage Lots
No greater than a Type “A” Use Buffer, as identified in Sec. 9.5, shall be required between properties with original frontage on the arterial street (Fig. 7.14-1).

Use buffers shall be required as follows:

i. When adjacent to a property that was platted to have frontage on the arterial street, a Type “A” Use Buffer, as provided in Sec. 9.5, Landscaping, Screening and Buffers, shall be provided.

ii. When adjacent to a property that was platted to have frontage on the local street, the standard use buffer, as provided in Sec. 9.5, Landscaping, Screening and Buffers, shall be provided. The type of buffer will vary depending on the proposed use.

Comment [m30]: Draft 3 revision.

Comment [m31]: Draft 3 revision.

Comment [m32]: Draft 3 revision.
**Article 8.0 Use Regulations Standards**

**Sec. 8.1 Residential Use Standards for Limited and Special Uses**

The following use standards shall apply to **all** limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts Sec. 5.4, Principal Use Table.

**8.1.1 Three-Four Family**

*In the TR-1 district, no more than two (2) doorways shall be visible from the any block face street, not including lanes.*

**8.1.2 Continuing Care Retirement Community**

a. Such use requires major site development plan review (see Sec. 3.10).

b. Because such use contains a variety of housing types and institutional-type buildings within a campus setting, building standards shall be determined by the Planning Commission at the time of major site development plan review.

c. A perimeter buffer meeting the requirements of a Type C Use Buffer shall be provided except along the street right-of-way. A fence or wall shall not be required. When utility easements exist within this buffer area, an additional 10 feet of buffer width shall be provided outside of the easement to accommodate the required plantings of a Type A Use Buffer.

**8.1.3 Manufactured Homes**

Manufactured homes, Type A and Type B, shall meet all of the following requirements:

a. Manufactured homes shall have been constructed in accordance with the Manufactured Home Construction and Safety Standards, 42, USC §5401 et seq.

b. When a manufactured home is not located in a manufactured home park, no more than one (1) manufactured dwelling shall be permitted on a lot.

c. The manufactured home shall have a length not exceeding four (4) times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis.

d. Exterior wall materials shall consist of brick, masonry or stone, or siding consisting of wood, hardboard, aluminum or vinyl, covered or painted. Corrugated materials are not permitted for exterior walls. Exterior wall materials shall be comparable in composition, appearance and durability to the exterior siding customarily used in site-built residential construction.

e. A skirting or a curtain wall shall be installed and maintained to enclose the entire foundation area and all area below the bottom of a unit, except in those specific instances where prohibited by FEMA flood prevention regulations. The skirting or curtain wall shall be a continuous, complete, opaque and rigid surface that lends permanency to the appearance of the unit and completely screens the crawl space below the unit, except for ventilation and access.

f. The towing assembly, wheels and axles, and transporting lights shall be removed prior to occupancy.
8.1.4 [Reserved] Live-Work Unit

[Use conditions are still under development.]

8.1.5 Children’s Home

a. In the B-L, TN- and TC-zoning districts, no more than 12 children shall be permitted per facility.

b. Where the use is allowed as a special use, the Governing Body shall determine the maximum number of children that may live in the home.

8.1.6 Rooming House

a. An Administrative Permit shall be obtained and renewed yearly.

b. Such use shall be located and accessed only from a road classified as a collector or arterial as identified in Appendix A-1.

c. A rooming house shall not be located within 1,320 feet of another conforming rooming house. For valid, legal rooming houses operating as of the date of adoption effective date of this Ordinance, this provision shall not apply unless such use has ceased operation for at least six (6) months.

d. A bedroom shall be provided for each resident and shall provide at least 80 square feet per resident. The sharing of a bedroom by not more than two (2) individuals is permitted to share a bedroom, provided that a minimum of 80 square feet of floor area per resident is available within the bedroom.

e. At least 20 square feet of interior common living area other than kitchens, hallways, bathrooms and bedrooms shall be provided per guest. The sharing of guest bedrooms is not permitted.

f. Preparation of food shall occur only within a single central kitchen that is accessible to all residents at all hours of the day. If meals are provided by the operator, they may be served only to registered residents.

g. On-site management shall be present on the premises on a 24-hour basis.

8.1.7 Single Room Occupancy

a. The maximum number of residential units shall not exceed the maximum density permitted by the zoning district in which the single room occupancy residence is proposed. For the purpose of determining residential density, two (2) residential units are the equivalent of one dwelling unit. However, where the use is permitted only as a special use, the Governing Body may limit the number of residential units.

b. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1 and shall not be located within 1,320 feet of another single room occupancy residence.

c. At least 200 square feet of interior common area shall be provided for the single room occupancy residence. An additional 10 square feet of interior common area per unit shall be required for each residential unit exceeding 20 units.

d. On-site management shall be present on a 24-hour basis.

e. As of the date of adoption effective date of this Ordinance, new single room occupancy residences shall comply with the following standards:

i. Residential units shall be at least 200 square feet but no more than 400 square feet and include kitchen facilities, living space and a full bath.
ii. On-site laundry facilities shall be provided.

iii. The minimal rental period shall be for one (1) month.

iv. A management plan shall be submitted. The management plan shall contain management policies, including a detailed description of applicant screening policies, criteria and residency requirements; rental procedures and a detailed description of supportive services that will be provided, including a list of service providers.
Sec. 8.2 Agriculture and Resource Extraction Use Standards for Limited and Special Uses

The following use standards shall apply to all limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts, Sec. 5.4 Principal Use Table.

8.2.1 Agricultural Produce Stand/Seafood Stand (not including Farmer's Market)
   Such use shall not be located within a street right-of-way without a valid encroachment permit.
   
   Commentary: For temporary sales, see Sec. 3.13, Temporary Use Permit.

8.2.2.1 Livestock Sales/Auction
   Such use shall be at least 100 feet from any conforming residential use or Residential or Mixed-use district.

8.2.2.2 Surface Mine / Borrow Pit
   a. Applicability
      The requirements of this Section shall apply to all new, expanded or modified surface mining/borrow pit operations as of the effective date of this Ordinance, and shall not affect the validity of any special use permit, site development plan or mining permit approved prior to the effective date of this Ordinance. For the purpose of this Ordinance, a mining or borrow site shall be the affected area subjected to surface mining, the area upon which overburden has been deposited and all other disturbed areas resulting from mining activities.
   
   b. Compliance with Local, State and Federal Laws
      Compliance is required but may not be limited to the following:
      i. O.C.G.A. §12-4-1 (Conservation and Natural Resources, Mineral Resources and Caves);
      ii. Georgia Department of Environmental Protection §391-3-3 (Rules and Regulations for Surface Mining);
      iii. For surface mines/borrow pits within unincorporated Chatham County:
           Chatham County Code, Chapter 24, Article II (Land-Disturbing Activities Ordinance), as applicable and amended;
      iv. For surface mines/borrow pits within the city of Savannah:
           City of Savannah Code Part 8, Chapter 6 (Erosion and Sedimentation Control), as applicable and amended.
   
   c. Exemptions
      The activities provided below are exempt from the requirements of this Section.
      i. Approved Development
      Grading, land clearing, site development and related activities undertaken in accordance with an approved site development plan, building permit or similar permit.
Article 8.0 Use Regulations Standards

ii. Minor Excavation
   Excavation activity which involves the removal of less than 200 cubic yards of material from a single site to another site. For the purposes of this Section, a single site is defined to be one lot or a group of contiguous lots under common ownership.

d. Limitation on Exemptions
   Activities identified in Sec. 8.2.2.c. located within 100 feet of any waters of the State shall follow sound engineering and conservation measures to provide protective barriers, such as dams, berms, silt ponds or other similar structures between the land to be affected and waters or watersheds involved. In addition, all activities shall comply with any required permits from the Georgia Environmental Protection Division, U.S. Army Corps of Engineers or standards from the Governing Body floodplain ordinance, as applicable.

e. Review Procedure
   All applications for Special Use Permit approval of a surface mine / borrow pit shall proceed according to Sec. 3.12, Special Use Permit. An extension of time for an approved special use permit shall be processed as a major amendment according to Sec. 3.12.10.

f. Site Development Plan
   A Site Development Plan shall be submitted in accordance with Sec. 3.10, Site Development Plan in conjunction with the Special Use Permit application. The Governing Body may disapprove, approve or modify the plans so as to meet the purpose of this Section. In addition to the items required in the application checklist, the site development plan shall include:
   i. A plat of the site;
   ii. All property lines, existing structures and uses within 200 feet of the property lines;
   iii. The location and condition of abutting roads and major drainage features;
   iv. A description of truck or transportation routes to be used for transport of minerals, materials or fill, onsite and within 1,000 feet of the site. If a private road is proposed to be used, an authorization letter from the owner of the road;
   v. Location of utility lines and easements on the site;
   vi. Location of septic tanks and drain fields on the site;
   vii. Existing potable water wells within 500 feet of the area to be disturbed.
   viii. Required setbacks for all structures and operations;
   ix. Location of all fences, walls, earth berms or vegetative buffers to be installed or existing on site;
   x. An identification of the areas where surface mining/borrow pit activities, including all internal access roads, are proposed;
   xi. Proposed days and hours of operation;
   xii. Estimated total area, in acres, to be mined;
   xiii. Location of proposed and existing surface mining/borrow pit area located on the site including the types of minerals or materials to be mined or excavated on the site;
   xiv. Proposed method for onsite processing of minerals or materials;

Comment [AB3]: This currently applies in the County only.
xv. Cross-sectional of the proposed depth of areas to be mined and relationship to the wet season high water table and geologic materials, based on test borings performed on the site;

xvi. Proposed location of groundwater monitoring wells on the site;

xvii. Proposed location of buildings and structures on site;

xviii. Proposed location and height of milled asphalt storage piles, stockpiles and spoil or other excavated materials;

xix. Proposed location of tanks for liquids stored on the site;

xx. Dimensions and total square feet of existing and planned impervious areas on the site;

xxi. The anticipated number of trips per day to or from the site.

xxii. A description of how the minerals or materials are to be transported to and from the site, including all types and sizes of carriers to be utilized;

xxiii. Planned uses of the reclaimed area. The use or reuse of each excavated area shall be shown as one or more of the following:

(1) A landfill in which the excavated property is filled and no portion of the excavated property remains as a lake or pond;

(2) A lake or pond consisting of the entirety of the excavated property within which no landfill material may be placed;

(3) Forest land in which excavated property is filled and then seeded or planted with trees; or

(4) Wetlands.

xxiv. The proposed time schedule for the beginning and ending of all surface mining/borrow pit activities. Information to be submitted as a basis for the schedule shall include the following:

(1) Calculations of the volume to be excavated expressed in total cubic yards determined by the dimensions of the excavation area;

(2) Identification of the volume of available fill material on a weekly or monthly basis;

(3) Description of the type of material to be used for fill; and

(4) Description of the proposed frequency of compaction and type of equipment to be used for compaction.

g. Construction Plans

Following special use approval of the proposed surface mine/borrow pit, construction plans shall be submitted to and approved by the Governing Body Engineer. No activity shall take place, except for securing the property or continuing existing surface mining for which a permit was previously granted, until the construction plans have been approved by the Governing Body Engineer. Such plans shall include but not necessarily be limited to the following:

i. A scale drawing of the site including adjacent property and location of all buildings within 200 feet of the property lines.

ii. Location and condition of abutting roads and proposed principal route to and from the site and the location of on-site roads to serve areas of activity and points of ingress and egress at the site.

iii. Topography of the area including contours, easements and major drainage features.

Comment [AB4]: Note: Not in current ordinance, but permitted by the state.
iv. Existing and proposed land use plan approved as part of the Special Use Permit.

v. A time schedule for start and completion of surface mining activities for each area designated for such use within the time frame set by the Governing Body upon approval of the Site Development Plan.

vi. Provisions for erosion and sedimentation control.

vii. Reclamation Plan

A reclamation plan, prepared and sealed by a professional engineer registered in the state of Georgia. The plan shall describe the proposed mining and land reclamation operations and procedures to be followed. The plan shall include the following information:

1. Areas to be Reclaimed

The total area of the entire mined, excavated or otherwise disturbed area that is to be reclaimed, in both percent of site area and total acres, as well as an annual schedule for the areas to be reclaimed.

2. Reclamation Methods

A description of the manner in which restructuring, reshaping and revegetation will be accomplished.

3. Reclamation Timetable

A timetable detailing the estimated time periods for stages of reclamation and reuse after the mining, excavation and fill activity has been completed. A time limit for completion of reclamation shall not be placed on areas reserved for slime ponds or settling ponds in mining operations.

4. Potential Future Uses of Site

The potential and/or planned uses of the reclaimed area. Areas utilized for mining operations shall not be reused for residential purposes, except where engineering data is submitted showing that there has been adequate compaction to allow the type of residential construction proposed.

5. Proposed Erosion Control

Proposed erosion control measures, including final site grading, final slopes and the locations and types of trees, grasses or other plant materials to be utilized.

6. Water Bodies and Stormwater Facilities

The location, size and water elevations of any water bodies or stormwater facilities proposed as a permanent feature following mining operations. The proposed method for retaining water levels in permanent lakes.

h. Site Development Standards

i. Screening and Buffering

A natural or landscaped buffer of at least 75 feet in width shall be provided along the entire boundary of the property. Where the site is adjacent to or within 300 feet of a residential use or zoning district, the buffer shall be at least 100 feet in width. Points of access shall be given exception from these minimum buffer requirements. To the greatest extent possible, natural vegetation and foliage existing on the site shall be retained to establish buffers. If the natural vegetation and foliage does not provide adequate visual buffer or noise attenuation, additional plantings, fences, earth berms or similar materials may be required by the City Landscape Architect or County Arborist.
Article 8.0 Use Regulations Standards

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ii. Maximum Heights

(1) Buildings and Structures
All buildings and structures shall comply with the height limit of the zoning district in which the mining or excavation and fill operation is located, and may be further limited by the conditions of the special use permit.

(2) Stockpiles, Spoil Piles and Storage of Materials
Spoil piles, stockpiles or storage of excavated materials shall not exceed 50 feet in height, and may be limited further by the conditions of the special use permit.

i. General Operation Standards
The following standards shall apply to surface mining operations as shown in the approved Construction Plans. The standards shall be in addition to control measures imposed by the Georgia Environmental Protection Division.

ii. Prohibited Activities
Unless permitted by the special use permit, the activities listed below are prohibited in association with a surface mining/borrow pit operation.

(1) Surface Waters and Wetlands
Mining shall not be permitted in surface waters or wetlands, except as provided in the applicable requirements of this ULDC. Water shall not be diverted from natural stream channels and drainage ways shall not be interrupted or relocated except as provided in the approved development plan and as approved by GA EPD.

(2) Operations in Groundwater
Mining shall not be permitted in groundwater of the Floridan or intermediate aquifer systems, except as provided in the applicable requirements of the Florida Administrative Code. Groundwater withdrawals permitted as part of an approved mining operation shall not result in a lowering of the potentiometric levels of an aquifer beyond the boundaries of the approved mining or excavation and fill operation.

(3) Vibration
Vibration resulting from any mining operation sufficient to cause damage of any kind to persons or property not included within the approved area of operation.

(4) Blasting
Where specifically permitted by the conditions of a special use permit, blasting or other use of explosives shall comply with all applicable federal, state and local standards.

(5) Degradation of Water Quality
No trash or other materials shall be deposited into water-filled pits or low areas with standing water. For such water-filled areas, a 24-hour per day pumping operation shall be required to an approved drainage structure. Drainage shall be conducted in a manner which shall not have an adverse effect on the environment or cause any damage or problem to other properties.

ii. Hours of Operation
Mining activities shall occur only from sunrise to sunset, Monday through Saturday. More limited hours of operation may be imposed at the time of special use permit approval.
iii. Access
Access to the site shall be controlled and monitored by a responsible agent of the operator. Signs shall be posted at the site to forbid trespass. Access shall be limited to authorized entrances which shall be closed when the site is not in operation.

iv. Access Routes
Mining operations shall be permitted only at sites served by roads adequate to accommodate the projected truck traffic. Access shall not be permitted from an interior road through a platted subdivision unless the excavation is specifically designed to facilitate the completion of the subdivision in which the haul route is located. Haul roads through platted subdivisions must be closed prior to the issuance of the first Certificate of Occupancy along the haul road. If access to a site is over an unpaved segment of public road, the operator shall be responsible for maintenance of the unpaved segment in a satisfactory operating condition.

v. Temporary Road Stabilization
On the site of mining operations, the use of milled or crushed asphalt is permitted for road stabilization. Asphalt used for this purpose may be stored temporarily within an unexcavated area or a reclaimed area of the site. The material shall be removed from a roadway when it is no longer in use. On-site disposal or burial of asphalt is prohibited. The development plan shall include an identification of all areas proposed as asphalt or material storage areas and a procedure for the disposal of material utilized for temporary road stabilization.

vi. Dust Controls
Mining activities shall be operated in a manner that shall minimize dust emissions. Dirt roads within the site and unpaved public roads in the vicinity used for access to and circulation within the project may require dust retardant treatment at the expense of the operator. The use of suppressants as a dust retardant technique shall be evaluated by the Governing Body Engineer and receive approval before their use is permitted.

vii. No trash or other materials shall be deposited into water-filled pits or low areas with standing water. For such water-filled areas, a 24-hour per day pumping operation shall be required to an approved drainage structure. Drainage shall be conducted in a manner which shall not have an adverse effect on the environment or cause any damage or problem to other properties.

viii. The operator shall be responsible for the control and proper disposal of incidental litter by providing fencing or other physical barriers as necessary and by policing the site. The operator shall be responsible for prompt cleanup of any waste dumped within 500 feet of the premises.

ix. Rodents and insects shall be controlled.

x. Test Borings
For proposed new or expanded mining operations, test borings shall be required to delineate geologic conditions, and to determine the interface between the surficial and Floridian aquifers and the locations of groundwater tables on a site. In existing operations, new test borings shall be performed prior to development of new excavation or mining areas. At a minimum, the test borings shall comply with the standards listed below.

i. Minimum Depth
All borings shall be conducted to a depth of not less than 10 feet below the deepest proposed mining or excavation.
ii. Maximum Spacing
   All borings shall be spaced at a minimum of 500-foot intervals in two transverse directions.

iii. Log Content
   The boring log shall indicate the geologic description and thickness of all strata encountered, including topsoil, overburden, mineral deposit or material to be mined or excavated and material immediately underlying the mineral deposit or material, and the position of the groundwater in relation to individual borings.

xii. Method of Excavation
   All excavation of overburden shall be accomplished in a manner conducive to segregated stockpiling of differing geologic materials. Topsoil, clean sands and clayey soils shall each be stockpiled separately or layered in stockpiles in such a manner as to avoid commingling of differing geologic materials, and in all cases care shall be taken to avoid contaminating topsoil with clayey materials.

j. Reclamation Standards for Surface Mining / Borrow Pit Sites
   The following standards shall apply to the reclamation of surface mining sites upon the completion of operations. These standards shall be in addition to control measures imposed by the Georgia Environmental Protection Division, including those measures specified in the Division's Rules and Regulations for Land Reclamation relating to control of erosion and siltation and to the protection of public roads and public waters from the adverse effects of surface mining. In addition to the state-imposed controls mentioned above, the following local standards shall apply:

i. Reclamation shall be done to the extent possible concurrent with excavation on an annual basis as lands become available, and in any case shall be completed within 12 months from the cessation of operations and shall be carried on in a manner that will achieve the objectives of the approved land use plan.

ii. Abandoned or worn-out equipment shall not be permitted to remain on the site and large rocks and debris such as stumps, logs, and timber shall be removed from the site or buried.

iii. All structures, buildings and foundations associated with operations shall be removed from the site or buried unless they are compatible with reclamation objectives.

iv. The perimeter of any lake or pond shall be graded and sloped so as to achieve the following standards:
   (1) The water depth around the perimeter of the lake as measured 12 feet from the shoreline shall not be less than three (3) feet or more than four (4) feet so as to provide for safety and aquatic weed control at the shoreline.
   (2) Beyond the 12 foot mark as measured from the shoreline, the slope shall not exceed a horizontal to vertical ratio of 3:1 in the County or 3:2 in the City to a water depth of seven (7) feet.
   (3) Beyond the seven (7) foot depth, the slope shall not exceed a horizontal to vertical ratio of 1:1.
   (4) The primary water body shall provide a minimum depth of four (4) feet including seasonal variations in water levels.

v. The water within any lake or pond shall be free of underwater hazards including poles, pilings, abandoned equipment, etc.
vi. If a lake or pond is included as a permanent feature of the reclaimed site, access to the lake shall be controlled by means of a wire or chain link fence to be constructed to a minimum height of six (6) feet. Provided, however, this provision may be waived by the Planning Commission when such lake or pond is designed to provide an amenity to an adjoining residential development or is open to the general public for recreational purposes.

vii. Soil Restoration

Upon completion of the mining operation, restoration of the ground surface shall be accomplished by replacement of each of the differing soil types in reverse sequence from that in which they were removed. Each separate layer, horizon or geologic strata shall be replaced and consolidated before the succeeding layer is replaced. Topsoil uncontaminated with clayey materials shall be placed as the final surface cover on all mining operations.

viii. Final Contours

Contours shall be regraded as closely as possible to those existing originally on the site unless the reclamation plan has established an alternate set of contours as being more desirable for the final intended use of the reclaimed land. If the nature of mining operations is such that quantities of available spoil material are not adequate for restoration to original contours, than the site shall be reclaimed so that no slope is steeper than one (1) foot of vertical run to six (6) feet of horizontal run, except in the case of limerock cuts, which shall be left at a stable slope.

k. Enforcement of Operation and Reclamation Standards

The Governing Body Engineer shall be responsible for regular inspections of surface mining sites and for the enforcement of standards set forth within this Section. Failure of the operator to comply with any of these regulations shall be grounds for closure of the site or other legal action as deemed appropriate.

l. Certification of Approved Plans

Site development plans approved by the Planning Commission, as certified by the Planning Director, shall be submitted to the Governing Body Building Official and Governing Body Engineer for the issuance of applicable permits and for monitoring and enforcement of the provisions of these regulations and approved development plans.

A certified copy of the approved development plans including a land use plan and any protective covenants on the property, permitted uses and development standards, protecting buffer easements, permanent open spaces, and other easements, shall be forwarded by the Planning Director to the Clerk of Superior Court of Chatham County, Georgia, to be recorded. The MPC shall provide the developer and the Governing Body Engineer with the subdivision map book number and page number in which the development plan and covenants have been recorded by the Clerk of Superior Court. The cost of such recording shall be paid by the developer and shall be deposited with the MPC prior to such recording.

m. Variances.
Sec. 8.3 Civic Use Standards for Limited and Special Uses

The following use standards shall apply to all limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts, Sec. 5.4, Principal Use Table.

8.3.1 Cemetery (Mausoleum, Columbarium, Memorial Park)

a. Vehicular access shall be from a collector or arterial street as identified in Appendix A-1.

b. Burial plots, mausoleums, and columbariums shall not be located within the required front yard setback nor be located less than 100 feet from the property line of any conforming residential use or Residential zoning district.

c. Burial plots shall set back at least 100 feet from a potable well or water source. The Chatham County Health Department may decrease or increase this setback based on probable possible contamination of the water source.

d. All mausoleums and columbariums shall be set back not less than 200 feet from any property line.

e. Crematoriums must be setback at least 300 feet from the property line of any conforming residential use or Residential zoning district.

f. For-profit cemeteries (those not governmentally owned, related to a church, synagogue or fraternal organization or a private family burial ground) shall be developed in accordance with the Georgia Cemetery and Funeral Services Act, as amended (O.C.G.A. § 10-14-1 et seq.).

8.3.2 Cemetery, Private Family Burial Ground

a. Burial plots shall not be located within the required front yard setback nor be located less than 50 feet of any property line.

b. Burial plots shall set back at least 100 feet from a potable well or water source. The Chatham County Health Department may decrease or increase this setback based on probable possible contamination of the water source.

c. Such burial ground shall be located on a lot or tract of land of not less than one (1) acre in size.

d. The sale, lease or transfer of ownership of individual burial plots within a family burial ground to non-family members is prohibited.

e. A plat designating the approved site as a private family burial ground shall be submitted and recorded in accordance with the applicable subdivision review procedures for minor subdivision plats as a condition of approval.

8.3.3 Cemetery, Pet

a. Burial plots shall not be located within the required front yard setback nor be located less than 100 feet from the property line of any conforming residential use or Residential zoning district.

b. Burial plots shall set back at least 100 feet from a potable well or water source. The Chatham County Health Department may decrease or increase this setback based on probable possible contamination of the water source.
8.3.4 Wildlife Refuge
Any area used for the keeping of animals enclosures shall be set back at least 100 feet from the property line of any conforming residential use or Residential district.

8.3.5 Emergency Medical Services (EMS) Substation/Ambulance Service
a. Vehicular access shall be limited to a street classified as a collector or arterial as identified in Appendix A-1.
b. No greater than three (3) emergency vehicles shall be stored or parked on the premises at any given time.

8.3.6 Shelter, emergency
a. No more than 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time. The Governing Body may approve more than 50 persons with a Special Use Permit.
b. There shall be at least 50 square feet of space in the building for each occupant.
c. Meals may be provided only for individuals temporarily housed within the shelter.
d. At least one (1) full-time on-site manager shall be provided for every 25 persons housed in the facility.
e. Such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line, of another emergency shelter or transitional shelter.

8.3.7 Shelter, transitional
a. No more than 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time. The Governing Body may approve more than 50 persons with a Special Use Permit.
b. There shall be at least 100 square feet of space in the building for each occupant, including staff.
c. Meals may be provided only for the individuals temporarily housed within the shelter.
d. At least one (1) full-time resident manager shall be onsite at all times provided for every 25 persons housed in the facility.
e. Such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line, of another transitional shelter or emergency shelter.

8.3.8 Soup Kitchen
a. The hours of operation shall be limited to between 7:00 a.m. and 8:00 p.m.
b. Unless operated as an accessory use by a place of worship or other non-profit organization, and on the same property as the principal use, the following conditions shall apply:
   i. The use shall not be located within 500 feet of any Residential zoning district.
   ii. The use shall be located on a street classified as a collector or arterial as identified in Appendix A-1.
8.3.9 Child/Adult Day Care Home

a. In any Residential zoning district and any TN-zoning district, the use shall be located on a street classified as a collector or arterial as identified in Appendix A.1.

b. The operator shall reside in the day care home.

c.b. The hours of operation shall be limited to between 6:30 a.m. and 7:00 p.m.

d.c. Signage for such use shall be in accordance with Sec. 8.7.11.b.ix.

e.d. Additional child day care home standards:

i. A child day care home shall provide 100 square feet of outdoor play space per child.

ii. The outdoor play area for a child day care home shall be screened by an opaque fence that is at least six (6) feet in height.

iii. A license for the operation of such use shall be obtained pursuant to Article M of the City of Savannah Code of Ordinances or Chapter 16, Article VI of the Chatham County Code of Ordinances, as amended. The agency-home shall also be licensed by the State of Georgia.

e.f. Additional adult day care home standards:

An adult day care home shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care", as amended.

8.3.10 Child/Adult Day Care Center

a. Child day care center standards:

i. At least 100 square feet of outdoor play space per child shall be provided.

ii. The outdoor play area for a child day care center shall be screened by an opaque fence that is at least six (6) feet in height.

iii. A license for the operation of such use shall be obtained pursuant to Article M of the City of Savannah Code of Ordinances or Chapter 16, Article VI of the Chatham County Code of Ordinances. The agency-center shall also be licensed by the State of Georgia.

b. Adult day care center standards:

An adult day care center shall comply with the Department of Human Resources "Standards for Adult Day Care", as amended.

c. Additional child/adult day care center standards:

d.c. Within any district requiring special use approval, the following standards shall apply:

i. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A.1.

ii. The number of enrollees shall be determined by the Governing Body.

iii. The hours of operation shall be limited to between 6:30 a.m. and 7:00 p.m.
8.3.11 Child/Adult Care Home, 24 hour

a. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1.

b. Signage for such use shall be in accordance with Sec. 8.7.11.b.ix.

c. Additional child day care center/home standards:
   i. At least 100 square feet of outdoor play space per child shall be provided.
   ii. The outdoor play area for a child day care home shall be screened by an opaque fence that is at least six (6) feet in height.
   iii. A license for the operation of such use shall be obtained pursuant to Article M of the City of Savannah Code of Ordinances or Chapter 16, Article VI of the Chatham County Code of Ordinances. The agency/home shall also be licensed by the State of Georgia.

d. Additional adult day care center/home standards
   An adult day care home shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care", as amended.

8.3.12 Child/Adult Care Center, 24 hour

a. The outdoor play area for a child day care home center shall be screened by an opaque fence that is at least six (6) feet in height.

b. A license for the operation of such use shall be obtained pursuant to Article M of the City of Savannah Code of Ordinances or Chapter 16, Article VI of the Chatham County Code of Ordinances. The agency/center shall also be licensed by the State of Georgia.

c. An adult day care home center shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care", as amended.

d. Within any district requiring special use approval, the following standards shall apply:

   i. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1.

   ii. The number of enrollees shall be determined by the Governing Body.

8.3.13 College, Community College, University, Seminary; Educational building used by a college, university or seminary

a. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1 as of [the effective date of this Ordinance].

b. In the D-R district, such use shall be located on a corner lot unless a special use permit is approved subject to Sec. 3.12 to allow such use on an interior lot.

8.3.14 School, public or private (Pre-K-12) (public or private)

Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1 as of [the effective date of this Ordinance].
8.3.15 **Place of Worship**

The following use conditions do not apply within the TN-2 zoning district:

a. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1 unless a special use permit is approved subject to Sec. 3.12 to allow such use on any other street classification.

b. Any building shall be set back at least 50 feet from any Residential zoning district or residential-use property.

8.3.16 **Private Club, Lodge, Private Membership Club**

Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1.

8.3.17 **Private Club, Lodge, Private Membership Club with Facility Rental**

a. Such use shall be located on a street classified as a collector or greater arterial as identified in Appendix A-1.

b. When the property is located adjacent to any RSF-, RTF or TR- zoning district, the hours of operation shall be limited to between 9:00 a.m. and 10:00 p.m. unless extended hours are approved by the Governing Body as part of a Special Use Permit.

8.3.18 **All Detention and Correctional Facilities except Correctional Transition Facility**

As of [date of adoption/the effective date of this Ordinance], such use shall not be located with 1,320 feet of any Residential or Mixed-use zoning district, or adjacent to a residential use in any other zoning district.

8.3.19 **Correctional Transition Facility**

a. As of [the effective date of this Ordinance], such use shall not be located with 1,320 feet of any Residential or Mixed-use zoning district, or adjacent to a residential use in any other zoning district.

b. Applicants applying for a special use permit to locate or relocate such use shall comply with the special notice and public hearing requirements as required by O.C.G.A. §36-66-4.

c. The approval and/or issuance of a special use permit for operation of such use may precede the issuance of permits or licenses from the State of Georgia, provided however that any special use permit granted under the terms of this Ordinance shall be conditioned on the issuance of the appropriate permits, licenses or registrations required by the State of Georgia.

8.3.20 **Substance Recovery Facilities**

a. Applicants applying for a special use permit to locate or relocate a substance recovery facility for the treatment of drugs or narcotics, not to include alcohol, shall comply with the special notice and public hearing requirements as required by O.C.G.A. §36-66-4. The application for a special use permit shall identify the specific type of substance recovery facility proposed.

b. The approval and/or issuance of a special use permit for operation of a substance recovery facility may precede the issuance of permits or licenses from the State of Georgia, provided however that any special use permit granted under the terms of this Ordinance shall be...
conditioned on the issuance of the appropriate permits, licenses or registrations required by the State of Georgia.

c. A substance recovery facility shall not be located within 2,6840 feet of another substance recovery facility or a correctional transition facility, or within 1,320 feet of a Residential zoning district.

d. Within the TC- districts, a residential substance recovery facility shall be limited to no more than 12 residents.

Commentary: As identified in O.C.G.A, §36-66-4, the notice and public hearing requirements are only for drug rehabilitation centers and other facilities for the treatment of drug dependency. Alcohol is not a drug.
Sec. 8.4 Commercial Use Standards for Limited and Special Uses

The following use standards shall apply to all limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts, Sec. 5.4, Principal Use Table.

8.4.1 Office, general

Such use shall be limited to not more than 25% of the total building square footage, not including building area used solely for boat storage or repair, unless additional square footage is permitted subject to approval of a special use permit in accordance with Sec. 3.12.

8.4.2.1 Day Labor Employment Center

a. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A.

b. All activities shall occur within a fully-enclosed building.

8.4.2.3 Office, Medical

In the D-R district, such use shall be located on a corner lot.

8.4.3.4 Office, Utility/Contractor

a. With the exception of vehicle parking, all activities shall be conducted entirely within a fully-enclosed building.

b. Combustible materials and chemicals shall be stored in compliance with all local, state and federal regulations.

8.4.4.5 Studio/Multimedia Production Facility

a. Only one (1) accessory satellite dish or accessory fixed point microwave transmission tower shall be permitted. If additional broadcasting equipment is proposed, such equipment shall be subject to use approval by the Governing Body in compliance with Sec. 3.12, Special Use Permit.

b. The building shall be designed with a STC rate of 52 as set forth in the most recent version of Architectural Graphics Standards. This shall not apply to uses existing as of [the effective date of this Ordinance].

8.4.5.6 Indoor Firearm Range

a. Such use shall be within a fully-enclosed building.

b. The facility shall be designed with a STC rate of 70 as set forth in the most recent version of Architectural Graphics Standards.

8.4.7 Teen Club

a. The hours of operation shall be limited to the hours between 7:00 a.m. and 11:00 p.m.

b. All activities shall occur indoors.
8.4.68.4.8 Campground, Recreational Vehicle Park

a. Such use shall be no less than five (5) acres in size.

b. The outdoor storage of non-occupied recreational vehicles or watercraft, shall not exceed five percent (5%) of the size of the site or one-half (0.5) acre, whichever is less. Such storage shall not be permitted in the C zoning district.

c. The storage of watercraft shall not be permitted.

d. Permanently structures shall not be permitted in the C zoning district. This does not include a caretaker’s quarters.

e. When such use is adjacent to any conforming residential use, then a landscaped buffer meeting the planting requirements of the Type B Use Buffer (Sec. 9.5, Landscaping, Screening and Buffers) is required.

8.4.78.4.9 Drive-in Theater

a. The theater screen shall be set back not less than 50 feet from any property line. The projection side of the screen shall not be visible from adjacent roads.

b. Driving and parking areas shall be treated with a suitable material(s) to prevent dust as approved by the Governing Body Engineer.

c. Outdoor loudspeakers shall be prohibited.

d. The theater screen may exceed the maximum height limit of the zoning district in which it is located.

8.4.88.4.10 Outdoor Amusement

a. Such uses shall be located on a roadway classified as a collector or arterial as identified in Appendix A-1.

b. Food sales shall be limited to vending machines only.

c. Only the following outdoor amusement uses are permitted: paintball facility, outdoor archery, skateboarding, BMX facilities, golf driving ranges not associated with a golf course and similar uses.

d. No more than 25% of the office area or 500 square feet, whichever is less, shall be used for the sale of products. This shall not include the rental of items used onsite.

e. Such use shall provide a minimum 50 foot wide landscaped buffer meeting the planting requirements of the Type E Use Buffer (Sec. 9.5, Landscaping, Screening and Buffers) when located adjacent to a conforming residential use or any Residential zoning district.

8.4.98.4.11 Outdoor Firearm Range

a. Such use shall be no less than five (5) acres in size unless a reduced amount is approved by the Governing Body in compliance with Sec. 3.12, Special Use Permit.

b. Where such use is located adjacent to a conforming residential use or any Residential zoning district, a minimum 50 foot wide landscaped buffer meeting the planting requirements of the Type E Use Buffer (Sec. 9.5, Landscaping, Screening and Buffers) shall be provided.
c. Outdoor firearm ranges in the county shall adhere to the standards for “Shooting Matches” pursuant to Chapter 21, Article II, Section 205 of the Chatham County Code of Ordinances, as amended.

d. The hours of operation shall be determined by the Governing Body in compliance with Sec. 3.12, Special Use Permit.

8.4.108.4.12 Racetrack / Drag Strip / Motocross Facility

a. The track shall be set back at least 200 feet from any property line.

b. In the County, such use shall adhere to the standards for “Racing on Private Property” pursuant to Chapter 12, Article I, Section 105 of the Chatham County Code of Ordinances, as amended.

c. In the county, such use shall adhere to Chapter 22 of the Chatham County Code of Ordinances, as amended. In the city, such use shall adhere to Part 9, Chapter 5, Article A of the City of Savannah Code of Ordinances, as amended.

d. Comply with Chatham County Health Department regulations.

8.4.128.4.13 Stadium or Outdoor Arena; Commercial Amphitheater; Outdoor Sports Facility or complex

When more than 250 seats are proposed, such use shall be subject to use approval by the Governing Body in compliance with Sec. 3.12, Special Use Permit.

8.4.14 Convenience Store

8.4.438.4.15 Convenience Store with Fuel/Gas Sales; Fuel/Gas Station

a. Fuel Canopies

i. The canopy shall conform to the setback requirement of the zoning district. However, the canopy shall be located no closer than 15 feet to any side or rear property line.

ii. The only portion of the canopy band that may be backlit shall be the area behind any permitted signage.

e. The following standards shall apply in any TC- or D- or B-N-zoning district:

i. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1.

ii. A maximum of four (4) pumping stations (serving up to four (4) eight (8) vehicles simultaneously) shall be permitted by right. For sites developed or expanded after the effective date of this Ordinance. Additional pumps may be requested as a special use according to Sec. 3.12 Special Use Permit. Within the D-X zoning district, this standard shall only apply to properties located within a local historic district as identified in Article 7.0 Historic and Other Overlay Districts.

iii. Freestanding vents shall not be permitted.
f. Fuel Canopies

iv. The canopy shall conform to the setback requirement of the zoning district. However, the canopy shall be located no closer than 15 feet to any property line.

v. The canopy shall not exceed the height of the principal building, but in no case shall the canopy height exceed 20 feet.

vi. The only portion of the canopy band that may be backlit shall be the area behind any permitted signage.

c. Within any TC- district not located in a local historic district, the following standards apply:

i. The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.

ii. The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.

iii. A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

iv. Within any TC- or D- or B-N zoning district, the following standards shall apply:

(1) The entire canopy, including columns and roof, shall be integrated structurally and architecturally compatible with the design of the principal building.

(2) The entire canopy, including columns and roof, shall be constructed of building materials consistent with that of the principal building, including the roof and should be complementary to the overall color scheme of the building façade from which it projects.

(3) A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

g-d. Accessory Automatic Car Wash

An automatic car wash shall be subject to the following:

i. The structure shall be completely enclosed except for vehicle ingress and egress.

ii. The 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 structure shall be constructed of building materials consistent with that of the principal building, including the roof.

iv. The hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m., when located adjacent to any Residential zoning district or any conforming residential use.

8.4.148.4.16 Flea Market; Farmer’s Market; Open Air Market

a. Such use shall be located under a permanent roof.

b. Any new flea market, farmer’s market or open air market established after the date of adoption the effective date of this Ordinance shall be accessed from a street classified as a collector or arterial as identified in Appendix A-1.
Commentary: These standards apply only to permanent markets on private property. Temporary markets on private property must comply with the temporary use permit requirements of this Ordinance. The County and City have separate permitting requirements separate from this Ordinance for public property.

8.4.158.4.17 Food-oriented Retail
In the D-R district, the following standards apply:

a. Such use shall be located on a corner lot.

b. The hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

8.4.168.4.18 Manufactured/Modular Home, Storage Building, Carport Sales
Display areas for the sale of manufactured or modular homes, storage buildings, vehicle/watercraft carports and covers shall comply with the following standards:

a. Such use shall also comply with Sec. 9.7 Principal Use Outdoor Storage and Display.

b. All required drive aisles and parking spaces shall be designed in accordance with Sec. 9.3, Off-street Parking and Loading.

c. Repair activities and the storage of replacement and/or discarded parts and accessories shall be completely screened from all adjacent property lines by an opaque wall or fence. The screening wall/fence shall be constructed of wood, brick, stone, masonry units, or other similar material and shall be eight (8) feet in height.

d. All manufactured or modular homes, storage buildings, vehicle/watercraft carports and covers shall be located in the display area shown on the approved site development plan.

e. Manufactured or Modular Home Display Areas

i. A minimum separation of at least 10 feet shall be maintained between structures/display pads.

ii. The space between the foundation supports for such homes that are visible from the right-of-way shall be screened with some type of material (skirting, low fence or landscaping).

iii. The installation of such homes shall comply with the International Building Code.

iv. Homes that are open for public display shall comply with the Americans with Disabilities Act (ADA). The access to the home shall have a permanent appearance. Where display homes are utilized for office purposes, the entire structure shall comply with ADA standards for commercial structures.

v. Portions of any display area not included in individual display pads shall be grassed or mulched.

vi. In addition to the landscaping requirements in Sec. 9.5, Landscaping, Screening and Buffers, the display area for manufactured and modular home sales shall include the installation of one (1) ornamental tree or shade tree, two (2) medium shrubs and six (6) small shrubs per display pad to be included in the display area. The location of the plantings shall be such that the area has a permanent, residential appearance.

f. Storage Building, Vehicle/Watercraft Carport and Cover Display Areas

A minimum separation of at least five (5) feet shall be maintained between structures/display pads.
8.4.178.4.19 Outdoor Sales

a. Items to be sold may be displayed in front yard of the principal structure on the site. The area used for outdoor display shall be limited to no more than 50% of the front yard. All other items to be sold shall meet the screening requirements of Sec. 9.7.4.f.

b. Such use shall also comply with Sec. 9.7 Principal Use Outdoor Storage and Display.

c. Storage Building, Vehicle/Watercraft Carport and Cover Display Areas

A minimum separation of at least 5 (5) feet shall be maintained between structures/display pads.

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8.4.188.4.20 Package alcohol sales; Liquor Store; Wine or Beer Specialty Shop [Reserved]
b. In the County, the sale of alcoholic beverages shall be solely for consumption off-premises and shall be subject to the Chatham County Code of Ordinances, Chapter 17, as amended. In the City, the sale of alcoholic beverages shall be solely for consumption off-premises and shall be subject to City of Savannah Code of Ordinances, Part 6, Article H, as amended.

c. No dispensing of alcoholic beverages for consumption by the drink or sales of cups of ice shall be permitted. Consumption of alcohol and loitering shall not occur on the premises or on public rights-of-way adjacent to the premises.

8.4.198.4.21 Pawnshop

a. Such use shall be located a minimum of 500 feet, as measured in any direction from property line to property line, from any existing pawnshop.

b. In the city, such use shall be subject to City of Savannah Code of Ordinances, Chapter 1, Article A. In the County, such use shall be subject to Chatham County Code of Ordinances, Chapter 16, Article XI.

8.4.22 Pharmacy

In the OI and OI-E zoning districts, such use shall not exceed 2,500 square feet.

8.4.208.4.23 Plant Nursery; Garden Center

In the TC-2 and D-X zoning districts, outdoor storage and display is limited to live plant material only. Plants, shrubs and trees such use shall also comply with Sec. 9.7 Principal Use Outdoor Storage and Display.

c. All bulk materials stored/displayed outdoors shall be fully screened from adjacent properties and rights of way by a fence, wall or berm. The screening wall/fence shall be constructed of brick, stone, masonry units or other similar material and shall be eight (8) feet in height. A berm may include a combination of fencing and/or plantings to achieve a height of at least eight (8) feet. The design of the berm shall be approved by the Governing Body Engineer.

d. Items stored within the screened area shall not be stacked more than 12 feet in height.

8.4.218.4.24 Warehouse or Office Showroom/Flex Space

a. Such use shall be located on a street classified as an arterial as identified in Appendix A-1.

b. Loading docks and bays shall not face a street right-of-way.

c. Ratio of storage/warehouse area to showroom/retail area shall not exceed 3 to 1.

d. The storage/warehouse shall not exceed 25,000 square feet.

e. Outdoor storage shall not be permitted.

8.4.228.4.25 Animal Services, Indoor

a. The facility shall be designed with a Sound Transmission Class [STC] rate of 52 as set forth in the most recent version of Architectural Graphics Standards.

f.b. In the D-R zoning district, only those facilities operating as of [the effective date of this Ordinance] shall be permitted.
8.4.238.4.26 Animal Services, Outdoor
Outdoor runs and play areas shall be at least 200 feet from the property line of any conforming residential use or Residential zoning district.

8.4.248.4.27 Check Cashing, Title Pawn, Payday Loan, Bail Bond
A check cashing, or title pawn, or payday loan, or bail bond establishment shall be located at least 1,000 feet, as measured in any direction from property line to property line from any other check cashing, or title pawn, or payday loan, or bail bond establishment.

8.4.258.4.28 Crematorium
Such use shall be located at least 300 feet from any Residential zoning district or the property line of any conforming residential use.

8.4.29 Personal Service Shop
In the B-M district, such use shall be limited to not more than 25% of the total building square footage, not including building area used solely for boat storage or repair.

8.4.268.4.30 Self-service Storage Facility
a. Such use shall be contained within a fully-enclosed building. However, outdoor storage of watercraft, travel trailers, recreational vehicles and vehicles may be permitted in accordance with Sec. 9.7 Principal Use Outdoor Storage and Display and Sec. 8.4.35.c.i, unless otherwise stated.

b. The following activities shall be prohibited for such use:
   i. Commercial, wholesale or retail sales; flea markets; peddling; or garage sales. However, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials once per month to settle unpaid storage bills in accordance with State of Georgia regulations;
   ii. Servicing, repair or fabrication or motor vehicles, watercraft, trailers, lawn mowers, appliances or other similar equipment;
   iii. The operation of a transfer-and-storage business;
   iv. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment except when needed for maintenance of the use;
   v. Any activity that is noxious or offensive because of odors, dust, noise, fumes or vibrations;
   vi. The storage of hazardous chemicals, flammable liquids or combustible and explosive materials; and
   vii. The habitation of storage units by humans or animals.

c. The following standards shall apply to storage with internally accessed units:
   i. All storage units shall be accessed internally. External doors to individual units shall not be permitted;
   ii. No more than two (2) consolidated loading areas are permitted to the rear or side of the building.

d. The following standards shall apply to storage with externally accessed units (also referred to as mini-storage) within the B-N and B-C zoning districts:
Article 8.0 Use Regulations Standards

Sec. 8.4 Commercial Use Standards for Limited and Special Uses

8-26

i. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A.

ii. A Type C Use Buffer in accordance with Sec. 9.5. Landscaping - Screening and Buffers shall be established along any side of the property where such use abuts any Residential zoning district or conforming residential use. The wall of such use may be used to meet the fencing requirement of such buffer if the following conditions are met:

(1) The surface material of the wall shall comply with Sec. 9.5.4(v)(l)(a). However, wood shall not be permitted.
(2) There shall be no doors or other openings in the wall.
(3) There shall be no drive aisles or outside storage areas between the wall and the property line.
(4) Where there is no building wall, a wall of the same color and surface material shall be the same as the wall of the buildings.

iii. Where the end wall of the self-service storage facility is visible from a public right-of-way, the wall shall be screened by a vine or shrubs meeting the following standards:

(1) No more than 30% of the plant material may be deciduous.
(2) The number of shrubs to be planted shall be calculated at a ratio of one (1) shrub per five (5) linear feet of wall.
(3) Shrubs shall be a minimum of two (2) feet tall at the time of installation and shall be of a variety that under normal circumstances will grow to be at least four (4) feet tall within three (3) years of erection of the structure.
(4) Shrubs may be installed in a linear fashion or in a staggered, clustered or grouped fashion with no more than 10 linear feet of blank wall resulting at any given location.

e. Within the D.C, D-X and OI zoning districts, the following shall apply in addition to a. through c. above:

i. Externally accessed units are prohibited; and

ii. Any storage of watercraft, RVs or other similar vehicles shall occur within a fully-enclosed building.

8.4.278.4.31 Bar, Tavern

a. Such use shall not be located on a floor directly below an existing and conforming residential use as of [the effective date of this Ordinance].

b. In the D-N zoning district, the hours of operation shall be limited to between 6:00 a.m. to 12:00 a.m.

8.4.288.4.32 Nightclub

a. Such use shall not be located adjacent to any Residential zoning district or conforming residential property.

b. The following conditions shall apply as of [the effective date of this Ordinance]:

i. Such use shall not be located on a floor directly below an existing and conforming residential use.
ii. A nightclub shall be located at least 500 feet from an existing nightclub, except when located in any D- zoning district.

8.4.298.4.33 Restaurant without sale of alcoholic beverages

a. In the D-R zoning district, the following standards shall apply:
   i. The use shall be located on a corner lot.
   ii. The hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. If outdoor table service is provided, hours shall be restricted to between 8:00 a.m. and 9:00 p.m., including set-up and break-down of any items used for such service.

b. In the D-N zoning district, the hours of operation shall be limited to between 6:00 a.m. to 12:00 a.m.

8.4.30 Restaurant with sale of alcoholic beverages; Brew Pub

b. In the D-R zoning district, the following standards shall apply:
   i. The use shall be located on a corner lot; and
   ii. The hours of operation shall include the set up and break down of any items used for outdoor table service.

c. Brew pubs shall produce not more than 5,000 barrels of beer or ale per year.

8.4.34 Bed and Breakfast Homestay

a. An Administrative Permit shall be obtained.

8.4.348.4.35 Bed and Breakfast Inn

a.b. An Administrative Permit shall be obtained.

b.c. If meals are provided, only registered guests may be served.

c.d. In the TN-2 district, no more than four (4) guestrooms may be provided. However, with an approved special use permit, up to six (6) guestrooms may be provided.

8.4.328.4.36 Inn

a. Except within the D-C, D-CBD, D-W, and D-X and B-M districts, such use shall front a street classified as a collector or arterial (as identified in Appendix A-1), unless such use existed prior to the date of adoption/effective date of this Ordinance.

b. If meals are provided, only registered guests may be served.

8.4.338.4.37 Hostel

a. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A-1.

b. Such use shall have 24-hour on-site management.
c. No more than 15 beds shall be provided.
d. If meals are provided, only registered guests may be served.

8.4.38 Short-term Residential Vacation Rental Unit

a. An Administrative Permit shall be obtained and renewed yearly for each unit. Compliance with the provisions herein and other applicable provisions shall be demonstrated before such permit can be issued.
b. The number of occupants shall not exceed two (2) persons per guestroom plus two (2) persons for each rental unit, subject to verification of building code compliance by the Governing Body Building Official. Each Administrative Permit shall specify the maximum number of occupants, which may be more limited than the maximum permitted due to life-safety issues and/or site constraints, such as insufficient off-street parking.
c. Occupancy, possession, or tenancy shall not be less than two (2) and not more than 30 consecutive calendar nights.
d. With the exception of the parking area, there shall be no change in the outside appearance of the dwelling unit or premises, or other visible evidence of the conduct of short-term rental.
e. Any residential dwelling unit which is deed restricted for affordable housing shall not be used as a short-term residential rental.

8.4.39 Heavy Equipment and Heavy Vehicle Sales, Rentals and Leasing

As of the effective date of this Ordinance, any new such use or the area of expansion of an existing such use, as applicable, shall comply with the following:
a. Such use shall be located at least 100 feet from any Residential zoning district or residential property.
b. Equipment-heavy equipment and heavy vehicles for sale, rental or lease may be displayed in the front yard of the principal structure on the site. The area used for outdoor display shall be limited to no more than 50% of the front yard. All other pieces of equipment shall meet the screening requirements of Sec. 9.7.4.f. See Figure 8.4-1.
c. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display.

8.4.40 Vehicle Sales, Rentals, and Leasing

d. Location

e. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display.

f. Outdoor storage and display areas

Outdoor storage and display areas for the sale, rental or lease of vehicles, watercraft or trailers shall comply with the following standards:
i. **Outdoor Storage Areas**

(1) Outdoor storage areas shall be screened by an opaque wall or fence at least six (6) feet in height and shall be constructed of one of the following materials: brick, stone, masonry units, wood or solid vinyl. Wood fences shall provide masonry columns not more than 30 feet on-center.

(2) Paved areas reserved for the storage of vehicles, watercraft or trailers for sale, rent or lease are not required to be striped for individual spaces.

(3) Outdoor storage areas are exempt from the Off-street Parking Lot buffer requirements of Sec. 9.5, Landscaping, Screening and Buffers.

(4) Outdoor storage areas are exempt from the design standards for parking (see Sec. 9.3.5).

ii. **Outdoor Display Areas**

(1) Outdoor display areas for vehicles, watercraft or trailers shall conform to the design standards of Sec. 9.3, Off-street Parking and Loading. No vehicle, watercraft or trailer for sale, rent or lease shall occupy a required parking space.

(2) Outdoor display areas shall comply with the requirements of Sec. 9.3, Landscaping, Screening and Buffers and, as applicable, the Landscape and Tree Ordinance (City), or the Land Disturbing Activities Ordinance (County).

(3) Not more than one (1) vehicle, watercraft or trailer display pad within the front yard setback shall be permitted per 150 linear feet of road frontage. The size of the pad shall accommodate not more than one (1) vehicle, watercraft or trailer. Such pad may be elevated, but not more than three (3) feet in height as measured from grade to the highest point.

iii. **Sales or Rental Operations Occupying Space in a Combined Development**

For sales or rental operations occupying space in a combined development, the maximum number of vehicles or watercraft permitted shall be restricted by the available spaces on site that are in excess of the required parking spaces established in Sec. 9.3, Off-street Parking and Loading and shall not exceed 10% of the total number of parking spaces in the combined development.

a. All vehicles shall be parked on the premises, not to include rights-of-way unless such encroachment has been approved by the City of Savannah or Chatham County, as applicable. Vehicles for sale, rental, lease or in the process of service or repair shall not be parked in any space required by Sec. 9.3, Off-street Parking and Loading.

b. Damaged or inoperable vehicles may be stored on the premises only if undergoing repair. Salvage is not permitted. Repair and maintenance service, not including washing, shall be conducted only within an enclosed building.

c. In the D-N zoning district, the following shall apply:

i. As of [the effective date of this Ordinance], any new such use shall not include on-site service or repair.

ii. For uses existing as of [the effective date of this Ordinance], the following conditions shall apply:

(1) An opaque buffer, which may be a fence, wall, landscaping or a combination thereof, shall be erected and maintained along a lane when the adjacent use is residential. Such buffer shall be six (6) feet in height at the time of erection or planting, and shall be in addition to any buffer requirements provided elsewhere in this Ordinance.
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Article 8.0 Use Regulations Standards
Sec. 8.4 Commercial Use Standards for Limited and Special Uses

8.4.41 Moped/motor scooter sales, rentals and leasing

a. All vehicles shall be parked on the premises, not to include rights-of-way unless such encroachment has been approved by the City of Savannah or Chatham County, as applicable. Vehicles for sale, rental, lease or in the process of service or repair shall not be parked in any space required by Sec. 9.3, Off-street Parking and Loading.

b. In the D-N and D-CBD district, on-site service and repair is not permitted when the use shares a wall with or is within the same building as a residential use.

c. In addition to the above, as of the effective date of this Ordinance, any new such use or the area of expansion of an existing use, as applicable, shall comply with the following:

i. Such use shall be located at least 100 feet from any Residential district or residential property.

ii. In the B-N district, the maximum lot size for such use shall be 0.5 acres.
iii. Such use shall comply with the requirements of Sec. 9.5, Landscaping, Screening and Buffers; however, such use is exempt from the off-street parking lot buffer requirements.

iv. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display, including the following:
   1. Outdoor display areas shall conform to the design standards of Sec. 9.3, Off-street Parking and Loading; however, such use is exempt from the parking design standards (Sec. 9.3.5).
   2. For each 150 linear feet of road frontage, no more than one (1) vehicle display area is permitted within the front yard setback. Roads are limited to collector and arterial roadways as identified in Appendix A. The display area is limited to not more than two mopeds or scooters and may be elevated to not more than three (3) feet in height as measured from grade to the highest point.

8.4.42 Heavy equipment/Heavy vehicle service

a. All associated equipment and vehicles shall be parked on the premises, not to include rights-of-way unless such encroachment has been approved by the City of Savannah or Chatham County, as applicable.

b. Damaged or inoperable equipment or vehicles may be stored on the premises only if undergoing repair. Salvage is not permitted.

c. In addition to the above, as of [the effective date of this Ordinance], any new such use or the area of expansion of an existing such use, as applicable, shall comply with the following:
   i. Such use shall be located at least 100 feet from any Residential district or residential property.
   ii. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display. In addition, outdoor storage areas shall be screened by an opaque wall or fence at least six (6) feet in height in accordance with Sec. 9.6, Fences and Walls.

8.4.368.4.43 Vehicle Service, minor and major

g. In the D-C, D-X and TC districts, only three (3) service bay doors are permitted and shall be located only on a side or rear facade.

h. In all other districts, except in the I-L district, no more than four (4) bays shall front a street right-of-way, a Residential zoning district or a conforming residential use.

i. 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.

j. All storage for impounded vehicles and the storage of vehicles that are inoperable or disabled vehicles for periods greater than one (1) week shall be located within a permanent storage area that complies with Sec. 9.7, Principal Use Outdoor Storage and Display Areas.

k. Parking for vehicles to be serviced and that have been serviced shall occur on the site.

l. There shall be no on-site dismantling of vehicles for salvage.

8 Major vehicle service shall be set back no less than 150 feet from any Residential zoning district or any conforming residential property.
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**8.4.44 Vehicle Service, major**

a. All vehicles shall be parked on the premises, not to include rights-of-way unless such
   encroachment has been approved by the City of Savannah or Chatham County, as
   applicable.

b. Damaged or inoperable vehicles or equipment may be stored on the premises only if
   undergoing repair. Salvage is not permitted.

c. Repair and maintenance service, not to include washing and detailing, shall be conducted
   only within an enclosed building; however, bay doors are permitted and may be open only
   during hours of operation.

d. Service bay doors shall be limited as follows:
   i. Within the D-C, D-X and TC districts, only three (3) service bay doors are permitted
      and shall only be located on a side or rear façade.
   ii. In all other zoning districts, except in the I-L district, no more than four (4) bay doors
       shall front a street right-of-way, a Residential zoning district or an existing residential
       property.

**8.4.45 Vehicle Towing and Impound Facility**

a. As of the effective date of this Ordinance, any new such use or the area of expansion of
   an existing such use, as applicable, shall comply with the following:
   i. Such use shall be located at least 200 feet from any Residential district or residential
      use.
   ii. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display Areas. In
       addition, outdoor storage areas shall be screened by an opaque wall or fence at least six
       (6) feet in height in accordance with Sec. 9.6, Fences and Walls.

**8.4.378.4.46 Vehicle Wash, Full or Self-service**

a. Within any TC-, D-X or B-N zoning district, such use shall be located on a corner lot.
b. In addition to the above, as of the effective date of this Ordinance, any new such use or the area of expansion of an existing such use, as applicable, shall comply with the following:
   i. Such use shall be located no closer than 100 feet from a Residential zoning district or residential use.
   ii. Equipment used in the operation, including vacuums, shall not be located within a required front yards setback.
   b. Vacuums, carpet/steam cleaning machines and blowers shall not be located within a required setback.
   c. Such use shall be set back no less than 100 feet from any Residential zoning district or any conforming residential property.

8.4.47 Watercraft Sales, Repair and Services

a. All watercraft shall be parked on the premises, not to include rights-of-way unless such encroachment has been approved by the City of Savannah or Chatham County, as applicable. Watercraft shall not be parked in any space required by Sec. 9.3, Off-street Parking and Loading.

b. In addition to the above, as of the effective date of this Ordinance, any new such use or the area of expansion of an existing use, as applicable, shall comply with the following:
   i. Any repair area shall be located at least 100 feet from any Residential district or residential property.
   ii. Such use shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display, including the following:
      (1) Outdoor display areas shall conform to the design standards of Sec. 9.3, Off-street Parking and Loading; however, such use is exempt for the parking design standards (Sec. 9.3.5).
      (2) For each 150 linear feet of road frontage, no more than one (1) watercraft display area is permitted within the front yard setback. Roads are limited to collector and arterial roadways as identified in Appendix A-1. The display area is limited to not more than one (1) watercraft and may be elevated to not more than three (3) feet in height as measured from grade to the highest point.

Self-service Storage Facility

a. Such use shall be contained within a fully enclosed building. However, outdoor storage of watercraft, travel trailers, recreational vehicles, and vehicles may be permitted in accordance with Sec. 9.7, Principal Use Outdoor Storage and Display and Sec. 8.4.35.c.i., unless otherwise stated.

b. The following activities shall be prohibited for such use:
   i. Commercial, wholesale, or retail sales; flea markets; peddling; or garage sales. However, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials once per month to settle unpaid storage bills in accordance with State of Georgia regulations.
   ii. Servicing, repair or fabrication of motor vehicles, watercraft, trailers, lawn mowers, appliances or other similar equipment.
   iii. The operation of a transfer and storage business.
iv.i. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment except when needed for maintenance of the use;

v.ii. Any activity that is noxious or offensive because of odors, dust, noise, fumes or vibrations;

vi.iii. The storage of hazardous chemicals, flammable liquids or combustible and explosive materials;

viii. Any activity that is noxious or offensive because of odors, dust, noise, fumes or vibrations;

vi.ix. The habitation of storage units by humans or animals.

c. **The following standards shall apply to storage with internally accessed units:**

i. All storage units shall be accessed internally. External doors to individual units shall not be permitted.

ii. No more than two (2) consolidated loading areas are permitted to the rear or side of the building.

d. **The following standards shall apply to storage with externally accessed units (also referred to as mini-storage) within the B-N and B-C zoning districts:**

i. Such use shall be located on a street classified as a collector or arterial as identified in Appendix A.

ii. A Type C Use Buffer in accordance with Sec. 9.5, Landscaping, Screening and Buffers shall be established along any side of the property where such use abuts any Residential zoning district or conforming residential use. The wall of such use may be used to meet the fencing requirement of such buffer if the following conditions are met:

   (1) The surface material of the wall shall comply with Sec. 9.5.4(ii)(a). However, wood shall not be permitted.

   (2) There shall be no doors or other openings in the wall.

   (3) There shall be no drive aisles or outside storage areas between the wall and the property line.

   (4) Where there is no building wall, a wall of the same color and surface material the same as the wall of the buildings.

iii. Where the end wall of the self-service storage facility is visible from a public right-of-way, the wall shall be screened by a vine or shrubs meeting the following standards:

   (1) No more than 30% of the plant material may be deciduous.

   (2) The number of shrubs to be planted shall be calculated at a ratio of one (1) shrub per five (5) linear feet of wall.

   (3) Shrubs shall be a minimum of two (2) foot tall at the time of installation and shall be of a variety that under normal circumstances will grow to be at least four (4) foot tall within three (3) years of erection of the structure.

   (4) Shrubs may be installed in a linear fashion or in a staggered, clustered or grouped fashion with no more than 10 linear feet of blank wall resulting at any given location.

e. **Within the D-C, D-X and OI zoning districts, the following shall apply in addition to a. through e. above:**
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In a residential marina, no commercial or charter fishing boat shall be permitted overnight docking privileges.

Watercraft repair and services shall be limited to minor activities such as engine repairs and replacement of running gear, bottom painting and similar repair services. For the purposes of this Section, minor repairs shall in all cases be limited to those maintenance activities not requiring the removal of watercraft motors.
Sec. 8.5 **Industrial Use Standards for Limited and Special Uses**

The following use standards shall apply to all limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts, Sec. 5.4 Principal Use Table.

8.5.1 **Container Storage Yard**

- **a.** Container stacking may be permitted, where appropriate, pursuant to an approved container stacking plan. Such plan shall, at a minimum, include a site development plan showing the location of all abutting streets and sidewalks, all internal travel-ways, a stagger stacking schedule and the proposed maximum stacking height to ensure compliance with the maximum wind load requirements. A suitable stacking plan shall feature a slope not exceeding a rise to run ratio of 1:2 and indicate how the stacking plan meets all other requirements of this Ordinance.

- **b.** Containers shall be set back at least 30 feet from any property line.

- **c.** Container and chassis storage is not permitted within 350 feet of the boundary adjacent to any Residential zoning district and within 50 feet of a boundary adjacent to a non-residential district. Structures may be allowed in the area beyond the required buffer where container and chassis storage is prohibited, provided that the proposed structures meet all requirements of this Section and receive site development plan approval.

8.5.2 **Outdoor Storage Yard**

- **a.** The maximum height of items stored shall be limited as follows:
  
  - **i.** Twelve (12) feet in height if adjacent to a Residential zoning district or conforming residential use;
  
  - **ii.** Twenty (20) feet in height if adjacent to a Nonresidential zoning district, other than Industrial;
  
  - **iii.** The maximum height permitted in the zoning district in which the use is located if adjacent to an industrial-zoned property.

8.5.3 **Laundry/Dry-Cleaning Plant**

- **b.** **General Standards**
  
  - **i.** All facilities shall comply with O.C.G.A. §50-13-21 and Georgia Department of Environmental Protection Chapter 120-3-15 Standards for Dry Cleaning Plants and Fluids and O.C.G.A. §25-2-4 and O.C.G.A. §25-2-16 Rules and Regulations of the Safety Fire Commissioner and all other pertinent local, state and federal regulations.
  
  - **ii.** Laundry or dry cleaning plants shall comply with all regulations set forth in the National Fire Protection Association (NFPA) 32 Standards for Drying Cleaning Plants, latest edition.
  
  - **iii.** Such plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant.
  
  - **iv.** Such plant shall not offer drop-off and pick-up services on the premises to the general public.

- **c.** **Application Requirements**
An Environmental Site Assessment (ESA) shall be prepared by an engineer, landscape architect, or environmental professional meeting standards set forth in Article VIII of the Chatham County Engineering Policy or the City of Savannah Engineering Department Design Directives. The ESA shall include a hydro-geologic evaluation and shall meet all applicable standards for protection of water, air and other natural resources.

8.5.48.5.3 Salvage Yard; Recycling Facility

a. General Standards

All facilities shall comply with O.C.G.A. §12-8-20 Georgia Solid Waste Management Act and all other pertinent local, state and federal regulations, as amended. In the City of Savannah, a salvage yard or recycling facility shall comply with City of Savannah Code of Ordinances Part 6, Chapter 1, Article F Junk and Secondhand Goods.

b. Application Requirements

All applications shall include the following:

i. An Environmental Site Assessment (ESA) shall be prepared by an engineer, landscape architect or environmental professional meeting standards set forth in Article VIII of the Chatham County Engineering Policy or the City of Savannah Engineering Department Design Directives. The ESA shall include a hydro-geologic evaluation and shall meet all applicable standards for protection of water, air and other natural resources.

ii. A proposed plan of operation for the facility shall include the following:

1. Days and hours of operation; and
2. Manner of disposal or sale of waste products or recycled materials.

c. General Conditions of Approval

In its consideration of an application for a Special Use Permit, the Governing Body with jurisdiction shall include conditions that address the following:

i. Containment structures and procedures to protect groundwater resources;
ii. Dust and emission control;
iii. Screening of processing, storage and shipping areas;
iv. Height of stockpiles of processed and unprocessed materials;
v. Hours of operation;
vi. Lighting;
vii. Monitoring program for protection of air, natural and water resources;
viii. Litter control;
ix. Noise; and
x. Traffic impacts, including any truck traffic on local streets.

d. Scrap Yard Conditions of Approval

All materials to be recycled shall be located within an enclosed weather resistant container on a dry impervious surface. No storage of materials outside the approved container or sorting or processing of materials shall be allowed and the site shall be kept litter free.

e. Salvage Yard Conditions of Approval

i. No use or development shall be allowed on the site that is not shown on the approved site development plan. Such plans shall include: gross acreage, number, type and location of the buildings, parking and loading areas, service drives, building heights,
open space, setbacks, buffer strips location and design of fences and construction materials, and such other information as may be reasonably required by the reviewing agencies;

ii. There shall be no on-site burning of material except within a furnace or incinerator approved by the Governing Body Engineer and appropriate State regulatory agencies;

iii. Access to salvage yards shall be only from a street classified as a collector or greater;

iv. Any dismantling, shredding and crushing operations shall be set back at least 500 feet from a Residential zoning district or residential use property line, and at least 200 feet from all other zoning districts with the exception of I-L and I-H zoning districts.

8.5.58.5.4 Industry, Manufacturing and Processing (Artisan/Craft)

a. Except in the IL zoning district, all activity shall be conducted entirely within a fully-enclosed building.

b. Manufacturing operations that are adjacent to a Residential zoning district or residential use shall conform to Sec. 8.5.6 Limited/Light Manufacturing.

8.5.68.5.5 Industry, Manufacturing and Processing (Limited/Light)

Operations that are within the IL-T zoning district and/or adjacent to a Residential zoning district or a residential use shall comply with the following:

a. Such activity shall be conducted entirely within a fully-enclosed building;

b. No vibration transmitted through the ground discernible without the aid of instruments shall be produced at or beyond the property line;

c. No direct glare from high temperature processes such as combustion or welding visible from the street shall be permitted.

8.5.78.5.6 Industry, Manufacturing and Processing (General)

a. Manufacturing operations that are adjacent to a Residential zoning district or residential use shall conform to Sec. 8.5.5 Limited/Light Manufacturing.

b. Prior to the approval of plans for the installation of above-ground storage facilities of a capacity greater than 660 gallons and within one (1) mile of a non-industrial zoned property, all plans shall be reviewed and approved by the Fire Marshall for minimum safe separation and/or protection measures as defined by the National Fire Protection Association (NFPA) and all applicable state ordinances. No permits shall be issued without approval of the Fire Marshall.

8.5.88.5.7 Industry, Manufacturing and Processing (Intensive)

a. Manufacturing operations that are adjacent to a Residential zoning district or residential use shall conform to Sec. 8.5.5 Limited/Light Manufacturing.

b. Prior to the approval of plans for the installation of above-ground storage facilities of a capacity greater than 660 gallons and within one (1) mile of a non-industrial zoned property, all plans shall be reviewed and approved by the Fire Marshall for minimum safe separation and/or protection measures as defined by the National Fire Protection Association (NFPA) and all applicable state ordinances. No permits shall be issued without approval of the Fire Marshall.
8.5.08.5.8 Research, Testing and Development Laboratory

When such use is adjacent to a Residential zoning district or any residential use, the following conditions shall apply:

a. Such activity shall be conducted entirely within a fully-enclosed building.

b. No vibration transmitted through the ground discernible without the aid of instruments shall be produced at or beyond the property line.

c. No direct glare from high temperature processes visible from a street shall be permitted.

8.5.108.5.9 Solid Waste and Industrial Landfill Facility

a. Compliance with Applicable Local, State and Federal Law

Compliance is required but may not be limited to the following:

i. O.C.G.A. §12-8-20 (Conservation and Natural Resources, Solid Waste Management), as applicable and as amended;

ii. Georgia Department of Environmental Protection §391-3-4 (Solid Waste Management), as applicable and as amended;

iii. For landfills within unincorporated Chatham County:

(1) The Chatham County Solid Waste Management Plan (latest edition)

(2) Chatham County Code Chapter 24 (Land Disturbing Activities Ordinance), as applicable and as amended; and

(3) Chatham County Code Chapter 16, Article XII (Business Regulations and Licensing, Landfills) as applicable and as amended.

iv. For landfills within the City of Savannah:

(1) The City of Savannah Solid Waste Management Plan (latest edition)

(2) City of Savannah Code Part 8 Chapter 6 (Erosion and Sedimentation Control) as applicable and as amended; and

(3) City of Savannah Code Part 4 Chapter 2 (Refuse Collection and Disposal) as applicable and as amended.

b. General Standards

i. The finished grade of side slopes of excavation and fills shall be no less than 3% or no greater than 33%.

ii. No facility shall be located within an area of high pollution susceptibility, as defined by Hydrologic Atlas #20, A Pollution Susceptibility Map of Georgia, as amended.

iii. Landfill excavation or filling shall not be located within the approach zones of any airport or airfield. This shall not apply to construction and debris landfills.

iv. No fill shall be located within the 100 year floodplain and no excavation except as expressly authorized by the Governing Body with jurisdiction shall be located within the 100 year floodplain.

v. Provisions shall be made for the proper drainage of stormwater falling on or crossing the site at all times during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.

vi. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
vii. A layer of clean earth at least two (2) feet thick shall be deposited and thoroughly compacted over all final fill to bring the surface to the finished surface grade as shown on the topographic plan filed with the application for a Special Use Permit. The final fill and finished grade shall be stabilized, seeded and sodded or appropriately planted after completion and closure of each stage of landfill operations.

viii. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor or incandescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. Daily operations shall include the clean-up of loose debris from adjacent roadways. Dusty conditions shall be corrected by sprinkling with water or by use of calcium chloride or some other method approved by the Governing Body Engineer. No fires shall be permitted.

c. Application Requirements

i. The application shall be accompanied by an affidavit by the applicant that the proposed landfill operation will comply with all pertinent local, state and federal laws of regulations applicable to such landfill operations and that all required permits and approval have been or will be secured. Furthermore, in any case in which these rules are in conflict with state or federal law or regulation, the more stringent restrictive rule, law or regulation shall take precedence.

ii. A site development plan in accordance with Sec. 3.10 Site Development Plan shall be submitted in conjunction with the application for a Special Use Permit (See Sec. 3.12). The site development plan shall include:

1. A map of all impaired water bodies, as defined by the State of Georgia Department of Natural Resources Integrated 305(b)/303(d) Report (latest edition), located within two (2) miles of the proposed facility boundaries.

2. Contours of not less than one (1) foot intervals;

3. The ultimate depth elevations of the area to be excavated and/or the ultimate height of areas to be filled;

4. Locations where excavation and filling operations will commence and the procedural sequence of operations;

5. Cross-sections at critical points to illustrate the methods to be employed in the process of excavation and fill;

6. The existing surface of the site and the surrounding properties within 200 feet from its boundaries;

7. Methods to be employed for surface drainage during and after completion of operations;

8. The ultimate finished surface of the site after all excavation and filling operations are completed;

9. If an industrial solid waste landfill, the type of waste to be received;

10. The volumes of materials to be excavated and filled on the site where operations are to take place, and the expected duration of landfill operations;

11. Improvements, such as new roads and pavements to be installed on and off the site to enable the operation to be carried out; and

12. An Environmental Site Assessment, including a hydro-geologic evaluation, shall be prepared by an engineer, landscape architect or environmental professional meeting standards set forth in Article VIII of the Chatham County Engineering Policy or the City of Savannah Engineering Department Design Directives, as applicable including a hydro-geologic evaluation.
8.5.148.5.10 Mulch or Compost Processing Facility

All mulch or compost processing facilities shall meet the standards of Georgia Department of Environmental Protection O.C.G.A. §391-3-4-.16 Composting, as applicable and as amended, unless a more restrictive standard is listed below.

a. Feedstocks A, B, D and D as defined in Sec. 13.2 Defined Terms, are permitted.

b. Prohibited feedstocks include asbestos containing materials, biomedical wastes and any other prohibited wastes defined in O.C.G.A. §391-3-4-.04(6).

c. Class 2 and 3 Composting Facilities

Facilities composting, grinding, chipping, and/or mulching of Feedstock Categories A, B, C, or D that operate under Permit-by-Rule or require a State of Georgia Solid Waste Permit.

i. No storage pile or windrow shall be located within the 100-year floodplain or within 75 feet of any watercourse.

ii. A 50-foot undisturbed buffer shall be maintained between the facility and the property line or jurisdictional wetland. The United States Army Corps of Engineers may approve a reduced buffer from such wetland.

iii. Such facility shall be at least 200 feet from any Residential zoning district, any residential use and any drinking water supply.

iv. Such facility shall be located on a roadway classified as a collector or greater.

d. Class 4, 5 and 6 Composting Facilities

Facilities composting, grinding, chipping and/or mulching of Feedstock Categories A, B, C, or D that operate under Permit-by-Rule or require a State of Georgia Solid Waste Permit. Also includes in-vessel composting producing more than 1000 cubic yards of finished compost per year.

i. No storage pile or windrow shall be located within the 100-year floodplain or within 75 feet of any watercourse. A minimum 50 foot vegetated area shall be provided adjacent to any watercourse to prevent unfiltered runoff of organics into the watercourse.

ii. A 100-foot undisturbed buffer shall be maintained between the facility and the property line

iii. A 50-foot undisturbed buffer shall be maintained between the facility and any jurisdictional wetland unless otherwise permitted by the United States Army Corps of Engineers.

iv. Such facility shall be at least 500 feet from any Residential zoning district, any residential use and any drinking water supply.

v. Such facility shall be located on a roadway classified as a collector or greater.

8.5.428.5.11 Recycling Collection Facility

a. Such activity shall be conducted entirely within a fully-enclosed building.

b. Such use shall be located on a roadway classified as a collector or greater.

8.5.438.5.12 Waste Incinerator

a. Such use shall conform to Air Quality Standards for particulate matter.

b. Such use cannot be located adjacent to a Residential zoning district or a residential use.
c. Such use shall conform to the Georgia Comprehensive Solid Waste Management Act of 1990 (O.C.G.A. §12-8-20 to §12-8-40) and the applicable Solid Waste Management Plan (latest edition) of the Governing Body.

8.5.13 Solid Waste Transfer Station

a. Compliance with Applicable Local, State and Federal Law

Compliance is required but may not be limited to the following:

i. O.C.G.A. §12-8-20 (Conservation and Natural Resources, Solid Waste Management), as applicable and as amended;

ii. Chatham County Health Department requirements where applicable;

iii. Georgia Department of Environmental Protection §391-3-4 (Permit by Rule for Collection, Transportation, Processing and Disposal), as applicable and as amended;

iv. For landfills within unincorporated Chatham County:
   (1) The Chatham County Solid Waste Management Plan (latest edition)
   (2) Chatham County Code Chapter 24 (Land Disturbing Activities Ordinance), as applicable and as amended; and
   (3) Chatham County Code Chapter 16, Article XII (Business Regulations and Licensing, Landfills) as applicable and as amended.

v. For landfills within the City of Savannah:
   (1) The City of Savannah Solid Waste Management Plan (latest edition)
   (2) City of Savannah Code Part 8 Chapter 6 (Erosion and Sedimentation Control) as applicable and as amended; and
   (3) City of Savannah Code Part 4 Chapter 2 (Refuse Collection and Disposal) as applicable and as amended.

b. General Standards

i. Based upon the hazardous nature of material or substances to be treated, disposed, stored or recycled on the site, the Planning Commission and Governing Body shall consider and may set conditions on or prohibit particular material and substances based upon:
   (1) The location of the site relative to public or quasi-public facilities where considerable public assembly is anticipated including, but not limited to, schools, hospitals, parks and institutions;
   (2) The location of the site relative to existing or expected employment intensities;
   (3) The location of the site relative to Residential zoning districts and/or residential properties, and existing or proposed population densities;
   (4) The relationship of the site to major transportation corridors and routing of truck traffic and the site's proximity to other modes of transportation; or
   (5) The adequacy of sewage treatment facilities to accommodate waste matter.

ii. If required by the Governing Body Engineer, a ground water and surface monitoring system shall be established and maintained by the applicant.

iii. Screening of such use shall be installed, as required by Sec. 9.5 Landscaping, Screening and Buffers. Screening may include a permanent building or structure constructed as part of the transfer station.
iv. Material prohibited at the transfer station shall include hazardous waste, asbestos waste, biomedical waste, human and animal biological waste, radioactive waste, sludge and liquid waste.
Sec. 8.6 Transportation, Communication and Utilities Use Standards for Limited and Special Uses

The following use standards shall apply to all limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts, Sec. 5.4, Principal Use Table.

8.6.1 Airport/Airfield

a. An application for a new or expanded airport or airfield shall be accompanied by the written recommendation(s) of the Federal Aviation Administration.

b. The construction of any new runway or the expansion of any existing runway shall require an amendment to the Airport, Airfield Overlay District to include the affected area.

8.6.2 Parking Facility

In the Downtown districts, new parking facilities shall be within a structure (i.e. not a surface parking facility) as of the date of adoption of this Ordinance.

8.6.3 Transportation Dispatch and Storage

Areas where disabled or out-of-service vehicles are stored or parked shall be screened in accordance with standards for outdoor storage areas for watercraft and vehicle sales and rental as provided in Sec. 9.7.5.a.

a. All vehicles shall be parked on the premises, not to include rights-of-way unless such encroachment has been approved by the City of Savannah or Chatham County, as applicable.

b. Storage shall comply with Sec. 9.7, Principal Use Outdoor Storage and Display Areas. Salvage is not permitted.
Sec. 8.7 Accessory Structures and Uses

8.7.1 Purpose
This Section authorizes the establishment of accessory structures and uses that are incidental and customarily subordinate to principal uses. Additional performance criteria are set forth in this Section for particular uses and structures in order to reduce potentially adverse impacts on surrounding properties.

8.7.2 Generally
All accessory structures and uses shall be consistent with all standards of the base zoning district (Article 5.0), any applicable overlay district (Article 7.0) and any applicable use standards (Article 8.0), except as expressly set forth below. Accessory structures and uses shall:

a. Be accessory and clearly incidental and subordinate to a permitted principal use. No accessory use may be established on a site prior to the establishment of a permitted principal use.

b. Be located on the same property as the principal use or structure.

c. Not involve uses or structures not in keeping with the character of the principal use or principal structure served.

d. Be located within a district that permits the principal use.

e. Not be erected in any required setback area, except as expressly set forth in this Ordinance.

f. Shipping containers and tractor trailers shall be prohibited as storage buildings or structures except as permitted on an active construction site or in Industrial zoning districts (see Sec. 8.8, Temporary Uses).

8.7.3 Accessory Structures
Accessory structures, not to include accessory dwelling units, are allowed in all zoning districts and shall be subject to the following requirements, except as expressly provided elsewhere in this Section:

a. Building Permit
   i. Within the City, accessory structures having a gross floor area of more than 120 square feet shall require a building permit.
   ii. Within the County, all accessory structures shall require a building permit.

b. Location
   Accessory structures shall be located in the side (interior) yard or rear yard of the principal building, with the exception of the following:
   i. guard or gate house;
   ii. gazebo;
   iii. pump or well house; and
   iv. other structures similar to the above, as determined by the Governing Body Building Official.

c. Setbacks
   i. An accessory building or structure shall not be located within five (5) feet of the side (interior) or rear property lines, except where no setback is required by the zoning
district. Provided however, when the building or structure is located within the side yard, such building or structure shall not encroach into the side yard setback except as provided for in Sec. 4.3, Exceptions and Modifications.

ii. Docks shall be exempt from any setback requirement.

iii. For any building that is used to house vehicles or watercraft, and that is accessed from a lane, such building shall be located at least five (5) feet from such right-of-way. The Governing Body Engineer may reduce the setback to three (3) feet.

iv. Where residential property is located adjacent to a river or marsh, accessory buildings and structures may be permitted in the front yard if all of the following requirements can be met:

   (1) The accessory building or structure is set back a minimum of 50 feet from any vehicular right-of-way and is at least 10 feet from adjoining property lines;
   (2) The floor area of the accessory building or structure does not exceed 1,200 square feet or 40% of the floor area of the principal building, whichever is less; and
   (3) The accessory building or structure is constructed of the same or compatible material and color as the principal building, as approved by the Governing Body Building Official.

d. Height

The height of an accessory building shall not exceed the height of the principal building in a residential district or where otherwise prohibited by this Ordinance.

8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)

One (1) accessory dwelling unit shall be permitted as an accessory use to a principal dwelling located in the A-1, RSF-, RTF-, RMF-1, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the gross residential density calculations. Manufactured homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units, except that manufactured homes may be used as an accessory dwelling unit in the A-1 and Manufactured Home Overlay districts. For such use, the following shall apply:

a. Location

i. The unit may be attached to or detached from the principal dwelling.

ii. When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling.

iii. When the accessory dwelling is detached from the principal dwelling, it shall be separated from the principal building by at least 10 feet.

iv. Any portion of an accessory dwelling unit over 20 feet in height shall be located at least 20 feet from a rear property line that does not abut a lane.

v. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling.

b. Lot Area

Except for the TN-, TC-, D-, RSF-E and A-1 districts, the minimum lot size for such use shall be at least 200% of the minimum lot area required by the zoning district. This standard shall not be variable.
c. **Lot Coverage**
   The maximum lot coverage permitted by the zoning district shall not be variable for the purpose of constructing an accessory dwelling unit.

d. **Building Size**
   i. The floor area of the accessory dwelling unit shall be a maximum of 40% of the footprint of the principal dwelling or 600 square feet, whichever is less. However, within the RSF-E, RSF-30 and RSF-20 districts, the maximum square footage may be 40% of the principal dwelling or 800 square feet, whichever is less. In the A-1 district, the maximum square footage may be 40% of the principal dwelling or 1,000 square feet, whichever is less.

   **Commentary:** If an existing structure is proposed to be converted to an accessory dwelling unit, the size limitations provided above still apply, regardless of the size of the existing structure. For example, if the structure to be converted is 1,000 square feet and is on property within the RSF-10 zoning district, only 600 square feet of the structure may be converted to an accessory dwelling unit.

   ii. The unit shall be a minimum of 400 square feet of heated area.

   iii. The unit shall contain no more than one (1) bedroom.

e. **Architectural Style**
   Such use shall be designed in a similar architectural style as the principal dwelling. If the site is located within an overlay district, the standards of the overlay district shall apply.

f. **Parking and Access**
   i. In districts where off-street parking is required, a minimum of one (1) off-street parking space for the accessory dwelling shall be provided on the same lot on which the principal dwelling is located.

   ii. Where there is no lane, the parking space shall be served by the same driveway as the principal dwelling.

g. **Owner Occupancy Required**
   Prior to the issuance of a building permit for construction of an accessory dwelling, an applicant shall provide proof of homestead exemption status that establishes ownership and residence on the property unless building permits for both units are being applied for together. In such case, an affidavit must be submitted stating the property owner intends to reside on the property in either the principal residence or the accessory dwelling unit. In addition, all applicants must submit proof of a signed affidavit, which has been recorded in the real property records of Chatham County, stating that the property will be used as the primary residence and will not be sold separately.

h. **Water and Wastewater Services, Electrical Meter**
   i. An accessory dwelling shall be required to connect to the water and sewer system of the principal dwelling and shall not have separate services.

   ii. An accessory dwelling shall not be served by an individual septic system.

   iii. A shared electrical meter between the principal dwelling and the accessory dwelling unit shall be required.
8.7.5 Caretaker Residential Unit (does not include Accessory Dwelling Unit)
A single residential unit is allowed as an accessory use to any nonresidential use in any zoning district and is not required to be included in the gross residential density calculations. For such use, the following shall apply:

a. Where there is a principal building, such use may be attached or detached from the principal building.

b. An attached accessory dwelling unit shall meet the setback standards for the principal building.

c. The dwelling unit shall not be larger than 1,000 square feet of heated floor area.

8.7.6 Residential Amenity Area, Clubhouse
The grounds of the amenity area/clubhouse for a residential development may contain a swimming pool, tennis courts, basketball courts, playground equipment, dock/boat slips and other similar amenities for use by residents and their guests. Such use shall:

a. Be permitted only in conjunction with a residential development; and

b. Be owned and maintained by the developer or any private association of persons that reside in the residential development which it serves.

c. Swimming pools shall be completely enclosed by a fence or wall in accordance with Sec. 9.6, Fences and Walls. The exterior wall of the residence or accessory buildings may be incorporated as a portion of the fence to create a fully enclosed area around the pool. All fence openings into the pool area shall be equipped with self-closing and self-latching gates.

d. Docks shall be compliant with the latest version of the Department of Natural Resources’ Programmatic General Permit (PGP) for Private Single Family Docks within Georgia.

8.7.7 Employee and Guest Services
Employee and guest services may include a cafeteria/restaurant, laundry and dry cleaning (pick up only), flower shop, gift shop, newsstand and/or any similar use that is not otherwise allowed in the zoning district. Such use is permitted in the OI, OI-E, IL and IH districts, but shall not be considered as an accessory use to a place of worship or private club or lodge in those districts. In all other zoning districts, such use shall be reviewed as a separate principal use. All of the following standards shall apply:

a. Such use shall be located in a building with a minimum of 30,000 square feet gross floor area. However, such use can locate in a smaller building, if all the buildings on the same property contain a minimum total floor area gross of 30,000 square feet.

b. The area of all employee and guest services shall occupy an area no more than 10% of any building that is 30,000 square feet or more. The area of all employee and guest services allowed to locate in a building less than 30,000 square feet, shall be no more than 10% of the area of all buildings on the same property and no more than 20% of the area of the building within which it is located.

Commentary: In any multi-tenanted building, one (1) tenant may use as its related employee and guest services use the full 10% of the building floor area permitted for the employee and guest service use, and such tenant is not restricted in its application to 10% of its lease area.

c. No more than 3,000 square feet shall be permitted for any one (1) use, unless the property is zoned IL or IH.
d. The public entrance to such use shall be located within the building.

e. Signage shall be internal to the building and not visible outside of the building.

f. The principal use(s) and the employee and guest service use shall each provide the amount of parking required by Sec. 9.3, Off-Street Parking and Loading. The parking requirement for each shall be computed separately. However, where such use is only available to employees of the principal use(s), additional parking shall not be required.

g. The display of products and activity of the use shall not be visible from outside the building.

h. Drive-thru or drive-in facilities shall not be permitted.

i. Such use(s) shall not operate before 8:00 a.m. or after 6:00 p.m. unless the routine hours of operation within more than 50% of the floor area within the building in which the use is located is operational either before 8:00 a.m. or after 6:00 p.m.

8.7.8 Flagpoles, Vertical and Mast Arm

Flagpoles, whether vertical or mast arm, shall be allowed in all zoning districts and shall be subject to the conditions found in Sec. 9.9, Signs. Flagpoles, whether vertical or mast arm, shall be allowed in all zoning districts and shall be subject to the following conditions:

a. The term flag in this subsection shall mean the current, official flag of the United States of America, the State of Georgia, Chatham County, the City of Savannah or any other political jurisdiction. All other flags shall conform to the standards found in Sec. 9.9, Signs. References to flagpole height in this subsection refer to vertical flagpoles. References to the number of flag poles and flags refer to both vertical flagpoles and mast arm flagpoles (i.e., staffs extending at an angle from a building).

b. **Height**

i. Vertical flagpoles in the Conservation, Residential, TN-, TC-, OI-T and B-L zoning districts shall not exceed 30 feet provided, however, the height of vertical flagpoles associated with monumental buildings shall not exceed 60 feet.

ii. Vertical flagpoles in the D- and Nonresidential zoning districts, except those districts listed above, shall not exceed 60 feet.

iii. Supporting bases of up to five (5) feet in height for vertical flagpoles shall not be counted as pole height.

c. The maximum dimensions of any flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 20% of the vertical height of the pole. In addition, flags are subject to the following size limitations:

<table>
<thead>
<tr>
<th>Pole Height (ft.)</th>
<th>Single Flag: Flag Size per Pole (max., total sq. ft.)</th>
<th>Multiple Flags: Combined Area per Pole (max., total sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 30 ft.</td>
<td>24 sq. ft.</td>
<td>48 sq. ft</td>
</tr>
<tr>
<td>30 up to 40 ft.</td>
<td>40 sq. ft</td>
<td>80 sq. ft</td>
</tr>
<tr>
<td>40 up to 50 ft.</td>
<td>60 sq. ft</td>
<td>120 sq. ft</td>
</tr>
<tr>
<td>50 to 60 ft.</td>
<td>96 sq. ft</td>
<td>192 sq. ft</td>
</tr>
</tbody>
</table>
d. Properties that are less than five (5) acres are allowed a maximum of three (3) flagpoles. Properties that are five (5) acres or more in size are allowed a maximum of five (5) flagpoles.

e. A maximum of three (3) flags shall be allowed per flagpole.

f. Except for the Mixed-use zoning districts, vertical flagpoles shall be a minimum of ten (10) feet behind the street right-of-way.

j-g. Lighting of the flagpole shall comply with Sec. 9.8, Outdoor Site Lighting.

8.7.9 Outdoor Storage Units and Freezers

Enclosures for outdoor storage units and freezers for any nonresidential use, whether attached to or detached from the principal building, shall incorporate only those primary exterior materials as used for the walls of the principal building.

8.7.10 Helipads

a. Such use is permitted only in the OI, OIE, B-C, D-W, IL-T, I-L and I-H districts as a Special Use in accordance with Sec. 3.12, Special Use Permit.

b. A written recommendation of the Federal Aviation Administration shall be provided at the time of application.

c. The helipad shall comply with additional conditions of the governing jurisdiction. In Chatham County, see County Code (Chapter 18: Licensing and Regulation; Article III: Helicopter Landing Facilities). In the city of Savannah, see City Code (Part 6: Licensing and Regulation; Article V: Helicopter Landing Facilities).

8.7.11 Home Occupations (not including Live-Work Use)

The intent of a home occupation use is to permit very limited nonresidential activity within a residential dwelling or any building accessory to the dwelling, provided that such activity does not detract from nor is incompatible with the surrounding residential uses. The following standards shall apply:

a. Permit Required

i. A Home Occupation Permit shall be required prior to the establishment of a home occupation use. A permit shall be issued in accordance with Sec. 3.15, Home Occupation Permit, only after a determination by the Governing Body Building Official that the proposed home occupation use complies with this Section.

ii. A signed, notarized letter of authorization shall be required from the property owner when the applicant is not the owner of the property for which the home occupation use is proposed. Such letter shall be provided at the time of application for a Home Occupation Permit.

b. General Standards

All home occupation uses that comply with the following standards shall be permitted. Some home occupations uses, as specified in Sec. 8.7.11.c.i below, have additional standards.

i. The use of a residential dwelling and any accessory buildings for a home occupation use shall be clearly incidental and subordinate to its use for residential purposes, and shall under no circumstances change the residential character of the dwelling or premises.
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8-52
ii. **Child/Adult Care, 24 hour Care**
   (1) Such use shall not provide care for more than six (6) individuals, not including the caregiver’s own family.
   (2) Such use shall not be permitted in Residential districts.

iii. **Instruction**
    In Residential zoning districts, no more than two (2) pupils can receive instruction at one time. In all other zoning districts, no more than four (4) pupils can receive instruction at one time.

iv. **Internet Sales / Mail Order Sales**
    If sales include firearms, firearms may only be sold by firearms collectors licensed by the Bureau of Alcohol, Tobacco and Firearms as a firearms collector.

v. **Hair Styling**
   For hair styling, such use shall be limited to one (1) hair station and one (1) shampoo station, and no more than two clients (2) shall be permitted on the premises at one time.

vi. **Photography Studio**
   No more than one (1) client shall be permitted on the premises at one time. For the purposes of this use, a client shall be an individual, couple or family.

vii. **Professional Advising Services**
    No more than one (1) client shall be permitted on the premises at one time. For the purposes of this use, a client shall be an individual, couple or business partners.

   **Commentary:** For the purposes of this Section, professional advising services shall mean legal, accounting, financial, engineering, architectural, interior design or similar uses as determined by the Governing Body Building Official.

viii. **Professional Counseling Services**
   (1) Such use is permitted in all zoning districts except Residential districts.
   (2) Counseling services shall be provided only by a medical doctor (MD), psychologist, clinical social worker (LCSW), professional counselor (LPC) or marriage and family therapist who maintains a valid license in the state of Georgia.
   (3) Counseling shall not include counseling for substance abuse, including alcohol and drugs.
   (4) No more than one (1) client shall be permitted on the premises at one time. For the purposes of this use, client shall be an individual, couple or family, but not a group.

### 8.7.12 Outdoor Display Areas

The following standards apply to outdoor display areas that are not a principal use (see Sec. 9.7, Principal Use Outdoor Storage and Display Areas), or temporary use (Sec. 8.8, Temporary Uses). A permanent and enclosed component of a retail use that shares a common wall with the principal building is not considered an outdoor display area.

a. **General**

   i. The outdoor display area shall take place be located on an improved surface such as the sidewalk or pavement.
   
   ii. Outdoor display areas shall not include hazardous and/or flammable materials, such as gasoline, oil, antifreeze and kerosene. Such areas may include propane tanks.
Fertilizers shall not be stored less than 25 feet from a stormwater detention pond or a stormwater inlet (drain).

b. **Outdoor Display Areas Adjacent to Building**
   Outdoor display areas shall be permitted adjacent to the building façade provided that such display area:
   1. At least five (5) feet along the parking lot side of the display area shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.
   2. Shall be located at least three (3) feet from any public entrance.
   3. Shall only occur along building facades with a public entrance and shall occupy no more than 50% of the length of the building façade along with the display is located.

   ![Figure 8.7-1 Outdoor Display Areas](image)

   **Figure 8.7-1 Outdoor Display Areas**

c. **Outdoor Display Areas away from Building**
   Outdoor display areas not adjacent to the façade shall be permitted according to the following standards:
   1. The display area shall not exceed more than 10% of the yard in which it is located or 20,000 square feet, whichever is less; and
   2. A designated display area shall be shown on the site plan. At least two (2) sides of the display area shall have a fence, planters or similar physical barrier.

**8.7.13 Accessory Uses for Places of Worship**

The following uses and activities are considered accessory to a place of worship. Additional buffering may be required through the review and approval of a site development plan to address the intensity of the proposed place of worship. The proposed accessory use requires a greater use buffer than the principal use. The uses listed below shall comply with the following specific use standards in addition to the standards provided in Sec. 8.7.2 above.

a. Office for the place of worship;
b. Rooms for religious instruction or counseling;
c. Temporary child and adult care during religious services and events;
d. Fellowship hall;
e. Kitchen facilities (not to include restaurants);
f. Outdoor play area (including ball fields);
g. Community food programs using the kitchen facilities but delivering food elsewhere;
h. Accessory dwelling unit (no more than one unit);
i. Caretaker’s dwelling unit (no more than one unit); and
8.7.14 Accessory Uses at Public or Private Schools (Pre-K thru 12)

The following facilities are considered accessory to a public or private school. Additional buffering may be required to address the intensity of the proposed public or private school where the proposed accessory use requires a greater use buffer than the principal use. The uses listed below shall comply with the following specific use standards in addition to the standards provided in Sec. 8.7.2 above.

a. Administrative offices;

b. Auditorium, theater;

c. Pre-K classes;

d. Before and after school day care;

e. Child day care services only for staff and students;

f. Cafeteria and other food services (excluding restaurants);

g. Health facility;

h. Laboratory;

i. Library;

j. Maintenance facility; and

k. Stadium, Outdoor arena, Athletic fields, playgrounds.

8.7.15 College, University, Seminary

The following facilities are considered accessory to college, university or seminary. Additional buffering may be required where the proposed accessory use requires a greater use buffer than the principal use. The uses listed below shall comply with the following specific use standards in addition to the standards provided in Sec. 8.7.2 above.

a. Administrative offices;

b. Auditorium; theater;

c. Child day care services only for staff and students;

d. Cafeteria and other food services;

e. Dormitory;

f. General retail;

g. Health facility;

h. Library;

i. Library;

j. Maintenance facility; and

k. Stadium, arena, athletic facilities.
Outdoor Storage of Personal Recreational Vehicles, Watercraft and Trailers

Outdoor storage of personal recreational vehicles, watercraft and trailers in Residential and Mixed-use districts shall comply with the following:

a. **Number and Size Permitted**
   
   i. No more than one (1) recreational vehicle, watercraft or trailer per lot is permitted within all Residential zoning districts, except RSF-E, RSF-30 and RSF-20, and within all Mixed-Use zoning districts. Recreational vehicles and watercraft shall not exceed 22 feet in length nor 10 feet in height.
   
   ii. Within the RSF-E, RSF-30 and RSF-20 zoning districts, no more than two (2) such recreational vehicles, watercraft or trailers are permitted per lot.

   **Commentary:** Two (2) personal watercraft on a single trailer shall be considered one (1) watercraft. When watercraft is stored on a trailer, the trailer shall not be counted against the number permitted.

   iii. Recreational vehicles, watercraft and trailers of any size and number may be kept within an enclosed accessory structure.

b. **Storage Location**

   i. The outdoor storage area for recreational vehicles, watercraft and trailers shall not be located in the front or side yard, except for a period not to exceed 24 consecutive hours for the purpose of (un)loading or cleaning.

   ii. All watercraft and recreational vehicles shall be stored or parked in a secure and safe manner that does not inhibit emergency access to any property.

   iii. In the city, the storage and use of recreational vehicles and watercraft shall comply with City of Savannah Code of Ordinances, Part 9, Chapter 1, Sec. 9-1022, Storing or sleeping in vehicular recreational equipment on public thoroughfare, as amended and Sec. 7-1016, Parking of specified motor vehicles, motor homes, trailers, semitrailers or truck tractors in residential zone—Prohibited.

   iv. In the county, the storage of recreational vehicles shall comply with Chatham County Code, Chapter 12, Article 3, Sec. 301 Parking of Specified Motor Vehicles, Motor Homes, Trailers, Semitrailers or Truck Tractors on any Lot or Private Property in Residential Zone Prohibited, as amended, and Sec. 302, Parking of Specified Motor Vehicles, Motor Homes, Trailers, Semitrailers or Truck Tractors in Residential Zone Prohibited, as amended.

   v. **Designated Storage Area for Residential Developments**

   Residential developments may provide a designated area within the subdivision for the purpose of storing recreational vehicles, watercraft and/or trailers. Only residents of the development may use such storage area. The storage area shall be shown on a site development plan and shall be screened with a Type B use buffer when adjacent to any street or property not internal to the development.

c. **Other**

   i. Recreational vehicles, watercraft and trailers shall not be used permanently or temporarily for living, sleeping or household purposes. Such uses shall not be connected to sewer, water or other utility for any period of time.

   ii. No recreational vehicles, watercraft or trailers shall be permitted on a vacant lot without a primary structure except as provided in 8.7.15.b.v. above.

   iii. Recreational vehicles shall not be permanently affixed to the ground in a manner that would prevent removal.
iv. All recreational vehicles and watercraft shall be currently registered and operable at all times while being stored.

<table>
<thead>
<tr>
<th>8.7.168.7.17 Recycling and Collection Units (Outdoor - Temporary or Permanent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling and collection units located outdoors that are either temporary or permanent in nature shall comply with the following standards:</td>
</tr>
</tbody>
</table>

a. Recycling and collection units (e.g., units for clothing and household goods) that are located outdoors shall be subject to an approved simple site development plan (Sec. 3.10, Site Development Plan), whether the unit is permanent or temporary.

b. Within the local historic districts, such units shall meet the refuse screening standards of the overlay district.

c. **Size**
The total area encompassed by such units shall not exceed 500 square feet and occupy no more than five (5) non-required parking spaces not including space needed for removal or transfer of the unit.

d. **Acceptable Materials**
Such units shall accept only glass, metals, plastics, papers, clothing and such other non-hazardous materials suitable for recycling that can be placed in the unit.

e. **Parking**
No additional parking spaces for units located in an established parking lot of a primary use shall be required.

f. **Setbacks**
Such units shall conform to the setback and development standards of the zoning district in which the facility is located and shall not obstruct pedestrian or vehicular traffic. However, such facilities shall be set back at least 10 feet from any property line.

g. **Storage**

i. Such units shall be securable and constructed of waterproof and rustproof materials.

ii. Storage of recyclable materials outside of containers when an attendant is not present is prohibited.

iii. Containers shall be clearly marked to indicate the type of material acceptable for collection. The unit shall identify the operator and hours of operation.

iv. Distribution or sorting of items collected shall not occur onsite.

h. **Signs**

i. Signs shall comply with the provisions of wall signs in Sec. 8.9, Signs.

ii. Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.

iii. A sign shall be affixed to the unit prohibiting the deposit of hazardous or toxic materials after hours. For containers requiring an attendant, a sign shall be affixed to the unit prohibiting the deposit of any materials when an attendant is not present.

i. **Maintenance**
Containers shall be maintained in a safe and litter free condition.
Article 8.0 Use Regulations Standards

Sec. 8.7 Accessory Structures and Uses

8.7.17 Satellite Dish
The following standards apply only to satellite dishes within Nonresidential districts that are two (2) meters in diameter or greater.

a. All dishes shall be screened from view from any public right-of-way. Such screening may consist of a parapet wall (if located on the roof), fence or wall, hedge, natural vegetation or building or structures on the lot.

b. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in a light or dark neutral color.

c. A solid satellite dish that is adjacent to a public right-of-way, Residential zoning district or conforming residential use shall be screened by a six (6) foot high opaque fence or a hedge meeting the standards in Sec. 9.5.4.e.v.(5).

d. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer’s small identification plate.

8.7.18 Solar Energy Systems
The following standards shall apply to all systems utilizing solar energy systems for the heating and cooling of buildings, heating of hot water and generation of electricity.

a. General

i. Any homeowner’s association or private architectural review board may impose more restrictive standards than those found in this Section, but shall not prohibit the installation of solar energy systems.

ii. No form of advertising or identification shall be permitted except for the manufacturer’s small identification plate.

Commentary: It is recommended that prospective owners of solar energy systems seek a solar access easement, where necessary, to preserve access to solar energy. A solar access easement sets limits on the amount of shading permitted by construction and vegetation on adjacent property where shading would adversely affect the efficiency of systems that depend on access to solar energy.

b. Attached Systems
Solar energy systems attached to a structure shall meet the following standards:

i. Systems may extend no more than seven (7) feet above the roofline of the building and may exceed base zoning district height limitations.

ii. Systems which exceed the height limit shall be placed so as not to shade an existing solar energy system or property to the north on December 21st at noon, any more than would a structure built to the maximum permitted height and bulk.

c. Stand Alone Systems
Stand alone solar energy systems shall meet the following standards:

i. Systems shall not exceed the allowed height of the base zoning district.

ii. Systems servicing the principal use shall not be counted in lot coverage calculations.

iii. The following setbacks shall apply:

1. Systems located in side or rear yards shall be no closer than three (3) feet from the property line;

2. Systems located in a front yard of any Residential zoning districts must be architecturally integrated with the principal structure; and
Section 8.7.198.7.20 Accessory Uses for Marina; dry dock

Reserved

The following are considered accessory to a marina; dry dock:

d. The selling, leasing or rental of:
   i. Concessions;
   ii. Covered or uncovered boat slips or dock space;
   iii. Dry boat storage;
   iv. Boats (rental only) and boat motors;
   v. Marine fuel and lubricants, and
   vi. Bait, fishing and boating equipment;

e. Repair and maintenance of boats and boat motors; and

f. Boat launching facilities.

8.7.20 Junk or Non-Operating Vehicles

Outdoor storage of vehicles in need of repair in Residential districts shall comply with the following:

g. All vehicles shall be currently registered at all times while being stored.


8.7.21 Vehicle Sales

Vehicle sales shall be prohibited within Residential districts or on property devoted to a residential use, except that the sale of a private vehicle registered to an occupant of the residence shall be allowed. No more than two (2) vehicles may be displayed for sale at the same time and no more than six (6) vehicles may be sold per year.

8.7.22 Outdoor Vending Machines, Freestanding Automatic Teller Machines (Less than 25 square feet)

Outdoor vending machines and freestanding automatic teller machines shall comply with the standards below.

**Commentary:** For the purpose of this Section, outdoor vending machines shall include newspaper/magazine racks, whether or not a fee is charged for the product, LP gas storage racks, ice boxes and machines that offer for sale or rent DVDs, drinks, snacks, candy, toys and similar items.

a. Location

   i. Outdoor vending machines and freestanding automatic teller machines may only be established in conjunction with a principal building and shall be located without impeding pedestrian or vehicular traffic, or occupying parking spaces, drive aisles, greenspace, buffers or landscaped areas required for the principal building. Such units shall be located immediately adjacent to the principal building as allowed by applicable building codes and ordinances.
ii. Outdoor vending machines and freestanding automatic teller machines more than four (4) feet tall shall not block any window.

iii. Within any local historic district, outdoor vending machines, not including newspaper/magazine racks, shall not be visible from any right-of-way, except for lanes. Vending machines that are within a building, yet are visible due to an open door or wall shall not be considered outdoor vending machines.

iv. Vending machines shall maintain at least four (4) feet of walkway free of obstruction to allow for pedestrian movement around such use.

b. Size

Outdoor vending machines and freestanding automatic teller machines shall occupy no more than 25 square feet of ground area per machine, and shall be no more than eight (8) feet in height. The total width of all vending machines along a façade shall not be more than 16% of the length of such façade or 15 linear feet, whichever is less.

c. Signs

Signage on outdoor vending machines shall be limited to four (4) square feet on each side. Signage on automatic teller machines shall be limited to 12 square feet or two (2) square feet per linear foot of the machine, whichever is less, per side.

d. Lighting

A lighting plan shall be required if outdoor lighting is proposed.

e. Maintenance

Outdoor vending machines and freestanding automatic teller machines shall be maintained in a clean and litter free condition. For automatic teller machines, a waste receptacle shall be integrated into the structure housing the automatic teller machine.

f. Design

Outdoor vending machines and freestanding automatic teller machines shall be constructed and maintained with durable waterproof and rustproof material, and shall identify the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.

8.7.23 Outdoor Vending Unit (greater than 25 square feet, or greater)

a. Location

i. Such units shall be allowed only within the B-C, B-M, IL-T, IL and IH zoning districts.

ii. The use shall be located on a road classified as a collector or arterial as identified in Appendix A-1.

iii. Such units shall only be allowed on a site occupied by another principal building; and further, such units shall be located immediately adjacent to the other principal building as allowed by applicable building codes and ordinances.

iv. Such use shall not be allowed within the boundaries of any local historic overlay district.

v. Ice Vending Units

   (1) An ice vending unit shall not be located within a 300 foot radius of an existing ice vending unit.

   (2) Only one (1) ice vending unit shall be allowed on any single parcel.
b. Development Standards
   i. A site plan shall be submitted for review according to Sec. 3.10, Site Development Plan.
   ii. Such units shall be not less than 25 nor more than 250 square feet in size.
   iii. Such use shall not be located on or in required any parking spaces attributable required for to another principal use.
   iv. Such use shall provide a minimum of two (2) off-street parking spaces.
   v. A trash receptacle with a minimum capacity of at least 30 gallons shall be placed adjacent to an ice vending unit. Such receptacles shall be properly maintained and emptied by the ice vending unit owner or his designee at least once every two (2) days.

c. Signage
   Signage shall be permitted on any two (2) sides of the unit only and shall not exceed one (1) square foot for each linear foot of unit wall as measured along the longest wall. In no case shall permitted signage exceed 20 square feet per side.

8.7.24 Accessory Alcohol Sales
   a. Accessory Sales of Beer and Wine by the Package
      Such use shall only be permitted in the TC-1, TC-2, D-C, D-CBD, D-W, D-X, B-N, B-C, B-M, IL-T and I-L zoning districts.
      Comment [m54]: Work on the section will continue. City alcohol ordinance under revision.
   b. Accessory Alcohol Sales by the Drink in Association with a Restaurant
      i. Such use shall be permitted by right in the TC-2, D-N, D-C, D-CBD, D-W, D-X, B-N, B-C, B-M and IL-T zoning districts.
      Comment [m56]: Draft 3 revision.
      Such use shall be permitted only with a meal in the D-N and D-C zoning districts.
      Comment [AB57]: Draft 3 revision
      ii. Such use shall be permitted in the TN-2 (corner lot), TC-1, D-R zoning districts only with a Special Use Permit.
      iii. Alcohol sales are limited to on-premises consumption only.
Sec. 8.8 Temporary Uses

8.8.1 Purpose

Certain uses and structures are temporary in nature. They vary in type and degree of intensity, as well as length of time. Such uses may have little impact on surrounding and nearby properties, or they may present concerns involving potential incompatibility of such use or structure with existing permanent uses and structures. For this reason, certain temporary uses require a Temporary Use Permit (see Sec. 3.13). Unless otherwise specified by this Ordinance, the following standards shall govern.

8.8.2 Exempted Temporary Uses

The following temporary uses are exempt from the requirement of a temporary use permit, but shall comply with the requirements provided below.

a. Community Garden Sales

Commentary: Community garden sales do not include sales from produce stands or farm stands. See Sec. 8.8.3.a for Produce and Farm Stands.

i. When located in a Residential zoning district, sales at community gardens shall be limited to produce and other agricultural products that were grown at the site.

ii. When located in a Residential district, such sales shall be limited to the hours between 7:00 a.m. and 7:00 p.m.

b. Construction Dumpster

Such use may be established within the area of an approved development project for which a building permit has been issued for the collection of construction debris that will be removed from the site.

i. One construction dumpster is permitted on a site in association with a valid building permit. Additional dumpsters may be approved by the Governing Body Building Official for large construction projects requiring multiple dumpsters.

ii. Such dumpsters shall be placed completely on-site, on a surface approved by the Governing Body Building Official and cannot be placed in a public right-of-way without a valid right-of-way permit or equivalent permit.

iii. Construction dumpsters shall be limited to the time of active construction. Removal of dumpsters from the site shall be in accordance with Sec. 3.13.11.

c. Emergency Facilities

Such facilities provide emergency public health and safety assistance. Emergency residences shall comply with the standards of Sec. 8.8.3.d.

d. Fund-raising Events

On-site fund-raising activities in association with educational, fraternal, religious, service and other non-profit organizations directly engaged in civic or charitable efforts and that are registered as a 501(c)(3) organization with the Internal Revenue Service. Fund-raising activities shall be conducted only in association with a nonresidential use and such activities shall not include the categories of Sec. 8.8.3. Sponsorship shall be limited to educational, fraternal, religious, service and other non-profit organizations directly engaged in civic or charitable efforts and that are registered as a 501(c)(3) organization with the Internal Revenue Service.
Article 8.0 Use Regulations Standards

8.8 Temporary Uses

e. Garage or Yard Sales

Such sales shall not occur on a property more than twice six (6) times in a 12-month period and may operate only between the hours of 7:00 a.m. and 7:00 p.m. for not more than three (3) consecutive days.

f. Portable Storage Unit

Commentary: For the storage of construction materials, see construction storage units, see Sec. 8.8.3.c.

i. A portable storage unit may be permitted to allow the loading or unloading of household or other goods for a period of not more than 30 consecutive days within a 180-day period.

ii. No more than one (1) storage unit per dwelling unit or nonresidential use is permitted in a Residential or Mixed-use zoning district.

iii. The storage unit shall be placed completely on-site, on a surface approved by the Governing Body Building Official and cannot be placed in a public right-of-way without an approved right-of-way permit or equivalent.

iv. The storage unit shall be no longer than 20 feet.

v. Portable storage units that are shipping containers (i.e., designed for the intermodal transport of cargo) and tractor-trailers are not permitted to be used as portable storage units except within Industrial districts, provided that such containers are located at least 100 feet from any conforming residential use and any Residential or Mixed-use district.

g. Temporary Use of Public Property, including Rights-of-way

Temporary use of public property may be governed by other sections of the County Code of Ordinances and City Code of Ordinances, as applicable. Temporary use of a public right-of-way by a private entity is not allowed without an approved right-of-way permit or equivalent.

8.8.3 Permitted Temporary Uses

Certain temporary uses as indicated below may be permitted provided that an approved Temporary Use Permit is issued in accordance with Sec. 3.13, Temporary Use Permit. Any use that is not listed within the categories below shall comply with the requirements provided elsewhere in this Ordinance. Any temporary use that exceeds the time limits established shall be regulated as a principal use as determined by the Governing Body Building Official.

a. Produce Stands / Farm Stands Sales

Such uses shall not be located in Residential districts.

Commentary: In Residential districts, community garden sales are permitted. See Sec. 8.8.2.

b. Construction Office

A temporary construction office may be established within the area of an approved development project for which a valid building permit has been issued.

i. Such offices shall not be used as a residence.

ii. Such offices are permitted in all zoning districts.

iii. Construction offices shall be limited to the time of active construction.
c. **Construction Storage Unit**
   Such use may be established within the area of an approved development project for which a valid building permit has been issued to store construction materials and tools.
   
   i. One (1) storage unit is permitted on-site in association with a valid building permit. Additional storage units may be approved by the Governing Body Building Official for large construction projects requiring multiple storage units.
   
   ii. Such units shall be placed completely on-site, on a surface approved by the Governing Body Building Official and cannot be placed in a public right-of-way without an approved right-of-way permit or equivalent permit.
   
   iii. Such units shall be no longer than 20 feet.
   
   iv. Units that are shipping containers (i.e., designed for the intermodal transport of cargo) and tractor-trailers are not permitted to be used as storage units except within Industrial districts that are not adjacent to Residential or Mixed-use districts.
   
   v. Such units shall be limited to the time of active construction.

d. **Emergency Residence**
   A Temporary Use Permit for a manufactured home or recreational vehicle may be issued for the purposes of providing emergency residence on a site where the existing living unit has become uninhabitable due only to fire, structural damage, adverse weather damage or other natural calamity, while the damaged living unit is being repaired or a replacement unit is being constructed.
   
   i. **Location**
      An emergency residence is permitted in all zoning districts that allow residential uses.
   
   ii. **Time Limitations**
      The temporary use permit for an emergency residence may be issued for a period not to exceed 18 months, and may be renewed by the Governing Body Building Official provided that the permanent residence is under active construction and has a valid building permit.

e. **Food Vending**
   
   i. Food vending that is part of a special event (see k. below) shall be required to comply only with iv. below.
   
   ii. Such activity is permitted only in zoning districts that permit restaurants.
   
   iii. Such activity shall be limited to one (1) vendor per site and one (1) monthly event per site of four (4) consecutive days or less. Vending on consecutive days is considered one (1) event.
   
   iv. An approved Food Service Permit or equivalent permit or certificate shall be provided at the time of application for a temporary use permit. The approved permit or certificate must be visibly displayed for patron view.

f. **Outdoor Display and/or Sales of Merchandise**

   **Commentary:** The temporary outdoor display and/or sales of merchandise should not be confused with permanent outdoor storage and display (see Sec. 9.7, Outdoor Storage and Display Areas) and accessory outdoor storage and display (see Sec. 8.7, Accessory Structures and Uses).
The outdoor display and/or sales of merchandise (e.g., parking lot sales or sidewalk sales) are permitted only by merchants permanently occupying the premises and subject to the following conditions:

i. Such activities shall be limited to Mixed-use and Nonresidential districts.

ii. Such activities shall be limited to one (1) monthly event per site of four (4) consecutive days or less. Sales on consecutive days are considered one (1) event.

iii. If such activities are located in a parking area, such area shall not exceed 10% of the total parking area for the site and shall not be located in any required parking spaces.

iv. Merchandise can be displayed only during the merchant’s hours of operation.

g. Promotional Lighting
Promotional beacons, searchlights or any similar high-intensity narrow-beam lighting are limited to three (3) days per 12 month period per property. Such lighting shall not be permitted within any Residential zoning district or the Airport, Airfield Overlay District.

h. Outdoor Religious or Revival Activities
i. Such activities shall be in association with a place of worship and shall be permitted for no more than 12 consecutive days or less within a 180-day period.

ii. In Residential zoning districts, such use shall be located on the same property as a place of worship.

i. Sales and Leasing Office
Such use may be established within the area of an approved residential development project for which a building permit has been issued.

i. Such use is permitted in all zoning districts in which residential uses are permitted.

ii. Such use shall not be used as a dwelling unit.

iii. Such use shall be limited to the time of active construction.

j. Seasonal Sales
Such use may be established for 45 consecutive days or less, twice per 12-month period.

k. Special Events on Private Property
Amusement rides, animal shows, arts and crafts exhibits, auctions, carnivals, circuses, concerts, fairs, festivals, flea markets, food events, outdoor entertainment/sporting events, rodeos, rummage sales, second-hand sales and swap meets, vehicle shows or sales shall be limited to 14 consecutive days or less, or five (5) weekends (Friday through Sunday), within a 12 month period per property.

l. Similar Temporary Uses not Listed
Similar Temporary uses not listed which are compatible with the zoning district in which the use is proposed and the surrounding land uses, and that are necessary because of unusual or unique circumstances may also be permitted. The Governing Body Building Official shall apply the criteria in Sec. 5.3.1.b. (2-10) to make such a determination and shall also set a maximum duration for the use.
Sec. 8.9 Wireless Telecommunications Facilities

8.9.1 Purpose

The purpose of this Section is to provide standards for the development of Wireless Telecommunications Facilities (WTFs) for personal wireless services and to:

a. Promote the health, safety and general welfare of the public by regulating the siting of and establishing development standards for WTFs and related equipment and infrastructure.

b. Minimize the impacts of WTFs on surrounding areas by recognizing the variety of facilities and establishing standards for location, aesthetics, structural integrity and compatibility.

c. Encourage the location and collocation of wireless communication equipment on existing structures thereby minimizing new visual, aesthetic and public safety impacts, effects upon the natural environment and to reduce the need for additional WTFs.

d. Encourage coordination between suppliers and providers of personal wireless services in the County and City.

e. Follow and promote the policies embodied in Section 704 of the Federal Telecommunications Act of 1996 in such a manner as to not unreasonably discriminate between providers of functionally equivalent personal wireless services or to prohibit or have the effect of prohibiting personal wireless services in the County and City.

f. Promote the orderly development of telecommunications infrastructure through coordination of master plans among the County, City and participating personal wireless service providers.

g. Protect the beauty and character of the County and City, particularly Residential districts, recognized historic areas, and scenic vistas and landscapes, while meeting the needs of its citizens to enjoy the benefits of personal wireless services.

h. Encourage the use of public lands, buildings and structures as locations for WTFs as a method to establish a precedence of quality concealment products that will minimize the aesthetic impact of related infrastructure.

i. Ensure that applicable goals and objectives of the Chatham County-City of Savannah Comprehensive Plan are addressed.

8.9.2 Applicability and Exemptions

a. Applicability

This Section shall apply to the installation, construction or modification of the following WTFs:

i. Existing antenna support structures.

ii. Proposed antenna support structures.

iii. Replacement and modification of existing antenna support structures.

iv. Collocation or combining on existing antenna support structures.

v. Attached WTFs.

vi. Concealed WTFs.

vii. Temporary WTFs.
b. Exemptions
The following uses are exempt from the requirements of this Section notwithstanding any other provision of this Ordinance, and are subject to all applicable building code compliance and building permit reviews:

i. Non-commercial, amateur radio antennas.
ii. Single-use local radio dispatch.
iii. Television antennas for home reception use.
iv. Satellite dishes that are one meter (39.37 inches) or less in diameter in all Residential districts and two (2) meters or less in all other zoning districts.
v. Antenna support structures, antennas and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities that are licensed by the FCC.
vi. A temporary, commercial WTF, upon the declaration of emergency by Federal, State or local government, or determination of public necessity by the County or City, and approval by the County Manager or City Manager; except that such WTF must comply with all Federal and State requirements. The exemption may continue up to 180 days after the duration of the state of emergency with the approval of the County Manager or City Manager.
vii. A temporary commercial WTF for the purposes of providing coverage of a special event such as news coverage or sporting event, subject to approval of the County Manager or City Manager, except that such WTF must comply with all federal and state requirements. The exemption may continue up to seven (7) days after the duration of the special event.
viii. Any modification not described in described in Sec. 8.9.6.

8.9.3 Wireless Telecommunications Facilities Master Plan
[Reserved]

8.9.4 Submittal Requirements
An application for a WTF shall include the applicable items listed in this section, in addition to other requirements within this Section.

a. Authorization from Co-Applicants
For all facilities, all parties with an ownership interest, including the land owner, support structure owner, and facility owner shall be co-applicants and be bound by and comply with all terms, limitations, requirements and conditions that are part of this Section and of any permit issued. The WTF applicant shall provide signed authorization from co-applicants allowing the application.

b. Address
All applicants and co-applicants shall keep the MPC notified of their current mailing address and shall advise the MPC of any change in mailing address within 30 days of such change.

c. Evidence of Need Report
For all WTFs, a report certified by a radio frequency engineer shall be provided that demonstrates that no existing WTF can accommodate the applicant’s proposed facility due to technical or physical circumstances, or that existing facilities would prohibit personal wireless services in the area to be served by the proposed WTF. The following information shall be provided with the report:

i. Identification of efforts to comply with the facility and location hierarchy in Sec. 8.9.5.a.
   If the highest ranking facility type (concealed attached) is not proposed, the applicant
must demonstrate that existing facilities or the mitigation of existing facilities within the applicant’s Geographic Search Area (GSA) cannot be reasonably made to accommodate the applicant’s need because:

(1) There are no existing WTFs in the GSA that meet the applicant’s engineering requirements, and why.

(2) The existing WTFs, buildings and structures in the GSA are not of sufficient height and cannot be increased in height to meet the applicant’s engineering requirements.

(3) The existing WTFs, buildings and structures in the GSA do not have sufficient structural strength and cannot be structurally improved to support the applicant’s proposed WTF and related equipment. Such information shall be certified by a Georgia-licensed professional engineer.

(4) There are other limiting factors that render existing WTFs in the GSA unsuitable.

ii. Graphics to be provided shall include:

(1) A map of the GSA to include the location of the proposed WTF and all existing WTFs (including those not owned by the applicant). The exact location of the facility (in longitude and latitude, to degrees, minutes and seconds to the nearest tenth) including the height of the antenna support structure and height, type and number of antennas shall be provided.

(2) A color plot demonstrating the existing coverage of all WTFs owned by the applicant within the GSA.

(3) A color plot demonstrating the existing coverage of all WTFs owned and proposed by the applicant within the GSA.

(4) Additional maps and calculations as may be deemed necessary by the Planning Director.

iii. Any additional information that may be requested of the applicant or provided by the applicant to prove need for the proposed WTF.

d. Site Development Plan

For freestanding WTFs and when a proposed WTF will create a site modification, a site plan (no larger than 24 inches by 36 inches with an 8.5 inches by 11 inches reduced copy) prepared and certified by a Georgia-licensed professional engineer shall include all information listed on the WTF application checklist. Other site plan related information shall include:

i. Existing and Proposed Access

Existing or proposed public rights-of-ways, private roads and/or access easements through, on, or adjacent to the subject property. The proposed access driveway or roadway and parking area at the WTF site shall be shown, to include grading, drainage and traveled width and type of surface materials proposed. Parking shall also be shown.

ii. Landscape Plan

Landscaping is to be provided in accordance with Sec. 8.9.5.d. The method of irrigation and any proposed removal of vegetation shall be identified.

iii. Drainage

Plans for drainage of surface and sub-surface water to control erosion and sedimentation both during construction and as a permanent measure.
iv. Utilities

Proposed utilities, including distance from power source, sizes of service available and required, locations of any proposed utility or telecommunications lines and whether utilities will be above ground or underground.

e. WTF Plan

For all WTFs, a plan (no larger than 24 inches by 36 inches with an 8.5 inches by 11 inches reduced copy) shall include a diagram of the proposed facility and antenna(s), including:

i. Elevation of the antenna and/or antenna support structure to include the following proposed dimensions: height, width and breadth. Height shall include the base, the antenna support structure, and lightening rod.

ii. Elevation views of security barrier or equipment compound, indicating architectural design, exterior appearance and materials, including color. Equipment enclosures shall be consistent with one of the alternatives identified in Sec. 8.9.5.e.

iii. Mounting location on antenna support structure on building, including height.

iv. If a concealed or non-concealed attached WTF is proposed, identification of all mounting frames, arms, brackets or other devices or equipment used to hold antennas and other equipment in place.

v. Equipment brochures or drawings for the proposed facility shall be provided for antennas, support structures/mounts, equipment shelters, feed lines and security barrier, if any.

vi. If a freestanding WTF is proposed, it shall be demonstrated that the structure will be able to accommodate additional facilities as identified in Sec. 8.9.5.i.

f. Visual Impact Analysis

For all freestanding non-concealed WTFs, a visual impact analysis shall be performed. All or a portion of the analysis shall be performed for other WTFs when, in the opinion of the Planning Director, the proposed type of WTF and its location requires additional assessment (i.e., within a Residential district, recognized historic area, or scenic vista/landscape). The analysis shall include the following:

i. Line-of-Sight Analysis

The applicant shall provide a line-of-sight analysis, including elevation views of the proposed facility. The analysis shall include a description of natural and man-made features that affect the buffering of the potential visual impact of the structure.

ii. Photo Simulations

The applicant shall provide photo-simulated post-construction renderings of the completed proposed antenna support structure, equipment compound and/or equipment cabinets, ancillary structures, and landscaping, if any, from locations determined at the pre-application conference. The views shall incorporate before and after scenarios, a scaled color image of the proposed type of facility, an aerial map with the location of the selected views, and a description of the technical approach used to create the photo simulations. The simulations shall include a minimum of four (4) vantage points (north, south, east and west).

iii. Balloon Test

A balloon test may be required subsequent to the receipt of the photo simulations in order to demonstrate the proposed height of the WTF. The applicant shall arrange to raise a colored balloon (no less than three (3) feet in diameter) at the maximum height of the proposed WTF and within 50 horizontal feet of the center of the proposed antenna support structure.
The date, time and location of the balloon test shall be advertised by the applicant at least seven (7) but no more than 14 days in advance of the test date in the official legal organ for Chatham County or the City of Savannah. The applicant shall inform the Planning Director and abutting property owners in writing of the date and times of the test at least 14 days in advance. The balloon shall be flown for at least two (2) consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test.

g. Documentation from Applicable Regulatory Agencies
For all WTFs, copies of all applicable licenses or approvals, if available, as required by the FCC and any other agency of the government with authority to regulate WTFs to include the following at the time of submission:

i. A letter from the FAA establishing the maximum antenna support structure height or a written statement prepared a professional airspace safety consultant predicting the maximum height likely to be approved by the FAA.

ii. A copy of Form 600 on file with the FCC; or FCC license (Radio Authorization Form).

iii. Evidence of compliance with applicable FAA requirements under 14 C.F.R. s. 77, as amended, which may be a copy of the FAA Notice of Proposed Construction.

iv. A compliance letter from the Historic Preservation Division of the Georgia Department of Natural Resources.

h. Radio Frequency Engineer Qualifications
For all WTFs, a curriculum vitae shall be provided for the radio frequency engineer who certifies any documentation provided as part of the application for a WTF. Information shall include education obtained in the area of radio frequency engineering, and experience in the field, including length of time.

i. Fees
In addition to any other fees required by the County or City, applicants shall pay a fee to cover the actual cost and the administrative fee for consulting services that may be required by the County or City and/or MPC to evaluate any technical aspect of the WTF application.

8.9.5 Additional Standards
To ensure compatibility with surrounding land uses, protect public safety and natural, cultural and scenic resources and preserve and enhance the character of neighborhoods, all WTFs subject to this Section shall be located, developed and operated in compliance with the following:

a. Siting and Location
WTFs are allowed in all zoning districts, subject to the limitation set forth herein. Siting of WTFs shall be in accordance with a hierarchy of facility alternatives. If a WTF is proposed that is a lower-ranking facility than the most preferred facility type (concealed attached), an Evidence of Need Report as specified in Sec. 8.9.4 c. shall be provided. Whenever feasible, a new facility, not to include collocation or combined antennas, should be located on County or City property to ensure that regular maintenance of the facility, as required by Sec. 8.9.7, is occurring.
### Table 8.9-1 Hierarchy by Facility Type

<table>
<thead>
<tr>
<th>Priority</th>
<th>Facility Type</th>
<th>Example</th>
</tr>
</thead>
<tbody>
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<td>Most Preferred</td>
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<td>Collocated or Combined on Existing Antenna Support Structure or on Athletic Field Light Poles or Water Tanks (at least 50 feet in height)</td>
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<tr>
<td></td>
<td>Non-concealed Freestanding (Monopole Only) [3]</td>
<td><img src="image" alt="Non-concealed Freestanding" /></td>
</tr>
</tbody>
</table>

[1] An applicant does not have to provide a concealed attached facility if collocation on an existing antenna support structure or other structure (i.e., athletic field light pole or water tank) is available within the applicant’s geographic search area provided that the structure is not located within a Residential district, recognized historic area or within the scenic vistas/landscapes identified in Sec. 8.9.5.4 unless approved by the Planning Commission.

[2] May be allowed within a recognized historic area with Planning Commission approval, but not on a contributing structure.

[3] Not allowed within a Residential district, a recognized historic area or within 100 feet of either. A setback waiver may be requested if the criteria in Sec. 8.9.5.c.i.(2) can be met.
b. Height
   i. General
      Height shall be measured as specified in Sec. 4.1.8.
   ii. Height, Maximum

<table>
<thead>
<tr>
<th>Table 8.9-2 Maximum Height by Type of Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Facility</td>
</tr>
<tr>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Concealed Attached</td>
</tr>
<tr>
<td>Non-concealed Attached</td>
</tr>
<tr>
<td>Collocation or Combined on Existing Structure (General)</td>
</tr>
<tr>
<td>Collocation on Existing Structure at least 50 feet in height (Utilities)</td>
</tr>
<tr>
<td>Collocation on Existing Buildings and Structures (Legal Nonconforming)</td>
</tr>
<tr>
<td>Concealed Freestanding</td>
</tr>
<tr>
<td>Non-concealed Freestanding (Monopole)</td>
</tr>
</tbody>
</table>

iii. Height, Flexibility
   The Planning Commission may approve additional height beyond the maximum allowed if findings can be made that siting of the proposed WTF is appropriate to the context of the proposed location using the criteria listed in Sec. 8.9.5.d.

c. Setbacks
   All WTFs and their equipment enclosures and ancillary structures shall comply with the setback provisions of the zoning district in which the WTF is located. In addition, the following setbacks shall be observed:
   i. Setbacks Required
      (1) In order to ensure public safety, the minimum distance from the base of any non-concealed freestanding WTF to any property line, road, dwelling, commercial or...
institutional use or public recreational area shall be the height of the antenna support structure, including any antennas or other appurtenances, if the WTF has not been constructed with breakpoint design technology.

(2) The setback may be reduced by the Planning Commission if documentation filed by a Georgia-licensed professional structural engineer certifies that the WTF utilizes breakpoint design technology. The minimum setback shall be equal to 110% of the distance from the top of the structure to the breakpoint level of the structure, plus the minimum setback distance of the zoning district. For example, a non-concealed WTF of 100 feet in height with a breakpoint at 80 feet, the minimum setback would be 22 feet (110% of 20 feet—the distance from the top of the WTF) plus the minimum setback for the zoning district.

(3) The Planning Commission may waive all or part of a required setback if the applicant can demonstrate that the proposed facility will be the least visually obtrusive profile, will not detract from the beauty and/or character of the area in which the WTF is proposed, and will not cause a public safety issue.

(4) Setbacks from Residential districts, recognized historic areas, and certain scenic vistas and landscapes for non-concealed freestanding WTFs, as described in Sec. 8.9.5.h, are also required. If more than one standard applies, the more restrictive standard shall govern.

ii. Setback not Required
A setback is not required by this Section for concealed freestanding and attached WTFs. However, the setback provisions of the base zoning district shall apply. In the case of pre-existing non-conforming structures, a WTF (including its equipment compound and/or cabinetry and ancillary structures) shall not increase any non-conformities, except as provided in Sec. 8.9.9.

d. Aesthetics / Visibility
To protect the beauty and character of the County and City, particularly Residential districts, recognized historic areas and certain scenic vistas and landscapes as identified herein, all facilities shall be screened to the greatest extent possible. Screening shall occur through the use of design, existing buildings and structures, existing and proposed vegetation, appropriate materials and color. Unlike non-concealed facilities, concealed facilities shall not be identifiable as a WTF.

Table 8.9-3 Visibility of Facility

<table>
<thead>
<tr>
<th>Screening and/or Concealment Techniques</th>
<th>Applicable WTF</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design</td>
<td>Concealed Attached</td>
<td>Concealed Attached: Feed lines and antennas shall be designed to architecturally match the façade, roof, wall or structure on which they are affixed in order to blend in with the existing structural design, color and texture and in order to provide the least visually obtrusive profile.</td>
</tr>
<tr>
<td></td>
<td>Concealed Freestanding</td>
<td>Concealed Freestanding: Such facility shall blend into its surroundings through design and siting that is appropriate and typical to the context of the proposed location. Such facility shall also be designed to appear as a structure that would be allowed in the zoning district in which it is proposed to be located and that is customary to the location (e.g., a smokestack would not be allowed in a residential district). Examples of concealed facilities include chimneys, steeples.</td>
</tr>
</tbody>
</table>
### Article 8.0 Use Regulations Standards

**Sec. 8.9 Wireless Telecommunications Facilities**

<table>
<thead>
<tr>
<th>Screening and/or Concealment Techniques</th>
<th>Applicable WTF</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Buildings and Structures</strong></td>
<td></td>
<td>clock towers, light poles, and flag poles. Guyed structure and lattice structure construction is not allowed.</td>
</tr>
<tr>
<td>Non-concealed Attached and Combined</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-concealed Freestanding</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Existing and Proposed Vegetation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-concealed Freestanding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-concealed Attached</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collocation and Combined</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-concealed Freestanding</td>
<td></td>
<td><strong>Roof Mount</strong>: When a WTF extends above the roof height of a building on which it is mounted, the WTF shall be camouflaged within or behind existing architectural features to limit the visibility from public rights-of-way. The WTF should be stepped back from the façade in order to limit its impact on the building’s silhouette.</td>
</tr>
<tr>
<td><strong>Non-concealed Attached</strong></td>
<td></td>
<td><strong>Side Mount</strong>: The WTF shall blend with the building’s existing architecture and shall be painted or shielded with material which is consistent with the design features and materials of the building.</td>
</tr>
<tr>
<td><strong>Freestanding Non-concealed</strong></td>
<td></td>
<td><strong>Freestanding Non-concealed</strong>: To the extent possible, existing buildings and structures should be used to screen a WTF from rights-of-way.</td>
</tr>
<tr>
<td><strong>Non-concealed Freestanding</strong></td>
<td></td>
<td><strong>Non-concealed Freestanding</strong>: The perimeter of the WTF shall be at least 15 feet in width for landscaping and include: 1) a row of evergreen trees a minimum of 10 feet in height at the time of planting with a minimum two-(2) inch caliper, spaced a maximum of 12 feet apart; and, 2) a row of evergreen shrubs a minimum of two (2) feet tall at the time of planting, planted four (4) feet on center. Within a year of planting, the trees and shrubs shall achieve 80% opacity of the security barrier and/or equipment enclosure. Existing trees and vegetation may be used as an alternative or in combination with new plantings to achieve the opacity requirement subject to approval of the Planning Commission upon a recommendation of the Governing Body Engineer or designee. An easement may be required to ensure that vegetation remains intact. <strong>Non-concealed Attached</strong>: To the extent possible, vegetation should be used to screen a WTF from full view. <strong>Collocation and Combined</strong>: If the equipment compound and/or landscaping is not in compliance with this Section, compliance shall occur at the time of antenna installation. Landscaping compliance may be waived, wholly or partially, if the site lacks sufficient area.</td>
</tr>
</tbody>
</table>
Article 8.0 Use Regulations Standards

### Sec. 8.9 Wireless Telecommunications Facilities

#### 8-75

<table>
<thead>
<tr>
<th>Screening and/or Concealment Techniques</th>
<th>Applicable WTF</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Color</td>
<td></td>
<td><strong>Non-concealed Freestanding</strong>: The WTF shall maintain a galvanized gray finish or the Planning Commission may accept other contextual or compatible color, except as required by federal rules or regulations. <strong>Non-concealed Attached</strong>: The WTF shall be painted and/or constructed of materials to match the color of the building or structure on which it is attached, except as required by federal rules or regulations.</td>
</tr>
<tr>
<td>Color</td>
<td>Non-concealed Freestanding</td>
<td>The first antenna placement, and all subsequent collocated antennas, on new antenna support structures shall be flush-mounted, unless it is demonstrated through RF propagation analysis that such antennas will not meet the network objectives of the desired coverage area.</td>
</tr>
<tr>
<td>Color</td>
<td>Attached</td>
<td>The WTF shall be painted and/or constructed of materials to match the color of the building or structure on which it is attached, except as required by federal rules or regulations.</td>
</tr>
<tr>
<td>Antenna</td>
<td>Non-concealed Freestanding</td>
<td>The first antenna placement, and all subsequent collocated antennas, on new antenna support structures shall be flush-mounted, unless it is demonstrated through RF propagation analysis that such antennas will not meet the network objectives of the desired coverage area.</td>
</tr>
</tbody>
</table>

#### e. Equipment Compound and/or Equipment Cabinetry

Equipment related to the operation of a WTF shall be hidden and/or screened from public view by one or more of the following techniques, which shall also be consistent with the aesthetic/visibility standards identified in Sec. 8.9.5.d.

1. **Ground equipment, including platforms**
   
   One or more of the following techniques can be used to hide and/or screen equipment:
   
   *(1)* Locate equipment underground. If a non-concealed freestanding WTF is proposed, an opaque security barrier consisting of brick, masonry, or other material approved by Planning Commission shall be installed around the antenna support structure that will prevent unauthorized access to the structure. Landscaping as identified in Sec. 8.9.5.d. shall be provided.
   
   *(2)* Locate equipment within a building. The building shall be designed to be consistent with the prevailing architectural style of the neighborhood in which it is located, including exterior materials and roof pitch. The enclosure shall not exceed one story, unless location in a flood plain or other drainage concerns requires it to be elevated.
   
   *(3)* Locate equipment behind a secured, landscaped perimeter. An evergreen landscape buffer shall surround the perimeter of the WTF. If this method is selected, the buffer requirements identified in Sec. 8.9.5.d. apply. Additionally, an opaque fence or wall shall be constructed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous conditions, visual blight and attractive nuisances. The fence or wall shall be no less than the above grade height of any equipment within the enclosure, which shall not be taller than one story, unless located in a flood zone.

2. **Roof-top equipment**
   
   Equipment shall be screened from public view in a manner that is consistent with the architectural style of the building upon which the WTF is located.
f. Lighting and Signage
   i. Wireless telecommunications facilities taller than 199 feet shall be lit according to FAA standards, including light intensity and flashes per minute. When applicable, dual lighting systems shall be employed. This dual lighting system includes red lights (L-864) for nighttime and medium intensity flashing white lights (L-865) for daytime and twilight use. This lighting system may be used in lieu of operating a medium intensity flashing white light system at night.
   ii. Free-standing wireless telecommunications facilities between 100 and 199 feet shall be equipped with the following:
       (1) Red lights (L-864) for nighttime (only) – strobe lighting of any kind is not permitted; and,
       (2) White reflective tape/sheeting installed at 20 feet above ground level and continuing upward at ten foot intervals.
   iii. Wireless telecommunications facilities less than 100 feet shall be lighted only if required by the FAA, and shall not exceed the minimum standard required by the FAA. Non-daytime strobe lighting shall not be allowed unless specifically required by the FAA.
   iv. Lighting of equipment enclosures and other ancillary structures on site shall be shielded from adjacent properties. The footcandle measurement at property lines shall be no more than 1.0 footcandle when measured at grade. FAA required lighting is exempt from this requirement.
   v. Signs shall be limited to those needed to identify the WTF, the owner, the party responsible for the operation and maintenance (including address and telephone number), to warn of danger and to comply with applicable federal regulations. Such signage shall be visible and legible at ground level.

g. Recognized Historic Areas
   i. Freestanding WTFs within a recognized historic area shall be concealed. Attached WTFs proposed for existing structures shall also be concealed unless it can be demonstrated that the facility will not be visible from ground level.
   ii. Any WTF located on or within an historic building or structure shall not alter the character-defining features, distinctive construction methods or original historic materials of the building or structure.

h. Scenic Vistas and Landscapes
   To preserve scenic vistas and landscapes, any non-concealed freestanding WTF shall:
   i. Not be developed on a hammock or back-barrier island.
   ii. Be separated from the following areas by the following distances:
       (1) Residential districts, conforming residential uses, recognized historic areas: 100 feet.
       (2) Public rights-of-way: 100 feet.
       (3) Protected and Restricted Roadways as identified in this Ordinance: 300 feet.
       (4) Amenity corridors as indentified in the 2030 Long Range Transportation Plan: 300 feet.
       (5) Marshes, to include estuarine waterways and/or spartina marshes: 500 feet. The distance shall be measured from the jurisdiction line established by the Georgia Department of Natural Resources.
Article 8.0 Use Regulations Standards  Sec. 8.9 Wireless Telecommunications Facilities

(6) Protected river corridors as identified in the River Corridor Protection Act (O.C.G.A. 12-2-8, as amended): 500 feet. The distance shall be measured from the jurisdiction line established by the Georgia Department of Natural Resources.

iii. The Planning Commission may waive all or part of separation distance if the applicant can demonstrate that the proposed facility will be the least visually intrusive profile and not detract from the beauty and/or character of the scenic vistas and landscapes identified within this Subsection.

i. **Antenna Support Structure Multiple User Standards**
   If a freestanding WTF is proposed, it shall be engineered and constructed to accommodate multiple users, as indicated below:

   i. Ninety (90) feet or less in height: at least three (3) antenna arrays.
   ii. More than 90 feet and up to 120 feet in height: at least four (4) antenna arrays.
   iii. More than 120 feet and up to 150 feet in height: at least five (5) antenna arrays.
   iv. More than 151 feet and up to 199 feet in height: at least six (6) antenna arrays.
   v. If the Planning Commission approves a height of more than 199 feet, additional antenna arrays may be required.

j. **Structural Integrity**
   All WTFs and antenna support structures shall be designed to meet or exceed all federal, state and local building code requirements, including windloading and American National Standards Institute standards (EIA/TIA) Document 222-F, Structural Standards for Steel Antenna Towers and Supporting Structures, for the Wind Code Zone for Chatham County, Georgia and any state/county building codes (as they may be amended and/or updated from time to time). Structural integrity shall be certified by a Georgia-licensed professional engineer.

k. **Environmental Standards**
   The following standards shall apply:

   i. Freestanding WTFs shall not be located in wetlands or wetlands buffers, whether federal or state designated.
   ii. Freestanding WTFs shall not generate noise in excess of 60dB at the property line. Attached WTFs shall not generate noise in excess of 60dB at ground level at the base of a habitable building closest to the facility.

l. **Safety Standards**

   i. **Radiofrequency Radiation (RFR) Standards**
      All equipment for a WTF shall be authorized per the FCC Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation. Documentation shall be provided that these guidelines will be met.

   ii. **Interference with Public Safety Communications**
      (1) In order to facilitate the regulation, placement, and construction of a WTF and its interaction with public safety communications equipment, an applicant requesting such a facility shall agree in a written statement, to the following:

      (a) Compliance with FCC regulations regarding susceptibility to radio frequency interference (RFI), frequency coordination requirements, general technician standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements and any and all other federal statutory and regulatory requirements relating to RFI; and
(b) In the case of collocation of facilities, the applicant, together with the owner of the site, shall provide a composite analysis of all users of the site to determine that the proposed facility will not cause RFI.

(2) When such a base station is identified as causing RFI, the following shall occur:
   
   (a) The governing jurisdiction shall provide notification to all WTF service providers operating in the jurisdiction of possible interference with the public safety communications equipment. Upon such notification, the owners shall use their best efforts to cooperate and coordinate with the jurisdiction and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety Best Practices Guide, released by the FCC in February 2001, including the Good Engineering Practices, as may be amended by the FCC from time to time.

   (b) If any WTF provider fails to cooperate with the governing jurisdiction in complying with the owner’s obligations under this Section or if the FCC makes a determination of RFI with the governing jurisdiction’s public safety communications equipment, the owner who fails to cooperate and/or the owner of the WTF which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the governing jurisdiction for all costs associated with ascertaining and resolving the interference including, but not limited to, any engineering studies obtained by the jurisdiction to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the Best Practices Guide within 24 hours of the governing jurisdiction’s notification.

8.9.6 Modifications
   
   a. A modification is a proposed change to any portion of a WTF from its description in a previously approved permit that:
      i. When viewed from ground level from surrounding properties, appears to be a different height, size, type or appearance than what exists on or is associated with the WTF.
      ii. Increases the number of antennas on an array, change in antenna type(s), repositions of antenna(s) or change in number of channels per antenna above the maximum number approved; or
      iii. Changes structural wind-loading;

   b. All modifications shall comply with any conditions or provisions of the existing permit, for the property or WTF and with applicable standards of this Section, including the lighting and safety markings (taping) as described in Sec. 8.9.6.f.

   c. The Planning Director shall have the discretion to determine if a proposed change is a modification.

   d. For the purposes of this subsection, mere collocation shall not be considered a modification.

8.9.7 Maintenance
   
   a. A WTF shall be maintained in good condition. Maintenance of a WTF shall include, but not be limited to the structural integrity of the antenna support structure and antennas, equipment compound and cabinets, painting, and irrigation and upkeep of buffer areas and landscaping.
b. If maintenance will impede access used by others, create noise in excess of 60 dB (at the property line) between the hours of 7:00 p.m. to 7:00 a.m., or have other potential nuisance effects during the period of maintenance, the owner of the facility undergoing maintenance shall notify the Planning Director and adjacent property owners in writing at least five (5) days before maintenance is scheduled.

c. If maintenance of a WTF will result in a modification as described in Sec. 8.9.6, the requirements of that section shall apply.

8.9.8 Abandonment and Discontinuation of Use

a. At such time that an antenna support structure owner or wireless provider plans to abandon or discontinue operation of a WTF, said owner shall notify the Planning Director by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.

b. In the event all legally approved use of any WTF has been discontinued for a period of six (6) months and the antenna support structure owner or wireless provider has not notified the Planning Director, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Planning Director who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the facility is imminent.

c. At such time as the Planning Director determines a WTF is abandoned, the Planning Director shall provide the facility owner and property owner with written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the MPC and to the owner of the property at the address on file with the MPC, the property address and at the address to which tax notices are sent; additionally, notice shall be made by publication in the Savannah Morning News, or such other newspaper that is the official newspaper for the publication of legal notices. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within 60 days of the receipt of the certified letter, or within 30 days of the last published notice, whichever is later, shall constitute prima facie evidence that the WTF has been abandoned.

d. If the owner of the WTF fails to respond or fails to demonstrate that the WTF is not abandoned, the facility shall be considered abandoned and the owner of the facility shall have an additional 120 days to:

i. Reactivate the use of the WTF or transfer the WTF to another owner who makes actual use of the facility, subject to permit approval, within a 120 day period; or

ii. Dismantle and physically remove the WTF. “Physically remove” shall include, but not be limited to removal of antennas, antenna support structures, equipment shelters and an associated materials from the subject property, where applicable. Physically remove shall also include restoration of the location of the WTF to its natural condition, where applicable, except that any landscaping and grading shall remain in post-development condition.

e. Upon a determination of abandonment by the Planning Director, pursuant to this Section, and the failure of the WTF owner or other co-applicant to remove the facility in accordance with this Section, the facility and related structures shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the WTF owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this Section shall authorize the governing jurisdiction to do so in order to abate the nuisance and/or ensure compliance with this Section. The dismantling and the physical removal of such abandoned WFTs is the responsibility of the WTF owner and other co-applicants and shall become a lien upon the property. If the cost of such dismantling and physical removal is borne by the governing jurisdiction, the cost therefore shall be charged
to the WTF owner and all co-applicants. The governing jurisdiction shall have the authority to enforce the collection of the charges associated with the dismantling and physical removal of abandoned WTFs by any and all means provided by law when such charges are due and remain unpaid for a period of thirty (30) days.

**8.9.9 Reconstruction or Replacement of Existing Antenna Support Structures**

**a.** Guyed structures, lattice structures, utility structures and non-concealed freestanding structures in existence at the time of adoption of this Section may be reconstructed, altered, extended or replaced on the same site, provided that the Planning Commission finds that the proposed antenna support structure will be a lesser visually obtrusive profile than the existing structure. For the City, the adoption date was July 5, 2007; for the County, the adoption date was June 11, 2007. In making such a determination, the Planning Commission shall consider whether the proposed action will create public benefits such as opportunities for collocation, improvements in public safety, reduction in the overall number of WTFs, improvement in network functionality resulting in compliance with this Section and/or reduction in visual and environmental impacts.

**b.** No reconstruction, alteration, extension or replacement shall exceed the height of the existing WTF by more than 20 feet.

**c.** Reconstruction and replacement of guyed and lattice structures and non-concealed freestanding structures shall not be allowed in residential districts, recognized historic areas or within the scenic vistas and landscapes listed in Sec. 8.9.5.h.

**d.** Setbacks shall comply with Sec. 8.9.5.c. Reconstructed facilities shall comply with all other current ordinance requirements. The Planning Commission may waive compliance, wholly or partially, if requirements cannot be met because of physical limitations relating to the location of the proposed reconstruction.

**8.9.10 Review Procedures**

**a. Pre-Application Conference**

Prior to the submission of an application, the applicant shall have a pre-application conference with the Planning Director to discuss a new WTF and the filing requirements. It shall be the discretion of the Planning Director to waive this requirement.

**b. Application Submission**

i. An application shall be reviewed for completeness. If any required item fails to be submitted, the application shall be deemed incomplete. The Planning Director shall advise an applicant, in writing, within 15 business days after submittal of an application regarding completeness. If the application is incomplete, such notice shall set forth the missing items or deficiencies in the application which the applicant must correct and/or submit in order for the application to be deemed complete. If the application is complete, the notification will identify completeness and the type of review to be conducted.

ii. Upon resubmittal of an application, the Planning Director shall have an additional 15 business days to give notice as to the completeness of the amended application.

**8.9.11 Review Responsibility**

Review procedures vary by the type of WTF facility proposed. Where due to the complexity of the methodology or analysis required to review an application for a WTF requiring radio frequency analysis, the Planning Director may require a technical expert review as described in Sec. 8.9.13 Review procedures are as follows:
Table 8.9-4 Review Responsibility by Facility Type

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Review Responsibility</th>
<th>Other Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concealed Attached</td>
<td>Planning Director</td>
<td></td>
</tr>
<tr>
<td>Collocation or Combined on Existing Antenna Support Structure</td>
<td>Planning Director</td>
<td></td>
</tr>
<tr>
<td>Non-concealed Attached</td>
<td>Planning Director</td>
<td>Planning Commission review required if proposed in a recognized historic area.</td>
</tr>
<tr>
<td>Concealed Freestanding</td>
<td>Planning Commission</td>
<td>Not allowed within a residential district, a recognized historic area, within 100 feet of either, or within a scenic vista or landscape as identified in Sec. 8.9.5.h.</td>
</tr>
<tr>
<td>Non-concealed Freestanding</td>
<td>Planning Commission</td>
<td></td>
</tr>
<tr>
<td>Modification</td>
<td>Planning Director</td>
<td></td>
</tr>
<tr>
<td>Exceptions to the Above Facilities</td>
<td>Planning Commission</td>
<td></td>
</tr>
<tr>
<td>A request for any waiver identified in this Section</td>
<td>Planning Commission</td>
<td></td>
</tr>
<tr>
<td>Replacement or reconstruction of existing antennas and monopoles</td>
<td>Planning Commission</td>
<td>Sec. 8.9.9</td>
</tr>
</tbody>
</table>

8.9.12 Notification
An application that requires review by the Planning Commission (not to include reviews by the Planning Director) shall have public notice to include:

c. Mailed Notification
A notification of the date and time of the Planning Commission meeting shall be mailed to all property owners within a 300 foot radius of the proposed WTF subject property at least 15 days but no more than 45 days prior to the meeting.

d. Posting of Property
A sign shall be posted on the property to announce the date and time of the Planning Commission meeting at least 15 days but no more than 45 days before the meeting. The sign shall be posted to face the most traveled right-of-way.

8.9.13 Supplemental Review
A supplemental review will be required for a freestanding WTF and may be required for all other types of WTFs, when determined necessary, subject to the following:

a. Where due to the complexity of the methodology or analysis required to review an application for a WTF, the Planning Director or Planning Commission may require a supplemental review by a third party expert, the costs of which shall be borne by the applicant and be in addition to other applicable fees.

b. The applicant shall submit a deposit towards the costs of such supplemental review upon written notification from the Planning Director that such review is required.
c. Based on the results of the expert review, changes to the application or items submitted as part of the application may be required.

d. The technical expert review shall address all of the following:
   i. The accuracy and completeness of the items submitted with the application.
   ii. The applicability of analysis and techniques and methodologies.
   iii. The validity of conclusions reached.
   iv. Whether the proposed WTF complies with applicable approval criteria set forth in this Section.
   v. Other matters deemed to be relevant to determining whether a proposed WTF complies with the provisions of this Section.

8.9.14 Appeals

A final action may be appealed only by the applicant in accordance with Sec. 3.26, Appeals.
Sec. 8.10 Cluster Development Standards

8.10.1 Purpose
The purpose of this Section is to provide flexible development standards to allow for the clustering of residential development in exchange for the preservation of conservation areas. Such development may result in reduced infrastructure and building costs and allow for innovation in residential development which is designed for the preservation of open space.

8.10.2 Permitted Uses
The uses permitted are those allowed in the base zoning district.

8.10.3 General Standards
The following standards shall be met in order for a Cluster Development to be permitted:

a. Conservation Requirements
A minimum of 30% of the buildable area must be maintained as a conservation area as defined in Sec. 10.2.4.b. For the purpose of this Section, buildable area shall be determined using the calculation in Table 8.10-1. The resulting buildable area shall be substantiated by sufficient plans and data to verify the calculations.

Table 8.10-1: Calculation of Buildable Area

<table>
<thead>
<tr>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross area of site: ____ acres</td>
</tr>
<tr>
<td>From the gross site area, subtract the following:</td>
</tr>
<tr>
<td>All area located within utility easements: (-) ____ acres</td>
</tr>
<tr>
<td>All wetland areas except those for which a permit to fill has been obtained: (-) ____ acres</td>
</tr>
<tr>
<td>All area located within a canal, pond, lake, river, creek or stream channel: (-) ____ acres (not to include stormwater ponds)</td>
</tr>
<tr>
<td>Buildable area: = ____ acres</td>
</tr>
</tbody>
</table>

Note: Where two (2) or more categories overlap, the overlapping acreage shall be counted only once.

b. Utilities
The tract of land shall be served by a public or community water and sewer system.

c. Minimum Tract Size
The tract of land shall be at least 10 acres in size in all zoning districts where the use is permitted except in the RSF-E, RSF-30 and RSF-20 districts where the minimum tract size shall be 20 acres.
d. **Perimeter Buffer**

Where a Cluster Development abuts an RSF zoning district, one of the following shall occur:

i. The perimeter lots of a cluster development shall comply with the building standards of the base zoning district for residential uses; or

ii. A perimeter buffer meeting the requirements of a Type C Use Buffer shall be provided including along the street right-of-way. A fence or wall shall not be required. When utility easements exist within this buffer area, an additional 10 feet of buffer width shall be provided outside of the easement to accommodate the required plantings of a Type A Use Buffer.

e. **Street Right-of-way Width**

Street right-of-way width may be reduced to AASHTO minimum standards subject to approval by the Governing Body Engineer.

f. **Conservation Areas**

i. **General Conservation Areas** may incorporate natural, historic or cultural resources existing on the site. These areas may follow natural features such as water bodies or habitat corridors and may include wetland and marsh buffers that are in addition to that required by Sec. 10.7. Improvements shall be limited to pervious trails, benches, kiosks, viewing platforms and trash receptacles except those areas identified in the Department of Natural Resources’ Coastal Georgia Land Conservation Initiative. These areas shall be protected in perpetuity by a binding legal instrument as noted in Sec. 8.10.7.

ii. **Habitat Areas** may incorporate State Priority Habitats as defined in the State Wildlife Action Plan. A conservation area shall be established according to Sec. 8.10.6 following legal protection mechanisms noted in Sec. 8.10.7.

### 8.10.4 Density

a. **Determining Permitted Density**

i. The permitted number of dwelling units shall not exceed the number of units that would be permitted if the land were subdivided into lots conforming to the minimum lot size and density requirements of the base zoning district and all other requirements of County and City Codes. To determine density, the applicant shall submit a yield plan meeting the following requirements:

   (1) At a minimum, yield plans shall be prepared as a conceptual sketch plan in accordance with the minimum development standards for the zoning district involved and the applicable Subdivision Regulations as determined by the Planning Director; and

   (2) Yield plans shall show proposed lots, streets, rights-of-way and other pertinent features.

ii. The number of lots shown on the yield plan shall be the maximum number of lots allowed for a Cluster Development before applying any density bonus as set forth below.

b. **Density Bonus**

In order to encourage additional protection of natural, historic and cultural resources and innovation in residential development, Cluster Developments shall be permitted a density bonus based upon the performance standards described in Table 8.10.2.
i. The maximum number of units permitted in a Cluster Development shall not be increased by more than 20% of those provided for under the base zoning district of the tract to be developed.

ii. In the RSF-5 and RSF-6 zoning districts, the density bonus shall be based on the density permitted by street access, regardless of whether lane access is provided or not.

**Table 8.10-2: Density Bonus Performance Standards**

<table>
<thead>
<tr>
<th>Performance Standard</th>
<th>Maximum Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project provides for open and recreational space area as defined in Sec. 10.2.4 above the minimum 30% conservation area required in this Section. Density bonus of 0.5% per 1% open and recreational space area over the minimum.</td>
<td>15%</td>
</tr>
<tr>
<td>Project provides affordable housing. Density bonus of 1% per 1% affordable housing allocation.</td>
<td>10%</td>
</tr>
<tr>
<td>Project provides a Wetland and/or Marsh Buffer width greater than the 35 foot minimum. Density bonus of 0.2% per one (1) foot increase in the buffer width. Trails shall be permitted within the excess buffer area in accordance with Sec. 10.2.4.l.</td>
<td>8%</td>
</tr>
<tr>
<td>Project reduces predevelopment runoff rate by 25% utilizing Best Management Practices (BMPs) from The Coastal Stormwater Supplement of the Georgia Stormwater Management Manual for onsite stormwater collection and disposal.</td>
<td>6%</td>
</tr>
<tr>
<td>Project includes a minimum seven (7) foot wide tree lawn with canopy trees along all streets. Plantings shall meet the minimum planting standards of the City or County (County Code Chapter 24, Article II, Land Disturbing Activities Ordinance or City Code Part 4, Chapter 10, Landscape and Tree Ordinance)</td>
<td>6%</td>
</tr>
<tr>
<td>Project exceeds minimum tree quality points. Density bonus of 1% per 10% increase over minimum tree quality points.</td>
<td>5%</td>
</tr>
<tr>
<td>Where permitted, project includes installation of indoor gray water reuse system.</td>
<td>4%</td>
</tr>
<tr>
<td>Project is designed with an active recreation area of at least 1/2 (one-half) (0.5) acre and conveniently accessible to the public.</td>
<td>4%</td>
</tr>
<tr>
<td>Project has no irrigation system using potable water in common areas.</td>
<td>2%</td>
</tr>
</tbody>
</table>

**8.10.5 Building Development Standards**

**a. Access**

For single-family detached dwelling on lots that are 40 feet or less in width lane access shall be provided. Where lane access is provided, vehicular access shall be from the lane.
b. General

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>RSF &amp; RTF Districts</th>
<th>RMF Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>See district standards</td>
<td>See district standards</td>
</tr>
<tr>
<td>Building Setbacks (min ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (all housing types)</td>
<td>10 (house) &amp; 20 (garage)</td>
<td>10 (house) &amp; 20 (garage)</td>
</tr>
<tr>
<td>Street Access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lane Access</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Side - interior</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All housing types except apartment</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Apartment</td>
<td>--</td>
<td>10</td>
</tr>
<tr>
<td>Side - street (all housing types)</td>
<td>10 (house) &amp; 20 (garage)</td>
<td>10 (house) &amp; 20 (garage)</td>
</tr>
<tr>
<td>Rear (all housing types)</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Building Separation</td>
<td>See Fire Code</td>
<td>See Fire Code</td>
</tr>
<tr>
<td>Height (max)</td>
<td>See district standards</td>
<td>See district standards</td>
</tr>
<tr>
<td>Accessory Structure Setback</td>
<td>See Sec. 8.7</td>
<td>See Sec. 8.7</td>
</tr>
</tbody>
</table>

8.10.6 Ownership and Management of Conservation Area

The conservation area shall be accepted and owned by one or more of the following entities and reflected on the final subdivision plat:

a. Ownership

i. Non-Profit Land Trust Organization Ownership
   The responsibility for owning and maintaining the conservation area and any facilities may be borne by a land conservancy or land trust.

ii. Property Owners or Homeowner's Association Ownership
   The responsibility for owning and maintaining the conservation area and any facilities may be borne by a property owners or homeowner’s association.
iii. Private Ownership
The responsibility for owning and maintaining the conservation area and any facilities in a multi-family development may be borne by a private owner.

b. Management and Maintenance of Conservation Area

i. Management Plan
The applicant shall submit a management plan with the submission of construction plans. A building permit shall not be issued until a management plan is approved by the Governing Body Engineer. The management plan shall account for the management of the conservation area and associated facilities that:

1. Allocates responsibility and guidelines for the maintenance and operation of the conservation area and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;

2. Estimates the costs, staffing requirements and projected timeline needed for maintenance and operation of, and insurance for, the conservation area and outlines the means by which such funding will be obtained or provided; and

3. Provides that any changes to the plan be approved by the Governing Body Engineer.

ii. Maintenance of Conservation Area

1. Improvements shall be limited to pervious trails, benches, kiosks, viewing platforms and trash receptacles except those areas identified in the Department of Natural Resources’ Coastal Georgia Land Conservation Initiative. These areas shall be protected in perpetuity by a binding legal instrument as noted in Sec. 8.10.7.

2. Other than those removed for the improvements listed above, only trees that pose a hazard to private property or public properties, as determined by Governing Body Engineer, may be removed.

3. Natural water courses are to be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.

4. Stormwater management facilities shall be maintained in accordance with the management plans outlined in 10.2.5 and local regulations.

5. Buffers and corridors along waterways shall be maintained in accordance with state and local regulations.

c. Failure to Maintain Conservation Area
In the event the entity responsible for maintenance of the conservation area fails to maintain all or any portion of the conservation area as required by this section, the Governing Body may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. If the cost of such maintenance is borne by the Governing Body, such cost shall be charged to the responsible entity. The Governing Body shall have the authority to enforce the collection of the charges associated with the provided maintenance by any and all means provided by law when such charges are due and remain unpaid for a period of thirty (30) days.

8.10.7 Legal Instruments for Permanent Protection of Conservation Areas

a. Conservation areas shall be protected in perpetuity by a binding legal instrument that is recorded with the deed and shown on the plat. The instrument shall be one of the following:
Article 8.0 Use Regulations Standards

Sec. 8.10 Cluster Development Standards

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i. A permanent conservation easement held with either:

(1) A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or

(2) A governmental entity with an interest in pursuing goals compatible with the purposes of this Ordinance. If the entity accepting the easement is not the Governing Body, then a third-party right of enforcement favoring the Governing Body shall be included in the easement.

ii. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.

iii. An equivalent legal tool that provides permanent protection, if approved by the Governing Body.

b. The instrument for permanent protection shall include clear restrictions on the use of the conservation areas.
Article 9.0 General Site Standards

Sec. 9.1 Generally

The purpose of this Article is to address the details of site planning and project design to ensure that proposed development produces an environment of stable and desirable character. The requirements of this Article shall apply to all proposed development, including redevelopment and new uses, except as otherwise specified by this Ordinance, and shall be considered in combination with the standards for the applicable base zoning districts (Article 5.0), any Planned Development district standards (Article 6.0), any applicable overlay zoning districts (Article 7.0), use standards (Article 8.0), and natural, historic and cultural resource standards (Article 10.0).
Sec. 9.2 Access Management and Connectivity

9.2.1 Purpose
The purpose of this Section is to set standards for the provision of access to development in a manner that preserves the safety and efficiency of the transportation system. The management of access is a means by which substantial public investment in the transportation system can be protected and the need for remedial measures eliminated or reduced. Additionally, well-designed road and access systems can support subdivision and development of land that is more orderly and that protects community character.

9.2.2 Supplemental Standards
a. For development within the unincorporated county, this Section is supplemented by the County Engineering Policy and County Subdivision Regulations. Where there is a conflict, the regulations of this Section shall apply.

b. For development within the city, this Section is supplemented by the City Traffic Engineering Site Plan Review Manual and the City Subdivision Regulations. Where there is a conflict, the regulations of this Section shall apply.

c. All streets and driveways, public or private, that connects to or intersects with any state roadway shall be approved by the Georgia Department of Transportation (GDOT) prior to its construction, or the issuance of any development permit for any improvements to such streets or driveways.

9.2.3 Roadway Classifications
a. For the purposes of this Ordinance, streets are classified as interstate/limited access, major arterial, minor arterial, collector and local.

b. References to arterial streets in this Ordinance shall include major and minor arterial streets.

c. The Street Classifications for Land Uses Table in Appendix A-1 identifies all interstate/limited access, arterial and collector streets and street segments by name. Any street not identified shall be considered a local street.

9.2.4 Waivers and Modifications
The Governing Body Engineer, upon a recommendation from the Site Development Team, may waive or modify the standards in 9.2.5 through 9.2.13 after consideration of the site design, type of roadway being accessed, speed of traffic on the roadway being accessed, distance from other roadways and other driveways, pedestrian and vehicular circulation, adjacent uses, topography, traffic impact analysis results (when required), land use plans, transportation plans and other such considerations as the Governing Body Engineer believes are relevant to promote the health, safety and welfare of the public.

9.2.5 Driveway Connections
a. Number
i. One (1) driveway connection per lot frontage shall be permitted to streets classified as an arterial or collector, unless otherwise prohibited in this Ordinance. Developments with outparcels shall comply with Sec. 9.2.6. The Governing Body Engineer shall determine the appropriate number of driveway connections for streets not classified as an arterial or collector. Additional driveway connections may be permitted where deemed necessary by a Traffic Impact Analysis (TIA).
ii. Where adjacent properties are under the same ownership, a shared driveway shall be constructed to serve such properties. A shared access driveway shall count as one (1) driveway.

iii. Where adjacent properties are under separate ownership, a shared driveway may be required to be constructed to serve both adjacent properties, where deemed necessary by the Governing Body Engineer. A recorded access easement will be required for all shared driveways on separate parcels, prior to the issuance of a building permit.

b. Type
Because each site is unique, the type of driveway access (e.g., full access movement or right-in, right-out) to be allowed shall be determined by the Governing Body Engineer.

c. Location
i. Driveways shall be located outside the functional limit of an intersection, as determined by the Governing Body Engineer or GDOT.

ii. Driveways shall be contained wholly within the lot frontage or as part of a shared access easement with an adjacent property.

iii. New single- and two-family residential properties shall not be accessed from arterial and nonresidential collector roadways if access is available from a lower street classification.

9.2.6 Developments with Outparcels
The following standards shall apply only to developments consisting of outparcels. See Figure 9.2-1 for illustration.

a. Access to the public street shall be made only by an internal access driveway.

b. Internal drives shall be located between outparcels and primary developments.

c. Internal drives shall connect to all access driveways.

d. Driveway connections to internal driveways and access driveways shall be at least 125 feet from all intersections.

e. Parking areas shall be designed in such a way that will not require the backing of vehicles into internal drives.
9.2.7 Connectivity

An interconnected street system is necessary in order to promote orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles and enhance access by ensuring connected transportation routes.

a. Driveway Connections to Adjacent Properties

i. Within any Office and Institutional, Business, Industrial and Planned Development district, all commercial and mixed-use developments shall provide driveway connections within cross-access easements to serve outparcels and/or adjacent commercial and mixed-use developments. Furthermore, where an adjacent property is undeveloped a driveway connection and cross-access easement shall be provided, except where the adjacent property is located within a Conservation district.

ii. A recorded cross-access easement shall be required prior to the issuance of a building permit. The cross-access easement shall have a minimum width of 23 feet.

iii. All driveway connections shall be constructed and stubbed to the property line. Future development of an adjacent property shall complete the connection to such existing stub-out. Where the adjacent property is developed and a stub-out has been provided, the proposed development shall connect to the stub-out.
b. **Number of Access Points for Residential Subdivisions**
   
i. For subdivisions with 99 or fewer lots, at least one (1) point of access to the street network external to the residential development shall be provided.
   
ii. For subdivisions with 100 to 299 lots, at least two (2) points of access to the street network external to the residential development shall be provided. The second access point may be for emergency use only and gated or buffered with low lying plants that can be removed or driven over easily and quickly in the event of an emergency situation such as a fire, evacuation, natural disaster, or medical emergency.
   
iii. For subdivisions with 300 or more lots, at least two (2) points of access to the street network external to the residential development roadway shall be provided. All required access points shall be available to all vehicles at all times.
   
iv. An entrance point divided by a median or island shall count as one point of access.

9.2.8 **Controlled Access Developments**

Access to any development that is controlled through any means such as gates and guardhouses, shall comply with the following standards. Emergency and “exit only” access points are exempt for these requirements.

a. **Gate Width**

   The clear opening through gates shall be at least two (2) feet wider than the roadway it controls.

b. **Vehicle Queuing Distance**

   i. Residential uses up to 75 units shall have at least 20 feet of vehicle stacking distance. An additional 20 feet of stacking distance shall be provided for every additional 100 units.
   
   ii. Vehicle stacking distance for mixed-use and nonresidential uses are determined by the street type, as indicated in Table 9.2-1.

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Stacking Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>70 feet</td>
</tr>
<tr>
<td>Collector</td>
<td>70 feet</td>
</tr>
<tr>
<td>Arterial</td>
<td>100 feet</td>
</tr>
</tbody>
</table>

   iii. Vehicle stacking distance is measured from the back of the sidewalk, or five (5) feet from the back of curb or edge of street, whichever is closest to the gate.
   
   iv. For any controlled access device that opens on a horizontal plane, such as a gate, a minimum of 20 feet of clear width shall be provided unless additional width is required by the Governing Body Engineer. Such device shall open away from the street right-of-way.

c. **Residential Developments**

Adequate maneuvering room between the gate and the street shall be provided for a turnaround area for vehicles to exit in a forward motion. The turnaround area shall have a minimum radius of 60 feet to the outside of the turn. The turnaround area is subject to approval as determined by the Governing Body Engineer.
d. Related Ordinances

In addition to this sub-section, compliance with the “Emergency Access Requirements for Gated Communities” ordinance (Chapter 21, Article 10) for properties located within the unincorporated Chatham County is required. For properties located within the city, compliance with the “Emergency Access Requirements for Gated Communities” ordinance (Part 3, Chapter 7) is required.

9.2.9 Closing of Existing Driveways

Where other access is available or where another access location is possible that conforms to these requirements, the Governing Body Engineer shall have the authority to close an existing driveway if determined that it poses or could pose a threat to public safety, or will cause undesirable traffic operations.

9.2.10 Change of Driveway Location

If the property owner initiates a change of driveway location and receives permission from the Governing Body Engineer to construct a new driveway, the property owner may be required to close the existing driveway and install a curb to match the existing curb, if a curb exists. The property owner shall landscape the area in accordance with the requirements of Sec. 9.5, Landscaping, Screening and Buffering.

9.2.11 Vehicular Backing into Streets

For multi-family and nonresidential developments, parking areas and driveways shall be designed in such a way that will not require the backing of vehicles into any street. The Governing Body Engineer may waive this requirement if warranted by site-specific conditions.

9.2.12 Blocking Vehicular Access, Fire Lanes and Required Parking Areas

No vehicles, waste receptacles, storage, displays or other obstacles shall be allowed to block driveways (including cross access easements), fire lanes or required parking and unloading and loading areas unless a valid Temporary Use Permit has been issued.

9.2.13 Nonresidential Access through Residential Neighborhoods [Reserved]

Land within any Residential and Conservation district shall not be used for vehicular access to land within a Nonresidential zoning district. This does not preclude rights-of-way.

9.2.14 Pedestrian Circulation and Access

To improve inter-parcel connectivity and pedestrian access, designated pedestrian paths shall be provided to principal uses from the street right-of-way and to adjacent properties, in accordance with the following standards.
a. **Access from Public Rights-of-Way**

   A pedestrian path shall be provided where any building entrance open to the public or principal on-site destination for any multifamily, commercial or mixed-use development is located more than 100 feet from any property line that is adjacent to a public street. Access onto the site shall be provided in accordance with the following:

   i. Separation shall not exceed 500 linear feet between pedestrian paths and/or between pedestrian paths and any property line which forms an intersection with a street right-of-way; and

   ii. Pedestrian paths shall be located as to provide the shortest route of travel from the public sidewalk or street right-of-way to the building entrance or principal on-site destination.

b. **Connectivity**

   i. Multifamily, commercial and mixed use developments which contain more than one (1) principal use and/or building shall provide walkways between the principal entrances of the uses and/or buildings:

   ii. Within any Residential Multi-family, Office and Institutional, Business, Industrial or Planned Development zoning district, all multi-family, commercial and mixed-use developments shall provide pedestrian path connections within cross-access easements to serve outparcels and/or adjacent multi-family, commercial and mixed-use developments. Furthermore, where an adjacent property is undeveloped a pedestrian path connection and cross access easement shall be provided, regardless of the zoning district.
iii. All pedestrian paths shall be constructed and stubbed to the property line. Future development of an adjacent property shall complete the connection to such existing stub-out. Where the adjacent property is developed and a stub-out has been provided, the proposed development shall connect to the stub-out. A recorded cross-access easement shall be required prior to the issuance of a building permit.

iv. Pedestrian paths shall be clearly identified on the site development plan.

c. Design Standards

i. Pedestrian paths shall be well lit and physically separated from driveways and parking spaces by landscaping, barriers, grade separation or other means to protect pedestrians from vehicular traffic.

ii. Pedestrian paths shall be a minimum of four (4) feet of unobstructed width and be constructed of a material approved by the Governing Body Engineer.

d. Waiver or Modification

The Planning Director may waive or modify the requirements when one of the following situations exists:

i. Any improvement which would create an unsafe condition or security concern;

ii. There are topographical constraints, or existing structures effectively block access;

iii. The land use would not generate the need for pedestrian access; or

iv. The public is not allowed access to the subject land use.

9.2.15 Connectivity to Public Bikeway and Pedestrian Facilities

Where a new development adjoins a public bikeway or pedestrian facility, the development shall provide a bikeway or pedestrian connection to such facilities. Where public facilities are incomplete but part of an adopted plan, stub-outs for future linkages shall be provided by the development.
Sec. 9.3 Off-Street Parking and Loading

9.3.1 Purpose
The purpose of this Section is to ensure the proper and uniform development of off-street parking and loading areas. This shall be accomplished by requiring short term storage of vehicles associated with the uses of buildings and land. These regulations will aid in minimizing any detrimental impacts of off-street parking and loading areas on adjacent properties and/or rights-of-way, while allowing for flexibility in addressing vehicle parking and loading.

9.3.2 Applicability
a. Unless specifically exempt elsewhere in this Ordinance, all existing and proposed development shall provide off-street parking and loading facilities in accordance with this Section.

b. With the exception of restriping parking lots or other routine maintenance which does not result in a reconfiguration of the parking spaces, any modification to existing off-street parking and loading facilities shall conform to the requirements of this Section.

c. Unless specifically exempt from these requirements, the off-street parking and loading requirements shall not be reduced or modified without an Alternative Parking Plan approved in accordance with Sec. 9.3.8 or a variance in accordance with Sec. 3.24, Variances.

d. Buildings and uses lawfully existing as of the effective date of this Ordinance may be altered or repaired without providing additional off-street parking or loading facilities, provided there is no increase in the amount of required parking.

9.3.3 General
a. Location
i. Off-street parking for all use(s) shall be located on the same lot as the use(s) to be served unless approved in accordance with Sec. 9.3.8.

ii. Garage space or space within buildings, in basements or on the roofs of buildings may be used to meet the off-street parking requirements of this Section.

b. Uses Not Permitted
Required off-street parking or loading areas shall not be used for the display, sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies unless provided elsewhere in this Ordinance.

c. Vehicle Parking in Residential Districts
i. Vehicles parked in Residential districts shall not exceed 22 feet in overall length, eight (8) feet in width or 12 feet in height, provided however, parking of buses on the site of and directly associated with an allowed nonresidential use shall be permitted.

ii. Parked vehicles shall not block pedestrian walkways.

iii. Parking of heavy vehicles, construction equipment and/or tractor trailers shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries in a Residential district or vehicles used in connection with authorized active continuing construction on the premises.
9.3.4 Off-Street Parking Requirements

a. Calculation

i. Measurements

1. The area of the use shall be measured in gross square feet, unless otherwise indicated.

2. In hospitals, bassinets shall not count as beds.

3. In stadiums, sports arenas, religious institutions and other places of public assembly in which occupants utilize benches, pews or other similar seating arrangements, each 24 linear inches of such seating facilities shall be counted as one (1) seat. See Sec. 4.1.13 to determine how to calculate the number of seats for uses that do not use chairs or stools.

4. The number of employees shall be computed on the basis of the work shift with the greatest number of employees.

ii. Fractional Measurements

When units or measurements determining number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) shall require a full off-street parking space. However, when the units or measurements determining the reduction of the number of off-street parking spaces results in a fractional space, the fractional space shall not be counted.

iii. Minimum Space Requirements for Uses not Identified

Where the need for parking of a particular use is uncertain due to unknown/unusual operating characteristics or where the use is not specifically identified in Sec. 9.3.4(d), the Governing Body Building Official shall determine the parking requirement. The applicable uses are identified in Sec. 9.3.4(d). In making such a determination, the Governing Body Building Official shall be guided by the number of persons to be employed in such building or by such use; the number of persons expected to reside in, visit or patronize such building or use; the anticipated percentage of residents, visitors or patrons driving automobiles; the need for safe and convenient loading space for visitors or patrons and goods arriving by motor transport, and/or applicant submitted parking data. Such data may include, but is not limited to, site studies from similar uses, generally accepted engineering standards (e.g., ITE trip rates), or independent engineering calculations based on the nature of the proposed use.

iv. Credit for Legally Nonconforming Parking Areas (Grandfathered spaces)

In determining the off-street parking requirement for a use which is located (or will be located) within an existing building, the required amount of parking is determined by first calculating the number of spaces which would be required if the use were to be located within a new building. Then, credit is given against that requirement for any number of spaces which would have been required under this Ordinance for the prior uses in the existing building, but which were not required because such building was occupied prior to the passage of the zoning ordinance which requires parking spaces.

This provision shall not apply if the new use is substantially different in its impact on parking required, or if the building space is increased by 40% or more.
b. Bicycle Parking

i. Design Standards

(1) The required number of bicycle parking spaces shall comply with the requirements of Section 9.3.4(d);

(2) Bicycle parking spaces shall take the form of fixed position bicycle racks; and

(3) Bicycle parking spaces shall provide a clearance of at least four (4) three (3) feet of walkway free of obstruction to allow for pedestrian movement from adjacent sidewalks.

ii. Off-Street Vehicle Parking Credit for Bicycle Parking

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every three (3) bicycle spaces above the minimum required, up to a maximum reduction of five percent (5%).

c. Motorcycle and Moped Parking

i. Design Standards

(1) Parking spaces for motorcycles/mopeds shall be grouped or placed in clusters rather than being scattered simply to solve parking layout difficulties.

(2) Each motorcycle/moped space shall be no smaller than four and one-half (4.5) feet in width and nine (9) feet in depth.

(3) Each motorcycle/moped parking space shall be clearly marked with the words "motorcycle/moped only."

ii. Off-Street Parking Vehicle Credit for Motorcycle/Moped Parking

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every two (2) motorcycle/moped spaces provided, up to a maximum reduction of five percent (5%).

d. Parking Ratios

Off-street automobile and bicycle parking spaces shall be provided for all uses listed in the amounts specified in the Table 9.3-1. Special parking requirements shall apply in accordance with Sections 9.3.6 (Downtown Savannah Parking District) and 9.3.7 (Victorian and Streetcar Parking District).

Table 9.3-1 Minimum Space Requirements

<table>
<thead>
<tr>
<th>RESIDENTIAL USES</th>
<th>AutomobileVehicle</th>
<th>Bicycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>All residential uses except as listed below:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 per unit</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Live/Work</td>
<td>Parking required for the residential type + the parking required for the nonresidential use</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Dwellings</td>
<td>1 per unit</td>
<td>n/a</td>
</tr>
<tr>
<td>Three and Four Family</td>
<td>1.5 per unit</td>
<td>n/a</td>
</tr>
<tr>
<td>Multiplex/Apartment/Upper-story</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td>1.25 per unit</td>
<td>1 per 10 units</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>1.50 per unit</td>
<td>1 per 10 units</td>
</tr>
</tbody>
</table>

Comment [AB7]: Draft 3 revision.
Comment [AB8]: Draft 3 revision.
Comment [AB9]: Draft 3 revision.
Comment [m10]: Draft 3 Revision: Live/work removed.
Comment [ab11]: Draft 3 revision.
<table>
<thead>
<tr>
<th>Category</th>
<th>Automobile</th>
<th>Bicycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 bedroom</td>
<td>1.75 per unit</td>
<td>1 per 10 units</td>
</tr>
<tr>
<td>3+ bedroom</td>
<td>2 per unit</td>
<td>1 per 10 units</td>
</tr>
<tr>
<td>Continuing Care Retirement Community</td>
<td>See parking requirement for each type of housing or facility provided</td>
<td>n/a</td>
</tr>
<tr>
<td>Manufactured home park</td>
<td>2 per lot + 1 per 4 lots for visitor parking</td>
<td>n/a</td>
</tr>
<tr>
<td>Group Living</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assisted Living</td>
<td>1 per 2 beds + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Children’s Home</td>
<td>1 per 4 beds + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Dormitory, college</td>
<td>1 per 2 beds + 1 per 2 employees</td>
<td>1 per 4 beds</td>
</tr>
<tr>
<td>Fraternity, sorority house</td>
<td>1 per 2 beds</td>
<td>1 per 4 beds</td>
</tr>
<tr>
<td>Monastery/Convent</td>
<td>1 per 2 beds</td>
<td>n/a</td>
</tr>
<tr>
<td>Personal Care Home, Registered</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Personal Care Home, Family</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Personal Care Home, Group</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Personal Care Home, Congregate</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Rooming house</td>
<td>1 per 3 beds</td>
<td>1 per 2 beds</td>
</tr>
<tr>
<td>Single room occupancy</td>
<td>1 per 3 units</td>
<td>1 per 2 units</td>
</tr>
<tr>
<td>Substance Recovery Facility</td>
<td>1 per 3 beds + 1 per employee</td>
<td>1 per 4 beds</td>
</tr>
</tbody>
</table>

### AGRICULTURAL AND RESOURCE EXTRACTION

- All uses: As determined by the Governing Body Building Official
- As determined by the Governing Body Building Official

### CIVIC

#### Park/Open Area
- Botanical Garden/arboretum: 3 per acre | n/a
- Cemetery: 1 per employee + 1 per 500 SF of office area | n/a

#### Community Services
- Museum, library: 1 per 400 SF, minimum 5 spaces | 10% of vehicle parking
- Post Office, Police, Fire Station: As determined by the Governing Body Building Official | As determined by the Governing Body Building Official
- EMS substation, Ambulance service: 1 per employee on any given shift + 1 per facility vehicle | n/a
- Shelter (emergency or transitional): 1 per employee | 1 per 4 occupants
- Soup Kitchen, principal use: 1 per employee | n/a

#### Day Care Services
- Child/adult day care home: 1 per employee + plus sufficient off-street space for the safe and convenient loading and unloading of children | n/a
<table>
<thead>
<tr>
<th>Use Type</th>
<th>Automobile/Vehicle</th>
<th>Bicycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child/adult day care center</td>
<td>1 per employee + 1 per 6 persons served</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Educational</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>College, Community College, University, Seminary (with dormitories)</td>
<td>1 per 600 SF of office and classroom floor area</td>
<td>10% of automobile parking</td>
</tr>
<tr>
<td>College, Community College, University, Seminary (without dormitories)</td>
<td>1 per 300 SF of office and classroom floor area</td>
<td>10% of vehicle parking</td>
</tr>
<tr>
<td>Educational building used by a college, university or seminary</td>
<td>1 per 250 SF of office and classroom floor area</td>
<td>10% of vehicle parking</td>
</tr>
<tr>
<td>School, public or private (kindergarten, elementary, middle)</td>
<td>1 per classroom + 1 per 300 SF of office area</td>
<td>n/a</td>
</tr>
<tr>
<td>School, public or private (high)</td>
<td>As determined by the Governing Body Building Official</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Technical/trade, vocational or business school</td>
<td>1 per 300 SF of office and classroom floor area</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td><strong>Health Care Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospice; Intermediate Care Facility; Nursing Home</td>
<td>1 per 2 beds + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 per 2 beds + 1 per employee</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td><strong>Other Civic Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>1 per 5 seats in sanctuary</td>
<td>2% of vehicle parking</td>
</tr>
<tr>
<td>Private Club/Lodge Private Membership Club</td>
<td>1 per 100 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Detention and Correctional Facilities</td>
<td>1 per 3 seats in the visitation area + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Correctional Transition Center</td>
<td>1 per 300 SF of office area + 1 per employee</td>
<td>1 per 4 beds</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office, General</td>
<td>1 per 300 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Call Center</td>
<td>1 per 100 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Day labor employment center</td>
<td>1 per 200 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Office, medical</td>
<td>1 per 200 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Contractor’s office</td>
<td>1 per 1,000 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Studio/Multimedia Production Facility</td>
<td>1 per 300 SF</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Indoor Recreation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arena; Convention center</td>
<td>1 per 5 seats</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Indoor amusement</td>
<td>1 per 250 SF</td>
<td>10% of vehicle parking</td>
</tr>
<tr>
<td>Activity Type</td>
<td>Automobile/Vehicle</td>
<td>Bicycle</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Indoor firearm/archery range</td>
<td>1 per shooting position</td>
<td>n/a</td>
</tr>
<tr>
<td>Indoor sports facility</td>
<td>1 per 225 SF of gross floor area</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Theater/cinema</td>
<td>1 per 4 seats</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Bowling Alley</td>
<td>4 per lane</td>
<td>n/a</td>
</tr>
<tr>
<td>Performing arts theatre</td>
<td>1 per 4 seats + 1 per employee</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td><strong>Outdoor Recreation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Outdoor Recreation, except as listed:</td>
<td>1 per 250 SF of office area + 1 per 1,000 SF of outdoor use area</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Campground; recreational vehicle park</td>
<td>1 per campsite + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Drive-in theater</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Golf course, club house</td>
<td>4 per hole + 1 per 500 SF in clubhouse</td>
<td>n/a</td>
</tr>
<tr>
<td>Golf, Driving Range</td>
<td>1 per tee box</td>
<td>n/a</td>
</tr>
<tr>
<td>Outdoor firearm/archery range</td>
<td>1 per shooting position</td>
<td>n/a</td>
</tr>
<tr>
<td>Stadium or arena, commercial amphitheater; outdoor sports facility</td>
<td>1 per 5 seats</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Riding Academy; equestrian center; horse stable, commercial</td>
<td>1 per 2 stalls</td>
<td>n/a</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>2 per court</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Retail Sales</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail, General</td>
<td>1 per 250 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>1 per 225 SF for the first 100,000 SF and 1 per 300 SF over 100,000 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Art/photo studio, gallery</td>
<td>1 per 400 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Furniture sales</td>
<td>1 per 600 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Appliance sales</td>
<td>1 per 400 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Apparel/Clothing sales</td>
<td>1 per 225 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Manufactured/Modular home, storage building, carport sales; Outdoor Sales</td>
<td>1 per 300 SF of office area + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>1 per 275 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Plant nursery</td>
<td>1 per 250 SF of retail floor area or 1 per 1000 SF of outdoor area open to the public, whichever is greater</td>
<td>n/a</td>
</tr>
<tr>
<td>Plant nursery, Garden center</td>
<td>1 per 250 SF of retail floor area or 1 per 500 SF of outdoor area open to the public, whichever is greater</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service, General</td>
<td>1 per 300 SF</td>
<td>5% of automobile vehicle parking</td>
</tr>
<tr>
<td>Category</td>
<td>Minimum Size</td>
<td>Comments</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------</td>
<td>----------</td>
</tr>
<tr>
<td>Animal Services</td>
<td>1 per 250 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Veterinary Clinic</td>
<td>1 per 200 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Animal Boarding</td>
<td>1 per 4 kennels</td>
<td>n/a</td>
</tr>
<tr>
<td>Bank</td>
<td>1 per 200 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Business Support Services</td>
<td>1 per 300 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Catering establishment</td>
<td>1 per employee, 1 per delivery vehicle</td>
<td>n/a</td>
</tr>
<tr>
<td>Crematorium</td>
<td>2 spaces + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Funeral home</td>
<td>1 per 5 seats in chapel + 1 per 200 SF in viewing area</td>
<td>n/a</td>
</tr>
<tr>
<td>Hall, banquet or reception</td>
<td>1 per 75 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Instructional studio/classroom</td>
<td>1 per 200 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Laundry/dry cleaning drop-off facility, Dry Cleaner/Laundry, Neighborhood</td>
<td>1 per 200 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Personal Services, Shop</td>
<td>1 per 150 SF</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Tour Company Terminal</td>
<td>1 per 250 SF</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Eating and Drinking Establishments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar, tavern</td>
<td>1 per 75 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Nightclub</td>
<td>1 per 50 SF of area open to the public</td>
<td>n/a</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 per 3 seats</td>
<td>5% of automobile parking</td>
</tr>
<tr>
<td>Restaurant, take out</td>
<td>1 per 100 SF (including outdoor seating area)</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td><strong>Lodging</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>1 per guest room + 1 per operator</td>
<td>n/a</td>
</tr>
<tr>
<td>Hostel</td>
<td>1 per 3+ beds + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Hotel/motel; inn</td>
<td>1 per guest room</td>
<td>n/a</td>
</tr>
<tr>
<td>Short-term Residential Rental Unit</td>
<td>1 per 2 bedrooms</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Vehicle, Watercraft and Heavy Equipment Sales and Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle sales, rentals, and leasing; Heavy equipment and heavy vehicle sales, rentals and leasing; Moped/motor scooter sales, rentals and leasing</td>
<td>1 per 500 SF of office and indoor display area, 3 per service bay for accessory vehicle service,</td>
<td>n/a</td>
</tr>
<tr>
<td>Watercrafts sales, rentals, and service</td>
<td>1 per 500 SF of office and indoor display area,</td>
<td>n/a</td>
</tr>
<tr>
<td>Vehicle service, minor or major</td>
<td>3 per service bay</td>
<td>n/a</td>
</tr>
<tr>
<td>Heavy equipment/Heavy vehicle service</td>
<td>2 per service bay</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial Use</td>
<td>Automobile/Vehicle</td>
<td>Bicycle</td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td>--------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Automobile Lubrication Facility</td>
<td>2 per bay</td>
<td>n/a</td>
</tr>
<tr>
<td>Vehicle wash, full-service</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td>Vehicle towing and impound facility</td>
<td>1 per 3,000 SF of vehicle storage area</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Other Commercial Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-storage facility</td>
<td>1 per 300 SF of office area, minimum 4 spaces</td>
<td>n/a</td>
</tr>
<tr>
<td>Water-oriented</td>
<td>1 per wet or dry storage space + 1 per 500 SF of enclosed sales or service area + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>INDUSTRIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehousing and Wholesaling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse, wholesaling</td>
<td>1 per 1,000 SF for the first 20,000 SF + 1 per 4,000 SF over 20,000 SF</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Industry, Manufacturing and Processing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, dry-cleaning, or carpet cleaning plant</td>
<td>1 per employee</td>
<td>2% of vehicle parking</td>
</tr>
<tr>
<td>Industry, Manufacturing and Processing, all</td>
<td>1 per 1,000 SF or 1 per employee, whichever is greater</td>
<td>n/a</td>
</tr>
<tr>
<td>Research, Testing and Development laboratory</td>
<td>1.25 per employee</td>
<td>2% of vehicle parking</td>
</tr>
<tr>
<td><strong>TRANSPORTATION, COMMUNICATIONS, UTILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Airport, airfield; Heliport</td>
<td>As determined by the Governing Body Building Official</td>
<td></td>
</tr>
<tr>
<td>Passenger terminal</td>
<td>1 per 200 SF of waiting floor area + 1 per employee</td>
<td>5% of vehicle parking</td>
</tr>
<tr>
<td>Taxi dispatch, limousine service, messenger service</td>
<td>1 per vehicle</td>
<td>n/a</td>
</tr>
<tr>
<td>Vehicle and Freight Terminal</td>
<td>1 per 300 SF of office area + 1 per employee</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility</td>
<td>1 per employee</td>
<td>n/a</td>
</tr>
</tbody>
</table>
9.3.5 Design Standards

a. Dimensional Standards

i. Dimensions

The minimum parking lot dimensions are shown in Tables 9.3-2 and 9.3-3 for standard and compact vehicles, respectively.

ii. Aisle Width

(1) Where there is no parking, interior drive aisles shall be at least 10 feet wide for one-way traffic movement and at least 20 feet wide for two-way traffic movement.

(2) Drive aisles associated with parking areas shall conform to the measurements in the Tables 9.3-2 and 9.3-3 for standard and compact vehicles, respectively.

![Figure 9.3-1](image)

**Table 9.3-2 Standard Parking Lot and Space Dimensions**

<table>
<thead>
<tr>
<th>Angle (degrees)</th>
<th>Stall Width</th>
<th>Stall Width Parallel to Aisle</th>
<th>Stall Depth to Interlock</th>
<th>Stall Depth to Wall</th>
<th>Aisle Width</th>
<th>Wall to Wall</th>
<th>Interlock to Interlock</th>
</tr>
</thead>
<tbody>
<tr>
<td>(P)</td>
<td>(W)</td>
<td>(C)</td>
<td>(V)</td>
<td>(S)</td>
<td>(A)</td>
<td>(B)</td>
<td>(I)</td>
</tr>
<tr>
<td>90</td>
<td>9.0</td>
<td>9.0</td>
<td>17.5</td>
<td>17.5</td>
<td>26.0</td>
<td>61.0</td>
<td>61.0</td>
</tr>
<tr>
<td>75</td>
<td>9.0</td>
<td>9.3</td>
<td>17.5</td>
<td>18.5</td>
<td>22.0</td>
<td>59.0</td>
<td>57.0</td>
</tr>
<tr>
<td>60</td>
<td>9.0</td>
<td>10.4</td>
<td>16.5</td>
<td>18.0</td>
<td>26.0</td>
<td>62.0</td>
<td>59.0</td>
</tr>
<tr>
<td>60</td>
<td>9.0</td>
<td>10.4</td>
<td>16.5</td>
<td>18.0</td>
<td>18.0</td>
<td>54.0</td>
<td>51.0</td>
</tr>
<tr>
<td>45</td>
<td>9.0</td>
<td>12.7</td>
<td>14.5</td>
<td>16.5</td>
<td>15.0</td>
<td>48.0</td>
<td>44.0</td>
</tr>
<tr>
<td>0</td>
<td>8.0</td>
<td>20.0</td>
<td>--</td>
<td>--</td>
<td>11.0</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
iii. **Compact Spaces**

Up to 10% of off-street parking spaces for a use requiring 25 or more off-street parking spaces may be designed for compact cars subject to the following conditions:

1. Parking spaces shall be grouped or placed in clusters rather than being scattered simply to solve parking layout difficulties.
2. Each parking space shall be clearly marked with the words "compact car only," and such parking spaces shall comply with the following design standards:

<table>
<thead>
<tr>
<th>Angle (degrees)</th>
<th>Stall Width</th>
<th>Stall width Parallel to Aisle</th>
<th>Stall Depth to Interlock</th>
<th>Stall Depth to Wall</th>
<th>Aisle Width</th>
<th>Wall to Wall</th>
<th>Interlock to Interlock</th>
</tr>
</thead>
<tbody>
<tr>
<td>(P)</td>
<td>(W)</td>
<td>(C)</td>
<td>(V)</td>
<td>(S)</td>
<td>(A)</td>
<td>(B)</td>
<td>(I)</td>
</tr>
<tr>
<td>90</td>
<td>8.0</td>
<td>8.0</td>
<td>15.0</td>
<td>15.0</td>
<td>21.0</td>
<td>51.0</td>
<td>51.0</td>
</tr>
<tr>
<td>75</td>
<td>8.0</td>
<td>8.3</td>
<td>15.1</td>
<td>16.0</td>
<td>17.0</td>
<td>49.0</td>
<td>47.0</td>
</tr>
<tr>
<td>60</td>
<td>8.0</td>
<td>9.3</td>
<td>14.0</td>
<td>15.4</td>
<td>21.0</td>
<td>52.0</td>
<td>50.0</td>
</tr>
<tr>
<td>45</td>
<td>8.0</td>
<td>11.3</td>
<td>12.3</td>
<td>14.2</td>
<td>13.0</td>
<td>42.0</td>
<td>38.0</td>
</tr>
<tr>
<td>0</td>
<td>8.0</td>
<td>20.0</td>
<td>--</td>
<td>--</td>
<td>11.0</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

**Parking Rooms**

In order to improve the aesthetics and circulation of expansive off-street parking lots, surface parking facilities serving new commercial development that contains greater than 200 spaces shall be visually and functionally segmented into smaller parking rooms as shown in Figure 9.3-2. The parking rooms shall comply with the following:

i. Each parking room shall contain no more than 200 parking spaces.

ii. Parking rooms shall meet the following design standards:

1. Parking rooms shall be separated by a two-way drive aisle.
2. Where the perimeter of each parking room is adjacent to an internal street or property line a minimum 10 foot wide landscaped strip shall be provided. The landscaped strip shall contain at a minimum small understory trees as defined in the applicable Tree and Shrub List in the applicable Landscape Ordinance. Spacing of trees shall not exceed 25 feet on center.
3. Where the perimeter of a parking room falls within a required Use or Street Yard buffer area, the denser buffer shall apply.
4. Parking areas shall be designed in such a way that will not require the backing of vehicles into main driveways.
5. One (1) access point to parking rooms may be provided from each internal street or dividing drive aisle and shall be 125 feet from any intersection.
c. Surfacing

i. Surfacing Required

Except as provided below, where off-street facilities are provided for parking or any other vehicular use area, they shall be surfaced with asphalt or concrete material, or with alternative paving material (e.g., concrete pavers, brick, "turfstone" or similar material) determined to exhibit equivalent wear resistance and load-bearing characteristics as asphalt or concrete. Use of alternative paving material shall be approved by the Governing Body Engineer.

ii. Alternative Surfaces

For the uses listed below, all driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or shell, provided the standards of 9.3.5(a) are met:

1. Places of worship;
2. Parks, playgrounds, football and baseball stadiums, fairgrounds and other similar outdoor recreation areas; and
3. High schools, for parking above the minimum required.

iii. Maximum Impervious Parking Area

When at least 75 parking spaces are required by Sec. 9.3-4(d), any number of spaces greater than 125% of the minimum requirement shall be a pervious material, as approved by the Governing Body Engineer.

Comment [AB21]: Draft 3 revision.
For any surface parking lot that provides greater than 125% of the minimum required spaces of Sec. 9.3-4(d), those parking spaces in excess of 125% shall be a pervious material, as approved by the Governing Body Engineer.

d. Tandem Parking

i. Applicability

(1) All residential uses;
(2) Employee parking;
(2)(3) Parking spaces in excess of the requirement of Sec. 9.3-4(d); and
(3)(4) Other nonresidential uses as approved by the Planning Director.

ii. Residential Uses

Multifamily units which require two (2) or more parking spaces may utilize tandem spaces to comply with the off-street parking requirement of Sec. 9.3-4(d). Tandem spaces shall only be assigned to multifamily units with three (3) or more bedrooms. Parking spaces in addition to the minimum requirement shall be permitted, however both tandem spaces shall be assigned to the same dwelling unit.

iii. Nonresidential Uses

Each tandem employee parking space shall be clearly marked with the words "employees only".

iv. Tandem Space Dimensions

A maximum of two (2) parking spaces in tandem may be permitted and shall have combined minimum dimensions of nine (9) feet in width by 36 feet in length.

e. Separation from Walkways and Streets

Where off-street facilities are provided for parking or any other vehicular use area they shall be separated from walkways, sidewalks, streets and lanes by curbing or other protective device approved by the Governing Body Engineer, as appropriate.

f. Markings and Signs

Each off-street parking space shall be clearly marked, and pavement directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained so as to ensure their maximum efficiency.

g. Handicap Accessible Parking Requirements

Off-street parking spaces for persons with disabilities are to be provided as required by the Federal Americans with Disabilities Act of 1990 (ADA) and the Georgia Accessibility Code.
9.3.6 Downtown Savannah Parking District

a. Intent
The Downtown Savannah Historic District exhibits unique characteristics that are atypical of the of modern development patterns throughout Chatham County. These include a mix of land uses with varying intensity, availability of alternative modes of transportation, and public parking facilities including on-street parking. These elements decrease the demand for off-street parking. Thus, in order to reflect the demand for parking of individual uses within the context of Downtown, off-street parking requirements may be reduced in accordance with the following standards.

b. Applicability
The requirements of this Section shall only apply to the use of structures and/or land within the area established by Figure 9.3-3. Where a provision of this Section conflicts with another section of this Ordinance, the provision of this Section shall apply. All other sections of the Ordinance applicable to parking and loading areas shall apply, unless specifically identified otherwise specified.

c. Parking Exempt Area
All uses within the boundaries of the parking exempt area, as shown in Figure 9.3-3, shall not be subject to the off-street parking requirements of Sec. 9.3.4(d) and loading.

Comment [m24]: Draft 3 revision
requirements of 9.3.9. However, any parking and/or loading area provided shall comply with this Ordinance.

d. **Off-Street Parking Reductions**

Uses within the boundaries of the parking reduction area, as shown in Figure 9.3-3, are permitted to reduce the number of off-street parking spaces required by Sec. 9.3.4(d) in accordance with Table 9.3-4. Uses/categories not identified in Table 9.3-4 shall be subject to the off-street parking requirements of Sec. 9.3.4(d). All uses shall not be subject to the loading requirements of Sec. 9.3.9 do not apply to uses within this area.

**Table 9.3-4**

<table>
<thead>
<tr>
<th>Use/Category</th>
<th>Permitted Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational</td>
<td>25%</td>
</tr>
<tr>
<td>Lodging</td>
<td>25%</td>
</tr>
<tr>
<td>Office</td>
<td>25%</td>
</tr>
<tr>
<td>Eating/Drinking Establishments</td>
<td>40%</td>
</tr>
<tr>
<td>Indoor Amusement</td>
<td>40%</td>
</tr>
<tr>
<td>Services</td>
<td>50%</td>
</tr>
<tr>
<td>College</td>
<td>50%</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>50%</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td>50%</td>
</tr>
<tr>
<td>Apparel/Furniture</td>
<td>50%</td>
</tr>
<tr>
<td>Retail, for the first 5,000 SF</td>
<td>60%</td>
</tr>
<tr>
<td>Community Services</td>
<td>75%</td>
</tr>
<tr>
<td>All Residential</td>
<td></td>
</tr>
<tr>
<td>Single-family, Two-family,</td>
<td></td>
</tr>
<tr>
<td>Three/Four Family, Apartments,</td>
<td></td>
</tr>
<tr>
<td>Upper-story</td>
<td></td>
</tr>
</tbody>
</table>

All residential uses shall require 1 per unit.

**Comment [m25]:** Draft 3 revision

**Comment [AB26]:** Draft 3 revision

**Comment [AB27]:** Draft 3 revision

e. **Compliance with Historic District Overlays**

Properties located in local historic districts identified in Article 7.0, Historic and Other Overlay Districts, may have additional standards.
9.3.7 Victorian and Streetcar Parking District

a. Intent

The Victorian and Streetcar Districts exhibit unique characteristics that are atypical of modern development patterns throughout Chatham County, but differ from the Downtown Savannah Historic District in scale and function. These include a mix of land uses with varying intensity and the availability of alternative modes of transportation, which decrease the demand for off-street parking. Thus, in order to reflect the demand for parking of individual uses within the context of this area, off-street parking requirements may be reduced in accordance with the following standards.

b. Applicability

The requirements of this Section shall only apply to the use of structures and/or land within the area established by Figure 9.3-4. Where a provision of this Section conflicts with another section of the Ordinance, the provision of this Section shall apply. All other sections of the Ordinance applicable to parking and loading areas shall apply, unless otherwise specified.
c. **Location**  
No parking area or parking structure shall be allowed in any front or street yard.

**d. 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 vehicles. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

**e. 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 and shall be planted with grass between the strips.

**f. Off-Street Parking Reductions**  
Uses within the boundaries of the parking reduction area, as shown in Figure 9.3-4, are permitted to reduce the number of off-street parking spaces required by Sec. 9.3-4(d) in accordance with Table 9.3-5. Uses/categories not identified in Table 9.3-5 shall be subject to the off-street parking requirements of Sec. 9.3-4(d). All uses shall not be subject to the loading requirements of 9.3.9.

**Table 9.3-5**  
**Victorian and Streetcar Parking Reductions**

<table>
<thead>
<tr>
<th>Use/Category</th>
<th>Permitted Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational</td>
<td>25%</td>
</tr>
<tr>
<td>Lodging</td>
<td>25%</td>
</tr>
<tr>
<td>Office</td>
<td>25%</td>
</tr>
<tr>
<td>Eating/Drinking Establishments</td>
<td>25%</td>
</tr>
<tr>
<td>Indoor Amusement</td>
<td>25%</td>
</tr>
<tr>
<td>College</td>
<td>25%</td>
</tr>
<tr>
<td>Services</td>
<td>25%</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>50%</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td>50%</td>
</tr>
<tr>
<td>Community Services</td>
<td>50%</td>
</tr>
<tr>
<td>Retail, ≤ for the first 5,000 SF</td>
<td>50%</td>
</tr>
</tbody>
</table>

**All Residential**  
Single-family, Two-family, Three/Four Family, Apartments, Upper-story  
1 per unit required

Comment [ab28]: Draft 3 revision. Location of parking areas is addressed in the Victorian and Streetcar Overlay Districts.

Comment [AB29]: Draft 3 revision. This has been moved to the Victorian and Streetcar Overlay Districts.

Comment [ab30]: Draft 3 revision. This exact standard is in the Victorian and Streetcar Overlay Districts.

Comment [AB31]: Draft 3 revision

Comment [AB32]: Draft 3 revision
9.3.8 Alternative Parking Plan

a. Intent
This Section authorizes alternatives to strict compliance with the parking standards of this Ordinance.

b. General
Alternative plans for providing off-street parking spaces required by this Section shall be in accordance with the standards below. The Planning Director shall be authorized to approve alternative parking plans associated with a minor or major site plan. The Governing Body Building Official shall be authorized to approve alternative parking plans associated with a simple site plan or change of use.

i. Procedure
(1) The following information shall be shown on the alternative parking plan:
   (a) The type of alternative parking proposed,
   (b) All properties and uses subject to the plan,
   (c) The number of spaces encumbered,
   (d) A delineation of the encumbered area for the required off-street parking and maneuvering of vehicles,
   (e) Written agreement in accordance with Sec 9.3-8(a)(ii).
   (f) Signatures of all property owners subject to the plan.
   (g) All easements.
(2) A digital copy (.dwg file) of the plat shall be provided with the recordable plat.
(3) The approved plan shall take the form of a recordable plat and shall be signed by the Governing Body Engineer and Planning Director and Governing Body Engineer. The plat shall be recorded with the Clerk of the Superior Court of Chatham County. A digital copy (.dwg file) of the plat shall be provided with the recordable plat.
(4) Recordation of the plan shall take place prior to issuance of a building permit or Certificate of Occupancy (where a building permit is not required), for any use to be served by the off-site parking area.

ii. Agreement for Alternative Parking Plan
(1) In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the property owners shall be required.
(2) All property owners shall enter into a written agreement with the Governing Body providing that the land comprising the parking area shall never be altered except in conjunction with the sale of the building which the parking area serves so long as the parking facilities are required; and such agreement shall bind his or her heirs, successors and assigns.

iii. Change of Use
Where the use/uses subject to Alternative Parking Plan change and additional off-street parking spaces are required, a revised Alternative Parking Plan that meets the provisions of this Ordinance shall be required.
iv. Ineligible Activities: Parking

Required parking spaces for persons with disabilities may not be located off-site if all required parking is located off-site as permitted by this Ordinance. Parking spaces for the disabled shall be the closest parking spaces in distance from the use being served.

Comment [m34]: Draft 3 revision. Based on Traffic Engineering comments.

C. Types of Alternative Parking Arrangements

i. Remote Parking

Remote parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met:

1. Location

   (a) Remote parking, as measured in accordance with Sec. 4.1.11.b., spaces shall be located according to the following:

       (i) All uses within the Downtown Savannah Parking District, as shown in Figure 9.3-3, shall be within 1,300 feet.

       (ii) Non-residential uses shall be within 600 feet.

       (iii) Residential uses shall be within 200 feet.

       (iv) Parking for employee use only shall have no limit.

   (b) Remote parking spaces shall not be separated from a use served by an arterial street right-of-way, unless a remote parking shuttle bus service, signalized pedestrian crosswalk along a designated pedestrian route, remote parking shuttle bus service or other traffic control device is provided.

   (2) Certain Parking Prohibited in Residential Districts

   Off-site parking areas for uses located in a Nonresidential and/or Mixed Use zoning district shall not be located in any Residential district, unless the use is permitted in the Residential district.

ii. Shared Parking

Shared parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met:

1. Ineligible Activities: Parking

   Shared parking may not be used to satisfy the off-street parking standards for residential uses.

2. Location

   Shared parking spaces must be located within 600 feet of the primary entrance of all uses served. Uses within the Downtown Savannah Parking District, as shown in Figure 9.3-3, shall be within 1,300 feet. The method of measurement is provided in Sec. 4.2. Measurements and Exceptions.

3. Shared Parking Analysis

   A shared parking analysis shall be submitted that clearly demonstrates the feasibility of shared parking. The analysis shall address, at a minimum, the size and type of the development, the composition of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

   (a) The procedures for determining shared parking requirements shall be as follows:

Comment [m36]: Draft 3 revision

Comment [AB35]: Draft 3 revision

Comment [AB37]: Draft 3 revision.
Determine the minimum amount of parking required for each separate use described in Sec. 9.3.4(d).

Multiply the parking requirement for each use by the corresponding percentage for each of the time periods in Table 9.3-6.

Sum the total parking requirements for all uses for each of the time periods in Table 9.3-6.

The parking requirement for the time period having the largest required total number of parking spaces shall be the minimum required number of parking spaces.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Weekdays</th>
<th>Weekends</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6 am - 5 pm</td>
<td>5 pm - 1 am</td>
</tr>
<tr>
<td>Office</td>
<td>100%</td>
<td>20%</td>
</tr>
<tr>
<td>Retail/Services</td>
<td>90%</td>
<td>70%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>70%</td>
<td>100%</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>40%</td>
<td>100%</td>
</tr>
<tr>
<td>Bar/Nightclub</td>
<td>20%</td>
<td>100%</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>10%</td>
<td>50%</td>
</tr>
<tr>
<td>Industrial/Warehouse</td>
<td>100%</td>
<td>20%</td>
</tr>
<tr>
<td>Hotel</td>
<td>60%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 9.3-7 Example of Shared Parking Calculation

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Parking Requirement for Each Use Individually</th>
<th>Weekdays</th>
<th>Weekends</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000 SF office</td>
<td>3.33 per 1,000 SF</td>
<td>33</td>
<td>33</td>
</tr>
<tr>
<td>5,000 SF retail</td>
<td>4 per 1,000 SF</td>
<td>20</td>
<td>16</td>
</tr>
<tr>
<td>Total Required Separately</td>
<td>53</td>
<td>5145</td>
<td>23</td>
</tr>
<tr>
<td>Required Shared Parking</td>
<td>5145</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

An area equivalent to the difference in required parking and required shared parking, including drive aisles, shall be held in reserve as greenspace. Upon a determination that the parking is insufficient, the reserve area shall be converted to off-street parking spaces. The reserve area shall not be counted toward the greenspace requirement, as required by the Landscape Ordinance of Article 5.0, Base Zoning Districts.

**iii. Valet Parking**

Valet parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met. In addition...
to the requirements of Sec. 9.3.8(b)(i), the following information shall be provided on the alternative parking plan.

(1) An equivalent number of valet spaces to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles.

(2) The routes to be used between the valet loading zone or other vehicle pickup point and the parking or storage location.

(3) An estimated number of vehicles to be parked during peak hours of operation.

(4) The maximum number of vehicles that can be parked in the parking area.

(5) Hours of operation for the valet service.

(6) Within the city, a City of Savannah Valet Parking Permit, if stacking will occur in the right-of-way.

9.3.9 Off-Street Loading Requirements

a. Loading Facilities Required

Loading facilities shall be required where the normal operation of any use requires routine delivery of goods, merchandise or equipment.

b. Loading Space Ratios

Loading spaces shall be provided in accordance with Table 9.3-8.

Table 9.3-8 Loading Space Ratios

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Gross Floor Area</th>
<th>Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bars and taverns, food oriented retail, industrial, research and development, restaurants, convenience stores and shopping centers.</td>
<td>Less than 20,000 sq. ft</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>20,000 sq. ft. and more</td>
<td>One for every 20,000 sq. ft. or fraction thereof, not to exceed 3 spaces.</td>
</tr>
</tbody>
</table>


c. Design Standards

i. Off-street loading spaces shall be not less than 12 feet in width by 40 feet in length, with not less than 15 feet of vertical clearance.

ii. Off-street loading facilities shall not encroach on or interfere with the public use of streets, sidewalks and lanes by automotive vehicles or pedestrians, unless otherwise approved by the Governing Body Engineer. Adequate space shall be available for the unloading and loading of goods, materials, items or stock for delivery and shipping.

d. Access

Each off-street loading space shall be directly accessible from a street or lane without crossing or entering any other required off-street loading space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

e. Combined Off-Street Loading

Collective, joint or combined provisions for off-street loading facilities for two (2) or more buildings or uses may be made, provided that such off-street loading facilities are of sufficient quantity to adequately serve the proposed uses.

Comment [ab39]: Draft 3 revision

Comment [ab40]: Draft 3 revision
f. Screening for Permanent Loading Areas
See Sec. 9.6.6, Landscaping, Screening and Buffers.


g. Markings
Each off-street loading space shall be permanently marked and identified as a loading area where no parking shall be permitted.

9.3.10 Vehicle Stacking Standards
The following off-street vehicle stacking standards shall apply for the stated uses in Table 9.3-9 unless otherwise approved by the Governing Body Engineer. The Governing Body Engineer may require additional area for off-street stacking lanes where trip generation rates suggest that additional space will be needed.

a. Required Dimensions
i. Off-street stacking shall be provided as follows:

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Minimum Length (ft)</th>
<th>Measured From</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automated teller machine</td>
<td>60</td>
<td>Teller Window</td>
</tr>
<tr>
<td>Bank teller lane</td>
<td>80</td>
<td>Teller Window</td>
</tr>
<tr>
<td>Car wash, full-service</td>
<td>120</td>
<td>Bay</td>
</tr>
<tr>
<td>Car wash, automatic</td>
<td>40</td>
<td>Bay</td>
</tr>
<tr>
<td>Car wash, self-service</td>
<td>20</td>
<td>Bay</td>
</tr>
<tr>
<td>Child/Adult daycare home</td>
<td>60</td>
<td>Intersection of Driveway and Property Line</td>
</tr>
<tr>
<td>Dry cleaning/laundry drive-thru</td>
<td>60</td>
<td>Pick-up/Drop-off Window</td>
</tr>
<tr>
<td>Gasoline pump island</td>
<td>20</td>
<td>Pump Island</td>
</tr>
<tr>
<td>Pharmacy pickup</td>
<td>60</td>
<td>Pharmacy Window</td>
</tr>
<tr>
<td>Restaurant drive-thru</td>
<td>160</td>
<td>Pick-Up Window</td>
</tr>
<tr>
<td>Valet parking</td>
<td>60</td>
<td>Valet Stand</td>
</tr>
<tr>
<td>Quick Lubrication Facility</td>
<td>40</td>
<td>Bay</td>
</tr>
<tr>
<td>Gated Entrance</td>
<td>See Sec. 9.2. Access Management and Connectivity</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Determined by Governing Body Engineer</td>
<td></td>
</tr>
</tbody>
</table>

ii. Drive-thru stacking lanes shall have a minimum width of 12 feet on curves and 10 feet on straight sections.

b. Location and Design
i. Vehicle stacking is not permitted in the public right-of-way except where a right-of-way encroachment permit is granted.

ii. Stacking lanes shall be designed so as not to block access driveways, inter-parcel connections or maneuverability in and out of off-street parking spaces.
iii. Where pedestrian walkways intersect with drive-thru aisles, there shall be unobstructed visibility and a crosswalk.

iv. All stacking lanes must be clearly identified, through the use of means such as striping, landscaping or signage. The Governing Body Engineer may require stacking lanes to be separated from other internal driveways by raised medians if deemed necessary for traffic movement and safety purposes.

9.3.11 Nonconformities

Nonconforming off-street parking and loading facilities shall be regulated in accordance with Article 11.0, Nonconformities.

9.3.12 Enforcement

Where parking is not in conformance with the provisions or this Ordinance and exhibits a continuing or recurring parking problem that creates a hazard to public safety, the Governing Body Building Official shall have the authority to require an Alternative Parking Plan that provides a solution to the parking problem.
Sec. 9.4 Reserved
Sec. 9.5 Landscaping, Screening and Buffers

9.5.1 Purpose

The purpose of this Section is to:

a. Protect all property and rights-of-way from potentially adverse effects of adjacent land use activity of a more intensive nature; Minimize potential conflicts between abutting developments;

b. Improve the appearance of the community by enhancing the appearance of streets, buildings and parking areas;

c. Preserve trees and native plants;

d. Protect all property and rights-of-way from potentially adverse effects of adjacent land use activity of a more intensive nature;

e. Maintain and increase property values by requiring site appropriate landscaping to be incorporated into development;

f. Reduce soil erosion and increase site permeability that is essential to stormwater management and aquifer recharge;

g. Mitigate air, water, dust, noise and heat pollution; and

h. Preserve existing vegetation as an integral part of wildlife habitats, and incorporating native plants and ecosystems into landscape design.

9.5.2 General Landscaping Requirements

In addition to the requirements of this Section, adherence to general landscaping requirements shall also apply. General landscaping requirements include, but are not limited to, minimum requirements for greenspace, tree and landscape quality points and tree protection. In the County, such requirements are located in County Code Chapter 24, Article II, Land Disturbing Activities Ordinance. In the City, such requirements are located in City Code Part 4, Chapter 10, Landscape and Tree Ordinance. For the purposes of this Section, both ordinances are referred to as “applicable Landscape Ordinance”.

9.5.3 Screening of Service Areas

a. Intent

The intent of these requirements is to screen service areas from street rights-of-way and adjoining properties.

b. Applicability

i. The regulations of this Section shall apply to new construction with service areas, the addition of service areas to an existing development and the expansion or relocation of an existing service area.

ii. Service areas include loading areas, utility service areas, mechanical equipment, refuse storage facilities and yellow grease bins.

iii. Properties within certain overlay districts may have additional screening standards. See Article 7.0, Historic and Other Overlay Districts. Where the standards of this Section conflict with any standard in Article 7.0, the standards of the overlay district shall apply.
c. Loading Areas

i. Loading areas incorporated into a building shall be located at the side or rear of such buildings, except those located in an L-R, L-T, I-L or I-H district.

ii. Where a change of use is proposed and the existing buffer is less than a Type B buffer as required by Sec. 9.5.4, loading areas located adjacent to a Residential zoning district or a street right-of-way shall be screened from view of the Residential-zoned property or street right-of-way for its entire length, except for necessary access, with an opaque fence or wall that complies with Sec. 9.5.4.f.v.

d. Utility Service Areas

i. Utilities shall be located within a structure or underground to the extent possible, but may be located above ground when approved by the Governing Body Engineer.

ii. Above ground utilities and any above ground components of underground utilities installed after the date of adoption and not screened by an intervening building shall provide the following screening:

(1) Above Ground Utilities and Appurtenances to Underground Utilities Greater than 100 Square Feet

Portions of above ground utilities and any above ground components of to underground utilities that exceed 100 square feet in size shall be completely screened, with the exception of a gate, by an opaque fence or wall, not to exceed eight (8) feet in height on three (3) sides and on the fourth side by a gate that screens the service area from view. The gate shall be made of decay-resistant wood and utilize heavy-duty steel posts and frames. The enclosure shall be made of masonry materials or wood with masonry columns that are the same or compatible material as any existing structures on site or within the vicinity, if applicable, and shall comply with Sec. 9.6, Fences and Walls. Landscaping shall be provided so that no more than one-half (0.5) of the surface area of the opaque fence or wall is visible from adjacent properties.

(2) Above Ground Utilities and Appurtenances to Underground Utilities that are 100 Square Feet or Less

All other above ground utilities and any above ground components of underground utilities shall provide a contiguous row of evergreen plantings which are a minimum of two (2) feet tall at the time of planting, planted four (4) feet on center and shall reach a minimum mature height equal to or greater than that of the utility structure. Existing trees and vegetation may be used as an alternative or in combination with new plantings to achieve the opacity requirement subject to approval of the City Landscape Architect or County Arborist. Required access ways to these utilities are exempt from the screening provisions.

e. Mechanical Equipment

i. Screening for single-family detached, two-family and attached dwelling developments

All mechanical equipment shall be located at least 10 feet behind the plane of the front façade of the principal structure.

ii. Screening for multifamily and nonresidential development

(1) All roof, ground and wall mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) shall meet the district setbacks for principal structures. All mechanical equipment not screened by an intervening building and installed after the date of adoption...
effective date of this Ordinance], shall be positioned, screened, or both so that the mechanical equipment is not visible from any public right-of-way, common areas, adjacent property or property line on the far side of an adjacent public street right-of-way (See Figure 9.5-1).

(2) Screening enclosures shall be the same as or compatible with the principal building, in terms of color, texture, quality, and material, and may include metal screening or louvers painted to blend in with the principal building.

(3) The screening shall form a continuous enclosure around the mechanical equipment at least one (1) foot taller than the tallest equipment enclosed. Wall or ground mounted equipment screening may use plantings to meet the screening requirements.

![Screening of Mechanical Equipment](image)

Figure 9.5-1
Screening of Mechanical Equipment

f. Refuse Storage Facilities

i. Applicability

A refuse storage area for the collection of trash and recycled goods shall be provided at the time that any nonresidential or multifamily structure is constructed or converted use is established. Dwellings utilizing residential refuse and curbside recycling carts shall be exempt from these screening provisions. See Sec. 8.7.16., Accessory Structures and Uses, Recycling and Collection Units (Outdoor - Temporary or Permanent), for regulations regarding public drop off recycling and collection units that are accessory uses on private property.

ii. General Provisions

(1) All refuse storage facilities shall be located on private property and limited to the area shown on an approved site plan. An encroachment permit must be obtained prior to installation where such facilities cannot be located on private property.

(2) Refuse storage facilities shall not be located between a street facing façade of the structure and the street, and shall be located so as to minimize visibility from street and sidewalk rights-of-way. Such storage facilities may be located within a structure.

(3) Refuse storage facilities shall not be located in any required setback or buffer.
(4) Each refuse storage facility within a multi-family residential development shall be designed to allow the convenient disposal of refuse by residents without having to open the main enclosure gates.

(5) All refuse storage receptacles shall be located at least 15 feet away from any storm drains and shall have a lid to minimize the potential contamination of stormwater runoff.

(6) All refuse storage facilities shall be located in such a manner as to provide 40 feet of maneuvering area for service vehicles.

(7) Pads shall be constructed in compliance with the City of Savannah Stormwater Management Guideline for Private Development (Section 04-11020) or the Chatham County Code Book, Chapter 21, Health, Safety and Sanitation, Article III, Sanitation, § 21-321 Solid Waste Dumpster Design Standards and Requirements, as applicable. See the Georgia Rules and Regulations for Public Health, Chapter 290-5-14 for additional standards.

iii. Screening Methods

(1) All refuse storage facilities shall be screened from public view by an opaque fence or wall on three (3) sides and on the fourth side including an opaque gate.

(2) Refuse storage facility screening shall be accomplished by an opaque enclosure which is at least one (1) foot taller than the receptacle being screened, not to exceed eight (8) feet in height. The enclosure shall be made of masonry materials that are compatible with the materials of the principal building. The gate shall be made of wood or vinyl material.

(3) Gates shall utilize heavy-duty steel posts and frames. Bollards shall be installed in front of the gates to prevent refuse vehicles from inadvertently bumping into the gates or causing dumpsters to damage to the gate and enclosure.

Figure 9.5-2
Refuse Storage Facility Screening

(4) Space within the enclosure shall be provided for accessing and maneuvering the bins.

g. Yellow Grease Bins

i. See the Georgia Rules and Regulations for Public Health, Chapter 290-5-14 for additional standards.
ii. For all new construction, yellow grease bins shall be located within the building it is serving. Such location shall be an area that is not generally accessed by the public.

iii. For existing buildings and renovations of existing buildings, yellow grease bins shall be located within the building it serves unless the County Building Official or the City Water Reclamation Department determines that it is not feasible to do so.

iv. Where permitted to be located outside, the standards in General Provisions (Sec. 9.5.3.f.ii.) and Screening Methods (Sec. 9.5.3.f.iii.) above shall apply.

v. For properties located within the City, additional standards are required by City Code Part V, Municipal Utilities, Chapter 2, Sewage Collection and Disposal, Article E, Waste Cooking Oil Recycling.

vi. See the Georgia Rules and Regulations for Public Health, Chapter 290-5-14 for additional standards.

9.5.4 Buffers

a. Intent
The three types of buffers described within this Section – Use Buffer, Off-Street Parking Lot Buffer and Street Yard Buffer - are planted and/or preserved landscaped areas of varying depths intended to separate and screen incompatible land uses from one another, to screen parking areas from street rights-of-way and adjacent properties and/or to provide trees and shrubs along street rights-of-way.

b. Applicability

i. Buildings, structures and areas for parking, storage or display areas lawfully existing as of the the date of adoption or effective date of this Ordinance, may be maintained or repaired without providing or modifying required buffers in conformance with this Section. This does not include, provided that there is no increase in gross floor area, building footprint, display area or impervious area meeting the threshold in ii. below or a change to a use in a higher land use classification as described in Sec 9.5.4.e.i. This shall not be construed as prohibiting the provision of landscaping or buffers in full conformance with this Ordinance.

Comment [m53]: Draft 3 revision…moved from i.

ii. Where a building, structure or area for parking, storage or display area existed as of the [the date of adoption or effective date of this Ordinance], and such building, structure or area for parking, storage or display area is enlarged in floor area, footprint or impervious area on the site by at least 10% or 2,000 square feet, whichever is less, required buffers as specified in this Section shall be provided as indicated below. Incremental expansions shall be considered cumulative in determining whether or not the threshold has been reached.

(1) Expansion of a parking area shall only require compliance with the Off-Street Parking Lot Buffer section except as in (3) below. Required compliance shall be only along the property line(s) or portion thereof affected by the expansion as determined by the Planning Director.

(2) Expansion of a building or structure shall require compliance only with the Use Buffer section except as in (3) below.
Any expansion exceeding the threshold above that is located within the front or side yard area, exclusive of the rear yard area, shall comply with the Use, Off-Street Parking Lot and Street Yard Buffers for the entire yard.

If an expansion of any size involves either of the following, compliance with the Use, Off-Street Parking Lot and Street Yard Buffers shall be required as specified in this Section:

(a) Approval of a variance to reduce the required use buffer width or minimum setbacks; or

(b) Approval of a variance to increase the building height.

When a change of use to a use within a higher land use classification occurs within a building, structure or parking area or on an improved property that existed as of the [date of adoption/effective date of this Ordinance], required buffers as specified in this Section shall be provided.

In those instances where one section of this Ordinance specifies different buffering requirements (e.g., a different type of buffer) than another section, the more restrictive or specific provisions shall apply.

When more than one use exists within the same building and on the same property, the required buffer shall be determined by the use with the highest land use class as determined in Sec. 9.5.4.e.i.

c. Exemptions

i. Properties located within any D- zoning district shall be exempt from the buffer provisions of this Section with the exception of the Off-Street Parking Lot Buffer.

ii. Properties located within any TN- or TC- zoning district shall be exempt from the Street Yard Buffer. Such properties shall also be exempt from the Use Buffer provisions of this Section only when the adjacent properties are within any TN-, TC- or D- zoning district. The requirements of this Section shall apply only to properties within the TN- and TC- districts when such properties are adjacent to land not within the D-, TN- and TC- districts. This exemption shall not apply to the Off-Street Parking Lot Buffer.

iii. The requirements of this Section shall not apply to the portion of a property that abuts marshland.
d. General Provisions

i. Overlap with Required Setbacks

Buffers shall be measured from the property line and may overlap with the required development setback. Where the buffer depth and setback conflict, the more restrictive standards shall apply.

ii. Plant Location

The placement of required plants shall be the decision of each user, except that the following requirements shall be satisfied:

(1) The spacing of plant material shall be in conformance with the applicable Landscape Ordinance.

(2) Unless otherwise required by this Ordinance, such as in the case of a hedge, planting required should generally be in an irregular line and spaced (or grouped) at random.

(3) Trees shall be located no closer than three (3) feet from any property line, except where a modified buffer has been approved.

iii. Minimum Planting Requirements

All trees and shrubs used to meet the minimum planting requirements of this Section shall meet the minimum size planting requirements in order to receive Tree or Landscape Quality Points as required by the applicable Landscape Ordinance regardless of whether points are actually awarded or not.

iv. Maintenance of Landscaping

Maintenance of required plant material shall comply with the applicable Landscape Ordinance.

v. Credit for Preserved Vegetation

(1) Declining, dead or structurally unsound trees

No credit will be allowed for any tree if the tree is declining, dead or structurally unsound as determined by the City Landscape Architect or the County Arborist.

The death of or replacement of any preserved tree which was used for credit requires the owner to plant new trees equal to the number of credited trees; such plantings shall meet the applicable requirements of this Ordinance.

(2) Relief from Minimum Planting Requirements

Where vegetation is proposed to be preserved within a required buffer, the City Landscape Architect or the County Arborist, as applicable, shall be permitted to reduce or change the number and/or type of required plantings in order to protect the preserved vegetation.

(3) Existing Shrubs

Existing shrubs within a Use Buffer that are at least four (4) feet tall meet the minimum planting requirements of the applicable Landscape Ordinance may be used to meet the minimum number of required shrubs for such buffer.

vi. Calculation of Required Plantings within Buffers

When measurements determining number of plantings result in a fraction, then such fraction equal to or greater than 0.75 shall be rounded up to the next whole number.
vii. Design Variations for Use and Street Yard Buffers

(1) Buffers are typically calculated as parallel to the property line, but design variations are allowed and are calculated on the average width of the buffer is calculated per 100 linear feet of buffer or portion thereof. The minimum width of a buffer in any case shall not be less than 75% of the required width of the required buffer, but no less than five (5) feet. The maximum width for the purposes of installing required landscaping, or receiving credit for existing vegetation, shall not be more than 125% of the required width of the required buffer.

(2) The average width of the buffer shall be determined by quantifying the width of the buffer for each 10 linear foot increment of buffer, summing these and dividing by the number of increments measured.

Figure 9.5-4
Varying Buffer Width

e. Use Buffers

The purpose of a Use Buffer is generally to provide a vegetative screen that serves to either obscure the view of adjacent buildings or uses or to achieve a degree of opacity that prevents clear recognition of the use being buffered. The width and opacity of the required Use Buffer increases with the degree of incompatibility between uses.

i. Land Use Classes

There shall be six (6) classes of land uses and zoning districts for the purpose of determining the type of Use Buffer that is required. Within each land use class are land use categories, specific land uses and zoning districts, as listed in Sec. 5.4, Principal Use Table. The zoning district shall only be used to determine the land use class of vacant property. Wireless Telecommunication Facilities shall provide a buffer in accordance with Sec. 8.9.

The following uses shall not be required to provide or be provided a use buffer: Dock, private, Community garden, and Minor utility.

| Commentary: The six (6) classes of land uses shown below include both individual uses and land uses categories. |

(1) Class 1

(a) Single-family residential, Single-family attached; Two-family residential;

(b) Manufactured homes (excluding those in a manufactured home park);

(b)(c) Monastery, convent;

(d) Personal care home, registered and family;

(e) Agriculture, restricted;

(f) Park, General;
(a) Golf course; Country Club;
(b) Child/adult day care homes;
(c) Dock, private;
(d) Watercraft launch/Ramp;
(e) Class 1 Composting Facility;
(f) Minor utility; and
(g) Vacant land within the following zoning districts: C-, RSF-, TR-, RTF-.

(2) Class 2
(a) Three-Four Family, Townhomes; attached residential under 5 units per building;
(b) Community Garden;
(c) Children’s home;
(d) Personal care home, group;
(e) Rooming house;
(f) Residential Amenity Area, Clubhouse (accessory to a residential use);
(g) Bed & Breakfast, Inn; Short-term Residential Rental Unit; and
(h) Vacant land within the following zoning districts: RMHP, RMF-1, D-R, D-N.

(3) Class 3
(a) Attached residential 5 units or more per building and apartments;
(b) Group Living Uses (unless specifically listed in another Land Use Class);
(c) Campground, Recreational Vehicle Park;
(d) Agricultural Uses (Agriculture, general shall not be required to buffer against Agriculture, restricted); See Sec. 8.2.3 for Surface Mine/Borrow Pit buffer standards;
(e) All Civic Uses (unless specifically listed in another Land Use Class);
(f) Riding academy; equestrian center; horse stable, commercial;
(g) Uses as permitted (meeting the conditions of) in the OI-T zoning district;
(h) Class 1(a) Composting Facility; and
(i) Vacant land within the following zoning districts: RMF-2, RMF-3, A-1, OI-T, TN-, TC-, D-C, D-CBD, D-W, D-X.

(4) Class 4
(a) Parking facility;
(b) Library/Community Center (public);
(c) Post office;
(d) Shelter, emergency and transitional;
(e) Soup kitchen;
(f) Child/adult day care center;
(g) Child/adult care center, 24 hour;
(h) All Educational uses;
(i) Places of worship (301 seats or more);
(j) All Club or Lodge uses;
(k) All Office uses;
(l) Riding academy; equestrian center; horse stable, commercial;
(m) Funeral Home;
(n) Restaurants; bar; tavern; nightclub;
(o) Lodging (unless specifically listed in another Land Use Class);
(p) Indoor Recreation (unless specifically listed in another Land Use Class);
(q) Commercial Services (unless specifically listed in another Land Use Class);
(r) Retail Sales less than 100,000 square feet (unless specifically listed in another Land Use Class);
(s) Shopping Centers less than 100,000 square feet;
(t) Vehicles, sales, rentals and leasing; Vehicle service, minor; Moped/scooter sales, rentals and leasing; Watercraft sales, rentals and service;
(u) Self-service storage;
(v) Taxi dispatch; Limousine service and other;
(w) Artisan/Craft - Industry/Manufacturing;
(x) Broadcast Transmission Tower; and
(y) Vacant land within the following zoning districts: OI, OI-E, B-L, B-N, B-C.

(5) Class 5
(a) Hospitals;
(b) Arena; convention center;
(c) Outdoor Recreation (unless specifically listed in another Land Use Class);
(d) Animal services; outdoor;
(e) Vehicle, Watercraft and Heavy Equipment sales and service (unless specifically listed in another Land Use Class);
(f) Adult-oriented businesses;
(g) Water-oriented businesses (unless specifically listed in another Land Use Class). Water-oriented uses shall not be required to buffer against another water-oriented use, regardless of land use class;
(h) Retail Sales 100,000 sq ft or larger (unless specifically listed in another Land Use Class);
(i) Shopping Centers 100,000 sq ft or larger;
(j) Research, Testing and Development Laboratory;
(k) Truck stop; Passenger Terminal;
(l) Outdoor Sales; and
(m) Vacant land within the following zoning districts: B-M, I-L-R.
(6) Class 6
(a) Outdoor storage yard (principal use);
(b) [接入: 具体内容]
(c) Transportation/Communication/Utility uses (unless specifically listed in another Land Use Class);
(d) Industrial Uses (unless specifically listed in another Land Use Class);
(e) Detention & Correctional Facilities;
(f) Waste-related uses (unless specifically listed in another Land Use Class); and
(g) Vacant land within the following zoning districts: I-L-T, H-L, I-H.

ii. Determination of Buffer Type
Table 9.5-1 identifies the buffer type required for a given development based on its land use class and the land use class of the adjacent property. A Use Buffer is not required between nonresidential uses in a development with outparcels or a combined development.

Table 9.5-1 Determination of Buffer Type

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
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<td>B</td>
<td>B</td>
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<td>N/A</td>
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<td>C</td>
<td>△B ▽</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
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<td>D</td>
<td>D</td>
<td>C</td>
<td>▽</td>
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<td>N/A</td>
</tr>
<tr>
<td>6</td>
<td>E</td>
<td>E</td>
<td>D</td>
<td>C</td>
<td>B</td>
<td>N/A</td>
</tr>
</tbody>
</table>

[1] This buffer is only required when the proposed use is adjacent to a residential use.

Comment [ab78]: Draft 3 revision
Comment [ab79]: Draft 3 revision
Comment [ab80]: Draft 3 revision
Comment [ab81]: Draft 3 revision
iii. **Use Buffer Types and Options**

The following tables contain the minimum standards for the various types of Use Buffers referenced in this Section. Options are available for most types. The minimum buffer planting standards listed for each type and option are per 100 linear feet of buffer. Small and/or medium understory trees may be used unless specifically stated.

(1) **Type A Buffer Planting Standards**

<table>
<thead>
<tr>
<th>Plantings (per 100 linear feet)</th>
<th>7 ft buffer with 6 ft fence/wall</th>
<th>20 ft buffer with No fence/wall</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9 understory trees (small only)</td>
<td>4 large trees</td>
</tr>
<tr>
<td></td>
<td>4 large trees</td>
<td>7 understory trees</td>
</tr>
<tr>
<td></td>
<td>7 understory trees</td>
<td>40 shrubs</td>
</tr>
<tr>
<td></td>
<td>40 shrubs</td>
<td></td>
</tr>
</tbody>
</table>

![Figure 9.5-3](image)

**Figure 9.5-3**

Type A Buffer Options
### Type B Buffer Planting Standards

<table>
<thead>
<tr>
<th>Buffer Width</th>
<th>Planting Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 ft buffer with 6 ft fence/wall</td>
<td>3 large trees, 5 understory trees, 25 shrubs</td>
</tr>
<tr>
<td>20 ft buffer with 6 ft hedge row</td>
<td>3 large trees, 5 understory trees, Hedge row</td>
</tr>
<tr>
<td>30 ft buffer with No fence/wall or hedge</td>
<td>6 large trees, 10 understory trees, 60 shrubs</td>
</tr>
</tbody>
</table>

**Figure 9.5-4**

Type B Buffer Options

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Comment [AB82]: Draft 3 revision
(3) Type C Buffer Planting Standards

<table>
<thead>
<tr>
<th>Type C Buffer Planting Options</th>
<th>20 ft buffer with 6 ft fence/wall</th>
<th>25 ft buffer with 6 ft hedge row</th>
</tr>
</thead>
</table>
| Plantings (per 100 linear feet) | • 4 large trees  
• 7 understory trees  
• 35 shrubs | • 4 large trees  
• 7 understory trees  
• hedge row |

Figure 9.5-5
Type C Buffer Options
(4) **Type D Buffer Planting Standards**

<table>
<thead>
<tr>
<th>Type D Buffer Planting Option</th>
<th>30 ft buffer with 8 ft fence/wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plantings (per 100 linear feet)</td>
<td>6 large trees</td>
</tr>
</tbody>
</table>

![Figure 9.5-6 Type D Buffer](image1.png)

(5) **Type E Buffer Planting Standards**

<table>
<thead>
<tr>
<th>Type E Buffer Planting Option</th>
<th>40 ft buffer with 8 ft fence/wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plantings (per 100 linear feet)</td>
<td>8 large trees</td>
</tr>
</tbody>
</table>

![Figure 9.5-7 Type E Buffer](image2.png)
iv. Permitted Improvements within Use Buffers

(1) Driveways or pathways designed to provide continuous connections between adjacent properties or streets at not less than a 75 degree angle;

(2) Pedestrian or bicycle facilities designed to meander within the buffer provided that the planting requirements of the buffer are met. Such use may require additional buffer width to meet the minimum number of required plantings;

(3) Clearing for visibility triangles as provided in Sec. 4.2;

(4) All overhead utility lines. Only understory trees and shrubs may be located under existing overhead utility lines. If removal of plantings is required for maintenance of the utility lines, the property owner shall be responsible for the replacement of such plantings. Large trees, hedges and fences/walls shall be located outside of the utility easement; and

(5) Utility, drainage and access easements provided that such easements shall not be at less than a 75 degree angle. When an easement is located parallel to the property line and within the required buffer area, the required buffer shall begin after the easement.

![Figure 9.5-8 Example of an Easement Crossing a Buffer](image)

v. Design Standards for Use Buffers

(1) Fences and Walls

In addition to the requirements of Sec. 9.6, Fences and Walls, the following standards shall apply to all fences and walls required to be located within a buffer. Where standards conflict, the provisions of this Section shall apply.

(a) Any fence or wall shall be opaque so as to prevent the passage of light and debris as specified in Sec. 9.6 Fences and Walls, and shall be constructed of textured or split-faced block, brick, stone, stucco over concrete block, architectural tile, decay-resistant wood or similar opaque materials. Wood fences shall be a board on board, shadowbox, or similar style.

(b) The height of a fence or wall shall not exceed eight (8) feet, except as required by other sections of this Ordinance.

(c) Fences and walls shall be interrupted at intervals not exceeding 30 feet by architectural features such as pilasters or columns.
(d) The fence or wall shall be located within one (1) foot of the property line or shall be set back at least 20 feet from the property line. In any case, the fence or wall shall be located within the required buffer.

(e) The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the fence or wall structure at the time of site development plan review.

(f) When a required fence or wall would be located parallel to an opaque fence or wall at least six (6) feet in height on an adjacent property, and where the perpendicular separation between the fences would be less than 15 feet, the fence or wall shall not be required.

(g) Pedestrian connections through fences, walls or hedges that connect to adjacent neighborhoods or other uses are encouraged.

(2) Plant Location

Although this Section does not generally specify the location of required plant material, all plant materials within a Use Buffer shall be installed to achieve the maximum level of opacity.

(3) Trees

As a buffer matures, it is anticipated that understory trees may not survive the shading by large trees. Where the buffer opacity has been met, replacement of such understory trees shall not be required.

(4) Shrubs

Within Use Buffers, only large species of shrubs shall be used. Existing shrubs meeting the standard of Sec. 9.5.4.d.v may also be used.

(5) Hedges

(a) For newly established hedges, shrubs shall be a minimum of two (2) feet in height at the time of planting.

(b) Hedges shall be comprised of large shrubs planted no more than three (3) feet on center.

(c) At maturity, hedges shall be maintained at a height no less than six (6) feet.

(d) Only shrubs from Table 9.5-2 may be used for newly established hedges.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anise</td>
<td>Illicium parviflorum</td>
</tr>
<tr>
<td>Azalea (Southern Indica)</td>
<td>Rhododendron indicum</td>
</tr>
<tr>
<td>Bottlebrush</td>
<td>Callistemon lanceolatus</td>
</tr>
<tr>
<td>Burford Holly</td>
<td>Ilex cornuta “Burfordii”</td>
</tr>
<tr>
<td>Cleveryera</td>
<td>Ternstroemia gymnanthera</td>
</tr>
<tr>
<td>Ligustrum (Waxleaf)</td>
<td>Ligustrum lucidium</td>
</tr>
<tr>
<td>Viburnum</td>
<td>Viburnum macrophyllum</td>
</tr>
<tr>
<td>Wax Myrtle</td>
<td>Myrica cerifera</td>
</tr>
</tbody>
</table>

(e) The area between the property line and the hedge shall be maintained in conformance with the City Code, Part 4, Chapter 8, Article B, Property Maintenance or County Code, Chapter 21, Article 5, Property Maintenance, as applicable.
f. Off-Street Parking Lot Buffer

The purpose of this buffer is to screen vehicular parking areas from adjacent properties and street rights-of-way.

i. Applicability

(1) This buffer shall be required along a parking lot containing four (4) or more parking spaces that adjoins other properties or where a parking lot abuts a public or private street right-of-way. This buffer shall also be required for the drive aisles associated with such parking lot.

(2) An Off-Street Parking Lot Buffer shall not be required where a Use Buffer is required.

ii. Design Standards for the Off-Street Parking Lot Buffer

(1) This buffer shall be comprised of either a minimum three (3) foot high opaque fence or wall or a minimum three (3) foot high hedge within a three (3) foot wide planted area.

(2) Shrubs shall be a minimum of two (2) feet in height at the time of planting and spaced no more than three (3) feet on center.

(3) When an Off-Street Parking Lot Buffer is located within a Street Yard Buffer, the plantings for the Off-Street Parking Lot Buffer may be used to meet the planting requirements of the Street Yard Buffer.

g. Street Yard Buffer

A Street Yard Buffer establishes a landscape planting area and/or maintains existing vegetation in a designated area parallel to street rights-of-way. With the exception of certain uses, the intent of these standards is not to completely screen development from view but instead, to promote the overall character and identity of the community.

i. Applicability

These standards apply to all multifamily and nonresidential development except where exempted by Sec. 9.5.4.b and c. Additional buffering is required for certain roads within the Islands and Southeast Chatham Community Overlay District (see Sec. 7.4).

ii. Measurements

(1) Driveway widths shall not be counted in the calculation of the plant material required nor the amount of impervious surface area within the street yard.

(2) The Street Yard Buffer shall be measured from the existing or future right-of-way line (if applicable) as determined during site plan review.

(3) If an unopened street right-of-way is platted, it shall be treated as a street.

iii. Reduction of Street Yard standards

Where the maximum front yard building or parking setback is five (5) feet or less or where existing parking areas, buildings or the presence of existing utility, drainage or access easements prevent planting, the Street Yard Buffer and its plantings must first be located on private property to the extent possible and then may be located within the public or private street right-of-way upon approval of a right-of-way encroachment permit. The amount of required plantings may be reduced to the maximum amount that the private property and right-of-way can accommodate, as determined by the City Landscape Architect or the County Arborist.

iv. Types of Street Yard Buffers

Most Street Yard Buffers vary by the type of street classification which is provided on the Functional in the Street Classifications for Land Uses Table Map (Appendix A-1).
Certain uses, however, require a specific buffer type regardless of street classification. Street yard buffers include:

(1) **Limited Access Street Yard Buffer**

One of the following planting options shall be provided along the lot frontage:

(a) A 10-foot wide buffer containing three (3) large trees per 100 linear feet; or

(b) Where overhead utility lines or easements are within the buffer, a 10-foot wide buffer with four (4) understory trees and 15 shrubs per 100 linear feet. Selected trees shall not have a mature height over 15 feet.

(2) **Arterial or Collector Street Yard Buffer (including frontage roads)**

One of the following planting options shall be provided along the lot frontage:

(a) A 10-foot wide buffer containing three (3) large trees and 15 shrubs per 100 linear feet;

(b) A 10-foot wide buffer containing two (2) large trees, two (2) understory trees and 13 shrubs per 100 linear feet;

(c) Where overhead utility lines or easements are within the buffer, a 10-foot wide buffer with four (4) understory trees and 15 shrubs per 100 linear feet. Selected trees shall not have a mature height over 15 feet.

(d) The following uses shall be permitted to reduce the number of required plantings by 50%: Outdoor Sales; all Vehicle, Watercraft and Heavy Equipment Sales, Rentals and Leasing uses.

(3) **Local Street Yard Buffer**

Local Street Yard Buffers shall only be required for development within a nonresidential zoning district across a local street from any RSF- or RTF zoning district. In such case, at the time of development, the nonresidential development shall provide the required use buffer shown in Table 9.5-1 with the exception that a fence or wall shall not be required.

(4) **Street Yard Buffer for Certain Uses**

Salvage yards, outdoor vehicle repair and service areas, wrecker storage compounds, vehicle towing and impound facility, and similar uses shall provide a Type D Use Buffer along any street right-of-way, regardless of road classification.
with the exception that a fence or wall shall not be required. For streets internal to a development, an Arterial and Collector Street Yard Buffer shall be required.

(5) Class 6 Land Uses Street Yard Buffer

Uses that are categorized as Class 6 land uses in Sec. 9.5.4.e, shall provide a Type E Use Buffer along any street right-of-way, regardless of road classification, with the exception that a fence or wall shall not be required. For streets internal to a development, an Arterial and Collector Street Yard Buffer shall be required.

![Figure 9.5-11](image)

Class 6 Land Uses Street Yard Buffer Example

v. Permitted Development and Activity within Street Yard Buffers

(1) Driveways that provide a continuous connection between adjacent properties or streets at not less than a 75 degree angle;

(2) Pedestrian and bicycle facilities provided that the planting requirements of the buffer are met. Additional buffer width may be required to meet the minimum number of required plantings.

(3) Signs;

(4) Mailboxes;

(5) Lighting fixtures;

(6) Concrete drainage swales;

(7) Clearing for visibility triangles as provided in Sec. 4.2;

(8) Vegetative screening for loading, utility service, and display areas and plantings for vehicular surface areas and an Off-Street Parking Lot Buffer;

(9) Overhead utility lines. If removal of plantings is required for maintenance of the utility lines, the property owner shall be responsible for the replacement of such plantings; and

(10) Utility, drainage and access easements may cross the buffer provided that such easements shall not be at less than a 75 degree angle. When an easement is located parallel to the property line and within the required buffer area, the required buffer shall begin after the easement.
vi. **Design Standards for Street Yard Buffers**

The Street Yard Buffer shall meet all of the following:

1. No more than 10% of this buffer shall be impervious. Driveways shall not be part of this measurement; and

2. Credit may be given to any tree over two (2) inches in caliper at one-half (0.5) foot above grade within the right-of-way if it prevents the planting of a tree on private property due to spacing requirements according to the applicable Landscape Ordinance.

h. **Alternative Compliance**

i. **Applicability**

Buffer requirements may be modified by the Planning Commission at the time of site development plan review upon a finding that a modification would be consistent with the purpose of this Section; that such modification would not adversely affect the land use compatibility or public interest; and that the subject property or modified buffer complies with one or more of the criteria listed below. Financial hardship due to meeting the requirements of this Section shall not be sufficient justification for alternative compliance.

1. The required buffer is parallel and adjacent to an existing utility or drainage easement of at least 100 feet in width.

2. A required Use or Street Yard Buffer is between uses that are to be developed within a development with outparcels or a combined development.

3. The presence of an existing large tree or screening on an adjacent property would make it physically impossible to install and maintain the required buffer or screen in strict adherence to the requirements of this Section.

4. Redevelopment of an existing site requires a buffer to be added, but a building, pavement or stormwater facility is existing where the buffer is required.

5. The site has lost area from an existing buffer due to adjacent road widening.

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Comment [ab89]: Draft 3 revision. See “Determination of Buffer Type” subsection.
It can be shown that the required buffer area would occupy more than 30% of the site area. Off-Street Parking Lot Buffers shall not be used to calculate this percentage.

ii. Modification standards

(1) The modification shall involve the least amount of change to the standards of this Section.

(2) Where, To the extent possible, the modified buffer shall meet or exceed the minimum amount of required plantings, in spite of despite the reduced buffer width. Where the required amount of plantings cannot be provided because the buffer width is inadequate, the City Landscape Architect or the County Arborist shall determine the type and the highest number of plantings to be provided.

(3) The Planning Commission shall not eliminate a required A modified Use Buffer shall contain a minimum of six (6) foot high fence, or wall or hedge as part of a modified Use Buffer where necessary to meet the intent of the Use Buffer. The City Landscape Architect or County Arborist shall ensure that adequate provision for soil and moisture is provided for any plantings in a modified buffer. Such provisions may include raised or at-grade planters, or a requirement for pervious pavement in adjacent parking or other vehicular use areas.

(4) In no case shall a modified Use or Street Yard Buffer width be reduced below five (5) feet.
Sec. 9.6 Fences and Walls

9.6.1 Purpose
The purpose of this Section is to provide minimum standards for the installation, construction, and placement of fences and walls on private property. It is also the purpose of this Section to regulate the height and location of fences and walls and to safeguard against visual obstructions at the intersections of streets and/or driveways.

9.6.2 Applicability
a. This Section applies to fences and walls visible from street rights-of-way and adjacent properties.
b. For properties located within certain overlay districts, there may be fence and wall standards in addition to this Section. See Article 7.0, Historic and Other Overlay Districts. Where any standard of this Section conflicts with a standard in an overlay district, the standard of the overlay district shall apply.
c. Where a property is used for principal use outdoor storage or display, specific fence and wall standards may apply. See Sec. 9.7, Principal Use Outdoor Storage and Display.

9.6.3 Exemptions
a. This Section shall not apply to retaining walls and noise barriers.
b. Detention and correctional facilities shall be exempt only from the Sec. 9.6.4.d. Height and General-Sec. 9.6.4.e. Materials and Design Standards of this Section.
c. This Section shall not prohibit the erection of temporary fences or walls for construction sites or similar activities where approved by the Governing Body Building Official.

9.6.4 General Provisions
a. Permit Required
Any fence or wall over two (2) feet in height shall require a fence permit.
b. Visibility Triangle
At the intersection of a driveway and a street and on all corner lots (the intersection of two streets), a visibility triangle shall be established as set forth in Sec. 4.2.
c. Fence and Wall Types
i. Open
A fence or wall that consists of more than 75% open voids, as viewed on a horizontal plane.

Figure 9.6.1
Examples of Open Fence styles
ii. Semi-Opaque
A fence or wall that consists of between 25% and 75% open voids, as viewed on a horizontal plane.

iii. Opaque
A fence or wall which has no openings, other than gates, or contains shiplap, tongue and groove or similar overlapping design if made of wood. With the exception of opaque walls required by Sec. 9.6, Landscaping, Screening and Buffers, or Sec. 9.7, Principal Use Outdoor Storage and Display—fences or walls that are less than 25% open as viewed on a horizontal plane shall be considered opaque.

d. Height
i. Measurement
(1) The height of a fence or wall shall be measured from the finished grade at the base of the fence or wall to the top of the fence or wall, but shall not include posts or columns. Where the finished grade changes, the fence height shall change with the grade.
Height Measurement

(2) A post or column, including decorative features, may extend above the maximum height limit of the fence or wall as follows:
   (a) One (1) foot above the height limit when the size of the post or column is less than six by six (6 x 6) inches; or
   (b) Two (2) feet above the height limit when the size of the post or column is six by six (6 x 6) inches or greater.

(3) Barbed or concertina wire, where permitted, shall not be included in the calculation of the height of a fence or wall. However, such wire assemblies or additions shall be restricted to no more than three (3) horizontal wire strands not to exceed a maximum of that do extend more than 18 inches above the top of the fence.

(4) A fence or wall that is part of an entry feature or sign may not exceed 12 feet in height.

(5) The height of a fence or wall located on top of a retaining wall is measured from the ground level on the higher side of the retaining wall.

Figure 9.6-5
Fence or Wall Height when part of Entry Feature or Sign

Figure 9.6-6
Measurement for Fences or Walls on Retaining Walls
ii. **Residential and Mixed Uses**

The maximum height of a fence or wall for Residential and Mixed Uses shall be as follows:

1. **Front Yards and Side (Street) Yards (when forward of a front façade):** four (4) feet maximum. Additional height may be permitted if the design standards of 9.6.4.e.iv. are met.
2. **Side (Interior) Yards, Rear Yards and Side (Street) Yards (when behind a front façade):** Eight (8) feet maximum
3. **Perimeter Fencing for Residential Developments or apartment complex:** Eight (8) feet

iii. **Nonresidential Uses**

The maximum height of a fence or wall for Nonresidential Uses shall not exceed eight (8) feet unless specifically otherwise required by this Ordinance. Alternative compliance/Additional height may be requested in accordance with Sec. 3.14, Special Exceptions of this standard may be approved by the Planning Commission.

iv. **Recreational Fencing**

Open fences and walls along the perimeter of recreational uses, such as basketball and tennis courts, may not exceed 10 feet in height. The backstop fence for a baseball or softball field and batting cages shall be excluded from the maximum height standard.

v. **Materials and Design Standards**

i. Only the following materials shall be permitted:

1. Wrought iron and extruded aluminum;
2. Split-face concrete masonry units (CMU);
3. Brick;
4. Stone with mortar or dry stack stones;
5. EIFS or stucco;
6. Composite materials;
7. Vinyl;
8. Decay-resistant wood that is at least 5/8 inch thick. Wooden fence surfaces other than cypress or cedar shall be painted or stained in order to protect the wood from decay;
9. Chain link for single- and two-family uses in any zoning district, and any use within any Agricultural zoning district;
10. Chain link within any Industrial zoning district shall be galvanized, polyvinyl chloride (PVC) color coated in either black, dark green or dark brown;
11. Wire fences with wood or decorative posts for single- and two-family uses in any zoning district, and any use within any Agricultural zoning district;
12. Barbed or concertina wire fences within any Industrial zoning districts provided that:
   a. The barbed or concertina wire shall be located at least six (6) feet above the base of the fence; and
   b. Along a street right-of-way the fence shall be set back at least 10 feet from the property line and screened by vegetation. Table 9.6-1 provides the amount and type of plantings required per 100 linear feet of fencing in...
addition to that required by Sec. 9.5.4.g. This standard shall not apply where a Local Street Yard Buffer, Street Yard Buffer for Certain Uses or Class 6 Land Uses Street Yard Buffer as specified in Sec. 9.5.4.h. is provided.

### Table 9.6-1

**Vegetative Screening for Barbed or Concertina Wire Fences**

<table>
<thead>
<tr>
<th>Street Classification</th>
<th>Additional Understory Trees</th>
<th>Additional Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Street (Street Yard Buffer not required)</td>
<td>9</td>
<td>33</td>
</tr>
<tr>
<td>Collector/Arterial Street</td>
<td>4</td>
<td>10</td>
</tr>
<tr>
<td>Limited Access Highway</td>
<td>4</td>
<td>25</td>
</tr>
</tbody>
</table>

(c) Shrub shall be a minimum of three (3) feet tall at the time of installation, spaced no more than three (3) feet on center and shall be of a variety found in Table 9.5-2, Acceptable Shrub Species for Hedges in Use Buffers.

(13) Barbed wire at any height for the following uses: agriculture, restricted; agriculture, general; and livestock sales/auction; and

(14) Other materials as approved by the Planning Director.

ii. Along street rights-of-way, opaque and semi-opaque fences and walls shall be interrupted at intervals not exceeding 30 feet by masonry pilasters or columns. This shall not apply to subdivisions and developments existing as of [the date of adoption/effective date of this Ordinance] or single- and two-family uses.

iii. Fences shall be constructed with the finished side facing adjacent properties or street rights-of-way.

iv. **Front Yard Fences and Walls for Residential and Mixed Uses**

   The following design standards apply to fences and walls within the front yard of Residential and Mixed uses that exceed four (4) feet in height:

   (1) The maximum height of the fence or wall shall be six (6) feet. For the purpose of this fence type location, the height shall be measured to the top of the post or column.

   (2) Any portion of the fence above three (3) feet in height must be constructed of wrought iron or extruded aluminum.

   (2) The overall design of the area of the fence or wall above three (3) feet in height shall be a minimum of 70% open.

v. **Enclosures for Swimming Pools**

   (1) All swimming pools shall be completely enclosed by a fence or wall at least four (4) feet in height or a screen enclosure. Openings in the fence or wall shall not permit the passage of a four- (4) inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates which shall open outwards away from the pool. Such fence or wall shall be set back at least one (1) foot from the property line for each foot it exceeds six (6) feet in height provided that the swimming pool is located within a rear yard. All other provisions pertaining to fences and walls, including design and location shall apply.

   (2) Such fences or walls shall also comply with the Georgia Rules of Department of Human Resources Public Health, Chapter 290-5-57 Swimming pools, Spas and Recreational water parks, as amended and the Standard Swimming Pool Code, as amended.
f. Landscaping Standards for Certain Opaque Fences and Walls

i. Applicability

Where an opaque fence or wall exceeding 42 inches three and one-half (3.5) feet in height is located along a street right-of-way for 150 feet or more, landscaping shall be provided according to the following standards in order to enhance the appearance of long segments of such fence or wall.

ii. Exemptions

1. All fences and walls located within an historic overlay district;
2. Fences and walls in developments existing as of [the date of adoption effective date of this Ordinance];
3. Fences and walls for developments that are required to have where a Street Yard Buffer is required; and
4. Where a noise abatement or screening wall has been provided by the Georgia Department of Transportation or the Governing Body between the fence or wall and the right-of-way.

iii. Location

1. Where there is more than one property, the fence or wall and the plantings shall be located within the common area of the development. In such case, the fence or wall and the plantings within the common areas shall be the responsibility of the property or homeowner’s association. Common area shall not be required for development occurring on a single property.
2. The minimum distance between the fence or wall and the street right-of-way shall be five (5) feet.

iv. Plantings required

1. All plantings shall be installed on the side of the fence that faces the street right-of-way.
2. No more than 30% of the plant material may be deciduous.
3. The number of shrubs to be planted shall be calculated at a ratio of one (1) shrub per five (5) linear feet of property frontage along a street right-of-way. Small understory trees may be used and shall count as two (2) shrubs when calculating the required number of plantings.
4. Shrub shall be a minimum of two (2) feet tall at the time of installation and shall be of a variety that under normal circumstances will grow to be two-thirds (2/3) the height of the fence or wall within three (3) years of erection of the structure.
5. Shrub may be installed in a linear fashion or in a staggered, clustered or grouped fashion provided there is no more than 30 feet of blank fence or wall resulting at any given location.

Figure 9.6-7

Example of planting arrangements along fences
(6) Shrubs and small understory trees shall be planted in conformance with the City of Savannah Landscaping and Tree Ordinance or Chatham County Land Disturbing Activities Ordinance.
Sec. 9.7 Principal Use Outdoor Storage and Display Areas

9.7.1 Purpose
The purpose of this Section is to provide standards for permanent and semi-permanent outdoor storage and display areas. The following standards have been established in order to ensure that such storage and display does not create an unsafe condition, impede pedestrian or vehicular movement or otherwise create a nuisance.

9.7.2 Applicability
a. This Section shall apply to permanent and semi-permanent outdoor storage and display areas that are not an accessory use or a temporary use. For outdoor storage and display as an accessory use to a permitted principal use, see Sec. 8.7, Accessory Structures and Uses. For temporary outdoor storage and display, see Sec. 8.8, Temporary Uses.
b. Principal use outdoor storage and display areas shall comply with all the standards of the zoning district, except as expressly set forth in this Section.

9.7.3 Site Development Plan Required
A site development plan (see Sec. 3.10, Site Development Plan) depicting the location and extent of the proposed area for outdoor storage and/or display area is required.

9.7.4 General Provisions
a. Outdoor storage and display areas may not be located within any setbacks (including parking area setbacks), buffers, floodways, marshes or wetlands, unless permitted elsewhere in this Ordinance, otherwise specified in this Section.
b. Storage and/or display areas are prohibited within rights-of-way and easements, unless an encroachment permit or written permission is provided by the City of Savannah or Chatham County as applicable, or easement holder.
c. Storage and/or display of bulk, toxic or hazardous materials within a floodplain is prohibited. Other materials may be stored or displayed in the floodplain as approved by the Governing Body Engineer. See Chatham County Code Chapter 24, Environmental Regulations or City of Savannah Code Part 4, Chapter 11, Stormwater Management for additional regulations.
d. No materials shall be stored or displayed in areas intended for vehicular or pedestrian movement including parking areas, fire lanes and sidewalks.
e. In addition to the standards in this Section, fences and walls shall comply with Sec. 9.6, Fences and Walls.
Sec. 9.8 Outdoor Site Lighting

9.8.1 Purpose
The purpose of this Section is to regulate the placement, orientation, distribution patterns and fixture types of outdoor site lighting and to discourage excessive lighting and energy waste. This Section provides standards for lighting that, while providing safety, utility and security, shall also be designed to reduce atmospheric light pollution, minimize atmospheric light pollution, spillover of light onto adjacent property, and glare onto public rights-of-way/streets that could impair the vision of motorists and/or other conditions that deteriorate normally accepted qualities and uses of adjacent property.

9.8.2 Applicability
a. The provisions of this Section apply to any proposed outdoor lighting or alterations to existing outdoor lighting on private property for any nonresidential, mixed-use or multi-family development. Additional standards may apply for properties within an overlay district, additional standards may apply as provided in Article 7.0, Historic and Other Overlay Zoning Districts.

9.8.3 Exemptions
The following outdoor lights are exempt from all requirements of this Section:

a. Emergency lighting used by police, fire or medical personnel for as long as the emergency exists;

b. Airport lighting that is required for the safe and efficient movement of aircraft during flight, takeoff, landing and taxiing. All other outdoor lighting at airport facilities shall comply with the provisions of this Ordinance; and,

c. Seasonal lighting displays from November 15th through January 15th of the following year for temporary uses shall be approved by the Building Official in accordance with Sec. 3.13 Temporary Uses.

9.8.4 Prohibited Lighting
a. The following light fixtures and sources shall not be used where the direct light emitted is visible from adjacent rights-of-way and properties:

i. Sodium and mercury vapor light sources;

ii. Cobra-head-type fixtures having dished or drop lenses or refractors which house any light source other than incandescent sources; directional floodlights and any fixture with sag glass;

iii. Floodlighting that shines above the 90 degree horizontal plane and/or produces a glare for pedestrians or motorists;

b. Promotional beacons, searchlights, strobe lights or any similar high intensity narrow-beam fixtures except as permitted according to Sec. 8.8, Temporary Uses.

9.8.5 Lighting Plan Required
A lighting plan shall be submitted and shall demonstrate the following:
a. Existing, if any, and proposed lighting fixture types and locations on the site;

b. The manufacturer’s specifications for each newly proposed outdoor light fixture;

c. The proposed height of each outdoor light fixture;

d. The calculated post-development foot-candles. Such measurement shall be taken at grade ground level, with the light-registering portion of the meter held parallel to the ground pointing up, and shall be measured at no more than a 10 square foot grid that covers the development site up to the property line; and

e. The lighting plan shall be sealed by a professional engineer or a lighting specialist who is lighting certified (LC) by the National Council on Qualifications for the Lighting Professions (NCQLP) meet IESNA (Illuminating Engineering Society of North America) standards.

9.8.6 Design Requirements General Lighting Standards

a. Maximum Lighting Height

Unless otherwise specified in Sec. 9.8.7.d., all outdoor lighting, including building mounted lighting, shall be mounted at heights no greater than 15 feet above grade for non cut-off lights and 35 feet above grade for full cut-off lights.
b. **Light Location**

Pole-mounted lighting shall not be located within a required buffer except for the Off-street Parking Lot and Street Yard buffers.

   c. **Maximum Light Levels at the Property Line**

   i. All site lighting shall be designed so that the level of illumination at any one point within a site does not exceed 10 foot-candles, except where otherwise established in Sec. 9.8.7 below.

   ii. Unless otherwise specified in Sec. 9.8.7 below, the maximum light level permitted at the property line shall be as follows:

      (1) One-half (0.5) foot-candle at any property line abutting adjacent to a Conservation or Residential zoning district or a conforming residential use;

      (2) One (1) foot-candle at any property line abutting any Mixed-use or Nonresidential zoning district; or

      (3) Three (3) foot-candles at any property line along adjacent to any street rights-of-way.

   iii. Where existing ambient off-site lighting levels causes onsite lighting levels to exceed are in excess of the permitted foot-candles, no increase in measurable off-site lighting levels will be permitted as a result of the proposed outdoor lighting.

   d. **Hours of Lighting**

All nonessential outdoor lighting shall be turned off between midnight and 6:00 a.m., when the business is closed, leaving only the necessary lighting for site and building security. For the purposes of this Section, nonessential lighting shall include display lighting, aesthetic and sign lighting, lighting of landscape and architectural features, and may include some parking lot lighting.

9.8.7 **Illumination Levels**

All site lighting shall be designed so that the level of illumination at any one point within a site does not exceed 10 foot-candles, except where otherwise established in Sec. 9.8.7 below.

**9.8.7 Specific Lighting Standards**

The purpose of this subsection is to provide exceptions and additions to the standards in Sec. 9.8.6 General Lighting Standards.

   a. **Flag Pole Lighting**

   A flagpole may be illuminated by self-contained spotlight light fixture(s). The light fixture shall be placed as close to the base of the flagpole as reasonably possible.

   b. **Sign Lighting**

   Additional standards regarding Sign illumination standards are set forth in Sec. 9.9, Signs.

   b. **Flood Lights and Flood Lamps**

   i. Flood light fixtures must either be aimed down at least 45 degrees from vertical, or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.
ii. Any flood light fixture located within 50 feet of a street right-of-way must be mounted and aimed perpendicular to the right-of-way, with a horizontal aiming tolerance not to exceed 15 degrees.

iii. All flood lamps emitting 1,000 or more lumens must be aimed at least 60 degrees up from horizontal, or shielded so that the main beam is not visible from adjacent properties or the street right-of-way.

Commentary: Flood lights fixtures are mounted on or near the ground. Flood lamps are mounted on buildings or poles.

Liv. Accent Lighting

Lighting used to accent architectural features, flag poles, monuments, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky.

c. Nonresidential Security Lighting

i. Building-mounted security lighting fixtures shall not project above the fascia or roof line of the building and shall be shielded.

ii. Security fixtures lighting shall not face "directed toward" properties within a Residential zoning district or a conforming residential use.

iii. Security fixtures lighting shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

iv. Security lighting shall use the lowest possible illumination to effectively allow surveillance, not to exceed one-half (0.5) foot-candle.

v. Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five (5) feet of the perimeter.

Vehicular Canopy Lighting

i. Areas under a vehicular canopy shall not exceed an average of 24.30 foot-candles as measured at the ground level at the inside of the outside edge of the canopy. Areas outside of the canopy shall be regulated by the standards of subsection (c) Sec. 9.8.6(c) above.

ii. Lighting fixtures mounted on canopies shall be installed parallel to the ground and such that the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy and does not project below the bottom of the canopy. No lighting except that permitted by Sec. 9.8, Signs shall be permitted on the top or sides of the canopy.
Figure 9.8-2
Vehicular Canopy Lighting Standards

e. Outdoor Display Areas, Vehicle and Watercraft Sales or Rental Lots

Outdoor display areas and vehicular or watercraft sales or rental lots shall not exceed 35 foot-candles where adjacent to a public street right-of-way within any outdoor vehicle display area. All other light levels permitted at property lines shall adhere to the standards of Sec. 9.8.6.e. above.

f. Outdoor Sports Fields/Outdoor Performance Area Lighting

i. Lighting fixtures for outdoor sports fields/outdoor performance areas shall be equipped with glare control features (including louvers, shields or similar devices), and must be designed so that primary illumination is directed onto the play area and ancillary areas such as bleachers, stands and similar areas. The fixtures must be aimed so that their beams are directed and fall within the primary play or performance area and ancillary areas such as bleachers, stands and similar areas.

ii. Lighting fixtures shall be mounted at heights no greater than 80 feet above grade. Additional height may be approved by the Planning Commission following in accordance with the major site development plan review process in Sec. 3.10, Site Development Plan.

iii. The outdoor lighting of outdoor sports fields/outdoor performance areas shall not be subject to the maximum illumination levels of Sec. 9.8.6. All other outdoor lighting such as that found in parking lots and similar areas are not exempt.

iii. The hours of operation for the lighting system for any game or event outdoor sports field/outdoor performance area shall not exceed one (1) hour after the end of the event. A low level lighting system may be installed to facilitate activities such as exiting of patrons leaving the facility, cleanup and nighttime maintenance. The low level lighting system shall not exceed an average of three (3) foot-candles.
Sec. 9.9 Signs

9.9.1 Purpose
The purpose of this Section is to provide standards that allow for a comprehensive and balanced system of signs that will preserve the right of free speech and expression, optimize communication between people and their environment and reduce the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. The specific purposes of the sign regulations are to:

a. Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to cluttered, distracting, or illegible signage;

b. Encourage signage that is aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire for quality development;

c. Protect viewsheds within the community;

d. Address the business community's need for adequate business identification and advertising communication by improving the readability and therefore the effectiveness of signs by preventing improper placement and illumination, over-concentration, excessive height, area and bulk;

e. Acknowledge the differing design concerns and needs for signs in certain specialized areas, such as historic districts;

f. Minimize the possible adverse effect of signs on nearby public and private property;

g. Protect public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces by exercising reasonable control over the character and design of sign structures; and

h. Enable the fair and consistent enforcement of these sign regulations.

In adopting these sign regulations, the City and the County especially recognize the vast number of court decisions, coming from Georgia courts, the federal courts, and courts throughout the United States, which recognize that the regulation of the size, location and quantity of sign structures is a valid and lawful means of achieving the above-stated intents and purposes, and that such intents and purposes are valid and lawful governmental interests, which include the following: Granite State Outdoor Advertising, Inc. v. Cobb County, Ga., 193 Fed.Appx. 900 (C.A.11, 2006) (finding that the stated goals within a sign ordinance of protecting against traffic hazards and the adverse impact on the county's aesthetic qualities are substantial government interests); Gregory v. Clive, 2007 WL 2914515 (Ga. S.Ct. 2007) (recognizing as within a local government’s police power to enact legislation governing billboards and signs, as such legislation clearly addresses the public health, safety, or general welfare of the community); H & H Operations, Inc. v. City of Peachtree City, Ga., 248 Ga. 500 (1981) (holding that, under its police power, a municipality can enact and enforce reasonable regulations governing the erection and maintenance of signs within its jurisdiction); Harnish v. Manatee County, Florida, 783 F.2d 1535 (C.A. 11th 1986) (finding that aesthetics is a substantial governmental goal which is entitled to and should be accorded weighty respect, and that the governmental entity charged with the responsibility of protecting the environment must be given discretion in determining how much protection is necessary and the best method of achieving that protection); Lamar Advertising Company v. City of Douglasville, Ga., 254 F.Supp.2d 1321 (N.D.Ga. 2003) (finding that where a sign ordinance asserts the goals of public safety, traffic safety, health, welfare and aesthetics, a municipality has shown an important or substantial governmental interest unrelated to the suppression of free speech); Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981) (holding that the goals of traffic safety and aesthetics advanced by a municipality as justification for regulating signs is a substantial governmental interest); St. Louis Poster Advertising Co. v. City of St. Louis, 249 U.S. 269 (1919) (finding that billboards may be prohibited in the residential districts of a city in the interest of the safety, morality, health and decency of the community); Members of the City Council of the City of Los Angeles v. Taxpayers for Vincent, 466 U.S. 789 (1984) (finding that a government entity can regulate signs and billboards when necessary to advance a significant and legitimate state interest, such as the protection of the aesthetics and quality of life within its jurisdiction); City of Doraville v. Turner Communications, Corp., 236 Ga. 385 (1976) (finding that under its police power authority, a municipality can regulate the location and maintenance of outdoor advertising signs within their territorial jurisdiction); Spratlin Outdoor Media, Inc. v. City of Douglasville, 2006 WL 826077 (N.D.Ga. 2006) (upholding sign ordinance where the ordinance’s height and setback restrictions were rationally related to its stated goals of promoting the health, safety, morality and general welfare of the community, promoting the orderly and beneficial development of the city and county, promoting adequate access to natural light and air, improving the aesthetic appearance of the city and county, and encouraging the most appropriate use of land and buildings in accordance with the comprehensive plan).

The City Clerk and the County Clerk are directed to make each of the studies and judicial decisions cited above a part of the record of the adoption of this Ordinance.

**9.9.2 Applicability**

a. All signs shall be erected, constructed or maintained in accordance with the provisions of this Section, and only those signs listed in this Section shall be erected.

b. Existing signs shall not be altered (except for routine general maintenance and repair), moved (except when necessitated by a roadway improvement project per the Governing Body Engineer) or relocated unless the sign complies with all provisions of this Section.

c. A change of sign face is not an alteration or replacement for the purposes of this Section.

d. Except for those in Sec. 9.9.10, Signs Allowed without a Permit, no sign shall be erected, constructed, relocated, expanded or altered in any manner until a sign permit (see Sec. 3.17, Sign Permit) has been issued by the Governing Body Building Official.
e. Nonconforming signs shall comply with the requirements of Article 11.0, Nonconformities.

f. Additional standards for special sign districts are set forth in Sec. 9.9.7.

g. Modified sign standards associated with Planned Development districts are maintained at the office of the Metropolitan Planning Commission.

9.9.3 General

a. Other Ordinances and Plans

i. This Section is not intended to interfere with, abrogate or annul any other section, rule or regulation, statute or other provision of law. The requirements of this Section should be considered minimum requirements. Where any provision of this Section imposes restrictions or protective standards different from those imposed by any other section, rule, regulation or other provision of law, the more restrictive provision applies.

ii. Within the City, approval by the Historic Site and Monument Commission may be required before a sign permit for markers, monuments and public art can be issued. See The Markers, Monument and Public Art Master Plan and Guidelines for the City of Savannah for additional standards.

b. Numerical Address on Ground Sign Required

In the interest of public safety and convenience, all ground signs shall incorporate a street address number or address range. Street address numbers shall be a minimum of six (6) inches high or larger if required by the Fire Official. The area of the address number shall not be computed as part of the sign area unless it exceeds twice the minimum height requirement. All such street address numbers shall be displayed in accordance with any applicable City, County or State standards.

c. Sign Conditions

i. Unsafe Signs

(1) Whenever a sign becomes structurally unsafe or otherwise endangers the safety of the building or the public, the Governing Body Building Official shall order such sign be made safe or removed.

(2) The person owning or using the sign or the owner of the building or premises on which such unsafe sign is affixed or erected shall have 10 days to comply with such order. The Governing Body Building Official shall be permitted to extend the time of compliance...

ii. Signs Not Maintained

(1) Signs and sign structures shall be kept clean, neatly painted and maintained free of rust, holes, broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letter or sign copy. Whenever a sign is physically damaged or is not maintained in good condition and is determined by the Governing Body Building Official to negatively impact the visual character of the surrounding area, the Governing Body Building Official shall order such sign be properly maintained or removed.

(2) The person owning the sign or the owner of the building or premises on which such sign is affixed or erected shall have 10 days to comply with such order.

(3) Any dilapidated signs or signs abandoned for six (6) months or more, regardless of whether there is intent to abandon, that are not repaired or removed as required by order of the Governing Body Building Official may not be reused
unless the owner is granted a permit for a new sign. As a new sign, it will be
required to conform to the existing regulations in place at the time of application.

d. Sign Clearance
Adequate sign clearance shall be provided to ensure that pedestrian or vehicular traffic
movements and safety are not adversely affected. Except in the Factors Walk Sign District,
the minimum clearance shall not be less than 15 feet above an area utilized for vehicular
access to ingress, egress, park or circulate in any area where vehicular traffic is legally
permitted. Minimum clearance for signs extending or hanging over any sidewalk or
pedestrian walkway shall comply with the provisions established for each sign type. No sign
shall extend over any public street right-of-way unless a right-of-way encroachment permit
has been issued.

e. Exempt from Sign Standards
i. The posting of the address on a building according to size standard in Sec. 9.9.3.b, or
   where the address is used to identify multiple buildings in a development, except
   where the address is greater than 12 inches, unless the name of the development or
   business is the address of the building, such address shall not be exempt;
ii. Signs inside a building that cannot be seen from outside the building;
iii. Signs inside a breezeway or entranceway, under the roof of the building but outside
    the actual entrance door, when such sign cannot be seen outside the building;
iv. Signs inside an enclosed outdoor space that cannot be seen outside the enclosed
    space;
v. Signs that are an integral part of and located inside an athletic field; and
vi. Flags of the United States of America, State of Georgia, Chatham County, city of
    Savannah, or any other flag adopted by a political jurisdiction. Standards regarding
    such flags are set forth in Sec. 8.7, Accessory Structures and Uses. All other flags
    shall be considered a banner or a flag sign and shall be subject to regulations as
    such.

f. Fire Safety, Light and Air
i. No sign shall be erected or constructed that will violate any City or County regulations
   as to health, required light, safety or air, as defined in the applicable Building Code.
ii. Signs shall be capable of withstanding wind pressure as required by the applicable
    Building Code.

g. Commercial or Noncommercial Copy Permitted
Notwithstanding any other restrictions in this Sign Ordinance, any sign, display or device
allowed under this Ordinance may contain any commercial or noncommercial message, or
any political or non-political message; except that such messages cannot depict obscenity,
as defined by O.C.G.A. §16-12-80, nor can they depict sexual conduct or sexual explicit
nudity, as defined on O.C.G.A. §36-60-3, nor advertise any activity illegal under the laws of
Georgia or the United States.

h. Definitions
Words and phrases that are specific to this Section are defined in Sec. 13.4, Defined
Terms, Signs.
9.9.4 Street Type Map for Building and Ground Signs

a. The following street type map shall apply for the purpose of this Section in determining the maximum size and height for all building and ground signs. Where a frontage road or other access street separates a sign from a street of greater type, the standards for the greater type street shall apply.

b. The street type map for building and ground signs, Street Type Map for Building and Ground Signs with the signature and seal of the Clerk of the Chatham County Commissioners or the Clerk of Council, as appropriate, is hereby adopted and approved and becomes a part of the Zoning Map.
Figure 9.9-2
Inset 1 for Street Type Map for Building and Ground Signs
Figure 9.9-3
Inset 2 for Street Type Map for Building and Ground Signs
9.9.5 Sign Calculation Standards

a. Sign Area

i. The area of a sign shall include all lettering, wording, designs, logos and symbols, together with the background, whether open or enclosed, on which they are displayed. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign.
ii. Where a sign consists of individual letters, words or symbols attached to a surface, building, canopy, awning, wall or window and all such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the surface, building, canopy, awning, wall or window. With the exception of cabinet signs where such sign includes multiple words or symbols, each word or symbol located in the same plane shall be computed separately.

iii. Where a sign is framed by lights including, but not limited to neon, the area of the sign shall be calculated by including the area within the lighted area.
iv. The area for a sign with more than one (1) face shall be computed by adding together the area of all sign faces, except where the angle at which the two (2) sign faces are placed does not exceed 60 degrees.

v. The entire surface area of a multi-tenant sign shall count toward the total aggregate area of the sign.

b. **Sign Height**
   The height of a sign shall be computed as the distance from the base of the sign at the crown of the street to the top of the highest attached component of the sign (including the sign face, sign structure, or any other appurtenance).

c. **Sign Separation**
   When separation between signs is required, the distance between two (2) signs shall be measured in a straight line between the closest points of the signs.
9.9.6 Sign Illumination

a. Sign illumination, where permitted, shall be designed and installed so that it does not cast light directly from any source of illumination onto any street right-of-way or adjacent property.

b. The brightness of an illuminated sign shall not exceed 30 foot candles at any one point on the sign face. Billboard illumination standards are set forth in Sec. 9.9.15.

c. Electronic changeable copy signs/reader boards

i. Such signs shall be equipped with automatic dimming technology that adjusts the sign’s brightness in direct correlation with natural ambient light conditions.

ii. Such signs shall not exceed a brightness level of 0.3 footcandles above ambient light as measured using a footcandle (Lux) meter at a preset distance depending on sign area. Such distance is calculated by taking the square root of the product of the sign area and 100. For example, the calculation for the measurement distance for a 40 square foot sign would be \( \sqrt{40 \times 100} = 63 \) feet.

iii. In Residential zoning districts, only amber lights shall be permitted.

b.d. Enclosed lamp, neon or exposed fluorescent lighting shall not be permitted within any Residential district or across the street from any residential use within any Residential district.

c.e. External illumination devices shall be a steady stationary light source, shielded and directed solely at the sign.

d.f. Internally illuminated signs shall be designed with:

i. Individual illuminated letters, i.e. channel letters, including illumination with exposed neon lighting; or

ii. An opaque background.

e. The standards in paragraph d. above shall not apply to any electronic changeable copy sign permitted in accordance with Sec. 9.9.11.

9.9.7 Prohibited Locations

No sign shall be erected or located on any street or right-of-way, curb, hydrant, lamppost, tree, rock or other natural feature, barricade, temporary walk, utility pole, public fence or a fire alarm or police call box.

9.9.8 Prohibited Signs

The following signs shall not be allowed:

a. Windblown or Inflated Signs

Banners, pennants, streamers, balloons or other inflatable objects, pinwheels and other similar attention-getting devices shall be prohibited, except when used as a public event temporary sign or where specifically permitted in conjunction with a temporary use in accordance with Sec. 9.9.11.

b. Roof-Mounted Signs

Except for a wall sign attached to a hip or mansard-type roof, signs erected wholly upon or above a roof of any building shall be prohibited.
c. **Decorative Pole Signs**

Decorative pole signs shall be prohibited, except as permitted in a Special Sign District (see Sec. 9.9.17).

![Figure 9.9-11](image)

Figure 9.9-11
Permitted Decorative Pole Signs


d. **Pole Signs**

Pole signs shall be prohibited.

e. **Portable Signs**

Portable, folding or similar movable signs shall be prohibited, except when used as a public event temporary sign or where specifically permitted in conjunction with a temporary use in accordance with Sec. 9.9.11. Such signs shall include any sign that is not permanently attached to the ground or to a building or structure, with the exception of signage on a vehicle or a permitted sandwich board or A-frame sign as permitted in a Special Sign District (See Sec. 9.9.17). Signage located on a trailer when that trailer is not attached to a vehicle is considered a portable sign and shall not be located in any front yard.

f. **Rotating or Flashing Moving Light Signs**

Any sign with revolving, rotating, scrolling, blinking, or flashing light shall be prohibited except as follows:

i. Changeable copy/Reader board signs as permitted in Sec. 9.9.11.

ii. A digital changeable copy for the purposes of order confirmation shall be permitted in conjunction with a menu board as permitted in Sec. 9.9.11.
iii. Public announcement signs shall be permitted in accordance with Sec. 9.9.14.

g. Bandit or Snipe Signs
Bandit or snipe signs shall be prohibited.

h. Traffic Safety Signs
No sign shall be erected that:

i. Obstructs the sight distance at an intersection or along a street right-of-way according to Sec. 4.2, Visibility Triangle;

ii. Would tend by its location, color, use of colored lights or nature to be confused with or obstruct the view of traffic signs or traffic signals or may be construed as traffic control devices by motorists or pedestrians;

iii. Uses admonitions such as "stop", "go", "slow", "danger", which might be confused with official traffic directional signs; or

iv. Imitates governmental signs.

i. Animated Signs
Any animated sign, revolving sign, flashing sign, running light sign, sign with externally moving parts or messages, message board sign or video sign shall be prohibited, except as follows:

lv. Changeable copy/Reader board signs as permitted in Sec. 9.9.11.

li. A digital changeable copy for the purposes of order confirmation shall be permitted in conjunction with a menu board as permitted in Sec. 9.9.11.

ll. Public announcement signs shall be permitted in accordance with Sec. 9.9.14.

i. Other Signs
Any sign which the Governing Body Engineer determines obstructs the view of pedestrians, bicyclists or motorists using any street, private driveway or approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.

9.9.9 Signs Allowed by District
Signs allowed in special sign districts (including all D- districts) are set forth in Sec. 9.9.17.

9.9.10 Signs Allowed Without a Permit
The following descriptions and illustrations define the types of signs that shall be allowed, subject to the specified standards, without a sign permit. The standards applicable to each type of sign are set forth below. The following signs shall not be illuminated unless illumination standards are specified below. Any sign that exceeds the specified dimensional standards as set forth below shall require a sign permit and be classified as a ground or building sign in accordance with Sec. 9.9.11 and require a permit in accordance with Sec. 3.17, Sign Permit.
## Signs Allowed Without A Permit

### Sign Three (3) Square Feet in Size or Less
A ground or building sign that is three (3) square feet in size or less.

**Standards:**
(a) One (1) such sign per nonresidential use shall be permitted.
(b) Such sign shall not exceed three (3) square feet in area.

**Where Permitted:**
All districts, for nonresidential uses only

### Residential Sign
A ground or building sign that is two (2) square feet in size or less.

**Standards:**
(a) One (1) such sign per residential use shall be permitted.
(b) Such sign shall not exceed two (2) square feet in area.

**Where Permitted:**
All districts

### Agriculture Sign
A sign located where agriculture products are grown or produced.

**Standards:**
(a) One (1) such sign shall be permitted for every 100 feet of street frontage.
(b) Such sign shall not exceed 12 square feet in area and shall be at least five (5) feet from the nearest property line.
(c) Such sign shall be removed during seasons when sales have ceased.

**Where Permitted:**
A-1 district
### Signs Allowed Without A Permit

#### Building Marker
A sign or tablet that is cut into a masonry surface or mounted flat against the building.

**Standards:**
(a) Such sign shall not exceed six (6) square feet in area.

*Commentary:* This sign type is intended to be a permanent and integral part of the building, remaining in place regardless of ownership changes.

**Where Permitted:**
All districts

#### Bulletin Board Sign
A building or ground sign for a public, charitable or educational institution or place of worship with manual changeable lettering.

**Standards:**
(a) One (1) such sign shall be permitted per property.
(b) Such sign shall not exceed 15 square feet in size.
(c) Such sign shall be placed flat against the principal use structure or not less than five (5) feet from any property line.
(d) Such sign may be illuminated in accordance with Sec. 9.9.6.
(e) If such sign exceeds 15 square feet in size, it shall be considered a manual changeable copy/reader board sign and shall be subject to regulation as such.

**Where Permitted:**
All districts

#### Construction Sign
A sign located on a construction site.

**Standards:**
(a) Such sign shall not exceed 16 square feet in area when located within any Residential or Mixed-Use district.
(b) Such sign shall not exceed 24 square feet in area when located within any Nonresidential district.
(c) Such sign shall be removed from the site within seven (7) days after completion of the project.

**Where Permitted:**
All districts
### Signs Allowed Without a Permit

**Directional Sign**
A sign in conformance with public traffic sign standards directing traffic movement into, out of or within a development, that has a purpose secondary to the use of the lot on which it is located. Examples include “entrance”, “exit”, “no trespassing”, “loading only” and other types of directional signs.

**Standards:**
(a) The size of such sign shall not exceed four (4) feet in height and four (4) square feet.
(b) Such sign may be illuminated in accordance with Sec. 9.9.6.

**Where Permitted:**
All districts

![Directional Sign Example](enter.png)

**Hanging Sign**
A pedestrian-oriented sign that hangs perpendicular to a building wall that hangs down from and is supported by or is attached to the underside of a canopy or awning.

**Standards:**
(a) Only one (1) such sign is permitted per customer entrance.
(b) Such sign shall not exceed three (3) square feet in area.
(c) The bottom edge of such sign shall be located a minimum of eight (8) feet above the pedestrian walkway.

**Where Permitted:**
All districts; for nonresidential uses only

![Hanging Sign Example](primaryartsupply.png)

**Historical Marker**
Any permanent or semi-permanent plaque with text embedded into the ground, mounted to a structure or erected on a freestanding pole for the primary purpose of informing the public about an event, place or person.

**Standards:**
(a) Such sign shall not exceed 16 square feet in area.
(b) Approval by the Historic Site and Monument Commission may be required before sign installation. See The Markers, Monument and Public Art Master Plan and Guidelines for the City of Savannah for additional standards.

**Where Permitted:**
All districts

![Historical Marker Example](historicmarker.png)
# Signs Allowed Without A Permit

## Incidental Sign
A pedestrian-oriented sign attached flat against a building wall or window at any public entrance or exit.

**Standards:**
(a) One (1) such sign shall be permitted per public entrance. Where multiple businesses take access from an entrance, each business shall be permitted one (1) such sign; however, in no case shall the aggregate sign area exceed the maximum sign area as set forth below.
(b) Such sign shall not exceed three (3) square feet per principal use up to a maximum aggregate sign area of six (6) square feet.
(c) The sign shall be mounted flat against the wall of the principal building with the closest edge of the sign no more than two (2) feet from the main entrance.
(d) Such sign may be illuminated in accordance with Sec. 9.9.6.

**Where Permitted:**
All districts; for nonresidential uses only

## Memorial Sign
A memorial sign, tablet or historical plaque providing information that is historic in nature and related to the site on which the sign is located. Such signs shall be attached flat against a building or a wall or located on the ground.

**Standards:**
Such sign shall not exceed two (2) square feet in area.

**Where Permitted:**
All districts

## Parking Directional Sign
Signs located at off-street parking facilities.

**Standards:**
(a) The size of such signs shall not exceed four (4) square feet.

**Where Permitted:**
All districts
## Signs Allowed Without A Permit

### Parking Regulation Sign
A sign located where there is a prohibition on parking in a private parking lot or parking area during certain hours or at specified times.

**Standards:**
1. Such sign shall be located at each designated entrance to a parking lot or parking area where parking prohibitions are to be effective. Where there is no designated entrance, such signs shall be erected so as to be clearly visible from each and every parking space. All such signs shall be visible and readable at all hours.
2. Such sign shall be seven and one-half (7.5) square feet in area (2.5' x 3').
3. The bottom of such sign located at a designated entrance to a parking lot shall be four (4) feet above the site grade; provided that where there is no designated entrance, the bottom of such signs shall be six (6) feet above the grade if vehicles are to be parked between the sign and the maneuvering area for the parking space.
5. The placement of all such signs shall be approved by the Governing Body Traffic Engineer, as appropriate.

**Where Permitted:** All districts

### Certain Temporary Signs Not Requiring A Permit
The following are the types of temporary signs permitted without a permit. A property shall be permitted one (1) of each type per street frontage.

**Standards:**
1. Signs by public, charitable or educational institutions or places of worship.
   - One (1) sign shall be permitted per street frontage.
   - The sign shall not exceed 15 square feet in area.
   - The sign shall be on the premises of the institution.
   - The sign may be installed up to two (2) weeks prior to an event and shall be removed seven (7) days after such event.

2. Signs erected during the sale, lease or rental of the property upon which the sign is located.
   - One (1) sign shall be permitted per street frontage.
   - The sign shall not exceed six (6) square feet in area in any Conservation or Residential district. In Mixed-use districts, such signs may be 16 square feet in area. The sign shall be placed no closer than five (5) feet from the street right-of-way or shall be attached to the principal use structure.
   - The sign shall not exceed 32 square feet in area in any Nonresidential district and shall be placed no closer than 10 feet from the street right-of-way or shall be attached to the principal use structure.
   - Any such sign shall be removed within seven (7) days after the property has been sold, leased or rented.
9.9.11 Signs Requiring Permits

The following descriptions and illustrations define the types of signs that require a sign permit issued in accordance with Sec. 3.17, Sign Permit. The standards applicable to each type of sign are set forth below.

Signs Requiring Permits

Building Sign
A sign which is attached, erected, etched or painted on an exterior wall or window of a building or structure.

Standards:
(a) Building signs shall be erected only on building façades facing a street or a private drive if a lot has no frontage on a street with lot frontage. For the purpose of this Section, lots adjacent to waterways are considered to have lot frontage.

(i) Additional building signs may be placed on façades that do not have frontage when they can be seen from a public or private street. The maximum allowable size of the additional building signs will be based on the maximum sign area permitted for the façade with frontage. The maximum sign area permitted for the façade with frontage can be distributed between the other façades without frontage, as long as the maximum area is not exceeded.

(c) A sign erected during the four (4) months preceding a local, state or federal election or referendum on which there will be a public vote.

i. The sign shall be no taller than six (6) feet with a maximum sign area of 16 square feet.

ii. The sign shall not be located within a street right-of-way nor located closer than eight (8) feet to the edge of the street pavement. Where sidewalks are in place, such sign may be located closer than eight (8) feet from the edge of pavement as long as it is on the back side of the sidewalk, away from the street.

iii. Such sign shall be removed seven (7) days after said public vote.

Where Permitted:
All districts except any C-district, for nonresidential uses only.

Window Promotional Sign
A sign that is attached to or painted on a window or within three (3) feet of the window and oriented so as to be legible from outside of the window.

Standards:
(a) The sum of such signs shall not exceed 10% of the window area of each façade.

(b) For the purpose of sign area calculation, such signs shall be considered building signage. In no case shall the aggregate sign area exceed the maximum sign area for building signs as set forth in Sec. 9.9.13.

Where Permitted:
All districts, except any C-district, for nonresidential uses only.
CHATHAM COUNTY-SAVANNAH NEW ZONING ORDINANCES

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SIGN REQUIREMENTS

**Commentary:** Sign area can only be shifted from a façade with frontage to a façade without frontage.

- (b) No portion of a building sign may extend above the roofline, however such a sign may be attached to a hip or mansard-type roof provided the location of the sign shall be restricted to the roof area between the base of the roof and one-half (0.5) the distance to the peak of the roof.
- (c) In multi-tenant buildings, the amount of building signage that is allocated per tenant is dependent upon the length of building frontage (i.e. store front/bay width) occupied by the tenant.
- (d) Tenant signs must be located on the façade of the tenant space being identified.
- (e) The aggregate area of all building signs shall not exceed the maximum sign area as set forth in Sec. 9.9.13. For single and two (2) tenant buildings, the maximum sign area set forth in Sec. 9.9.13 shall be the maximum for the entire building. For multi-tenant buildings (those buildings with three (3) or more tenants), the maximum sign area set forth in Sec. 9.9.13 shall be per tenant.
- (f) Signs shall not cover or interrupt major architectural features.
- (g) With the exception of marquees and projecting signs, building signs shall not project out from the building more than 15 inches.
- (h) A building sign may be illuminated in accordance with Sec. 9.9.6.

**CANOPY OR AWNING SIGN**

A sign painted on, attached to or otherwise displayed on a canopy or awning. This sign type cannot be combined with an above- or below-canopy or awning sign. This sign type does not include canopies over gas pumps (see fuel/gas station canopy sign).

**STANDARDS:**

- (a) One (1) such sign, whether that be on, above or under, shall be permitted for each entrance providing public access. Signs on the opposite ends of a canopy or awning shall be considered a single sign.
- (b) Such sign shall not exceed an area of more than one (1) square foot of sign area per horizontal linear foot of canopy or awning, or a maximum of 20 square feet, whichever is less.
- (c) Such sign shall not be less than eight (8) feet above a pedestrian walkway.

**WHERE PERMITTED:**

All districts, except any C- district.

**ABOVE-CANOPY OR ABOVE-AWNING SIGN**

A sign attached parallel above a canopy or awning. This sign type cannot be combined with a canopy or awning sign or a below-canopy or awning sign.

**STANDARDS:**

- (a) One (1) such sign attached to a canopy or awning, whether that be on, above or under, shall be permitted for each principal pedestrian entrance providing public access.
- (b) Such sign shall not exceed an area of more than one (1) square foot of sign area per horizontal linear foot of canopy or awning.
- (c) Such sign shall not be less than eight (8) feet above the pedestrian walkway and shall not be less than one (1) foot from the outer edge of the canopy or awning.

**WHERE PERMITTED:**

All districts, except any C- district. For nonresidential uses only.
## Signs Requiring Permits

### Under-Canopy or Under-Awning Sign
A sign attached parallel to the underside of a canopy or awning. This sign type cannot be combined with a canopy or awning sign or an above-canopy or awning sign.

**Standards:**
- (a) One (1) such sign attached to a canopy or awning shall be permitted for each principal pedestrian entrance providing public access.
- (b) Such sign shall not exceed an area of six (6) square feet.
- (c) Such sign shall not be less than eight (8) feet above the pedestrian walkway and shall not be less than one (1) foot from the outer edge of the canopy or awning.
- (d) Letters or symbols shall not exceed 10 inches in height.

**Where Permitted:**
All districts, except any C- district. For nonresidential uses only.

### Marquee Sign
A sign attached to the face of marquee not projecting above or below the face of the marquee. A marquee is a permanent roof-like structure that projects from the façade of a building over an entrance.

**Standards:**
- (a) One (1) such sign shall be permitted for each building façade with an entrance providing public access.
- (b) The lowest point of such sign shall not be less than 10 feet above the pedestrian walkway.
- (c) Such sign shall not exceed an area of one (1) square foot per linear foot of building frontage or 90 square feet, whichever is less.
- (d) Copy shall not be changed more than once every 24 hours.
- (e) Copy shall not be animated, revolve, flash or have running lights.

**Where Permitted:**
TN-1, TN-2, TC-1, TC-2, OI, B-N, B-C, I-L-T districts, for nonresidential uses.
**SIGNS REQUIRING PERMITS**

**PROJECTING SIGN**
A sign attached perpendicular to an exterior wall of a building or structure.

**STANDARDS:**
(a) Such sign shall not extend above the top of the wall to which it is attached, except that a sign 18 inches or less in width may extend up to a maximum of 24 inches beyond the top of the wall.
(b) Such sign shall not exceed an area of one (1) square foot per linear foot of building frontage.
(c) Only one (1) such sign per establishment shall be permitted.
(d) There shall be a minimum horizontal separation of 25 feet between such signs.
(e) No portion of such sign shall be less than eight (8) feet above a pedestrian walkway.

**WHERE PERMITTED:**

**WALL/WINDOW SIGN**
A permanent sign which is attached, erected, etched or painted on a wall or window of a building or structure.

**STANDARDS:**
(a) Such sign shall not exceed an area of two (2) square feet per linear foot of building frontage.
(b) Where such signs are attached, erected, etched or painted on a window, the sum of such signs shall not exceed 10% of the window area of each façade.

**WHERE PERMITTED:**
All districts, for nonresidential uses only.

**GROUND SIGNS**
A freestanding sign that is placed in or upon the ground surface, and not attached to any building or structure. The following standards apply to all ground signs listed below. Additional standards may apply to specific sign types.

(a) The maximum height of each ground sign shall be in accordance with Sec. 9.9.12.
(b) One (1) ground sign shall be permitted for every 400 feet of lot frontage; however, the number of ground signs shall not exceed three (3) signs per frontage. There shall be at least 400 feet of separation between such signs. The number of ground signs shall not be variable (i.e. additional ground signs shall not be permitted). For the purpose of this Section, lots adjacent to waterways are considered to have lot frontage.
**Signs Requiring Permits**

**Commentary:** One (1) ground sign shall be permitted for lots with between one (1) and 400 linear feet of lot frontage. Two (2) ground signs shall be permitted for lots with between 401 and 800 linear feet of lot frontage. Three (3) ground signs shall be permitted for lots with 801 or more linear feet of lot frontage.

(c) Where a lot has frontage on a street but does not take access from said street, only one (1) ground sign is permitted for that frontage regardless of the length of frontage. For lots with lot frontage on limited access facilities, no ground sign shall be permitted along that frontage.

(d) Where a user places signage on a multi-tenant sign, no additional signage by such user shall be placed on another ground sign with the same frontage as the multi-tenant sign unless additional signs are permitted due to length of lot frontage (see (b) above).

(e) The location of the sign shall not create a hazard or conflict with the movement of pedestrian or vehicular traffic and shall be set back at least 20 feet from any street or driveway intersection.

(f) No portion of the sign shall be located within two (2) feet of a street right-of-way.

(g) No portion of the sign shall be located within 10 feet from the edge of the pavement or driving surface of any public or private road, drive or lane and five (5) feet from the edge of pavement of any vehicular access easement.

(h) Ground signs may be illuminated in accordance with Sec. 9.9.6.

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**Decorative Post Sign**

A low profile freestanding sign mounted on two (2) posts placed at the outermost sides of the sign face or within six (6) inches of the edge of the sign face. A decorative post sign is similar to a monument sign except that the base is not solid.

**STANDARDS:**

(a) Such sign shall not exceed six (6) feet in height.

(b) Such sign shall not exceed an area of 16 square feet in size or shall be in accordance with Table 9.9-1, Maximum Sign Area for Ground Signs, whichever is less.

(c) Such sign shall either be a dimensional sign (i.e. the sign copy is sandblasted, carved and/or layered) or have a minimal thickness of one and one-half (1.5) inches.

**Commentary:** The intent of the above standard is to give the appearance of a sign that is not flat. The minimal thickness may be achieved by providing a raised border/frame on both sides of the sign face (e.g. a one-half (0.5) inch border on each side of a one-half (0.5) inch piece of wood) in lieu of an entire sign panel that is one and one-half (1.5) inches in width.

(d) Posts shall be constructed of brick or include decorative features such as a post cap or finial.

(e) Such signs shall be externally illuminated only.

**WHERE PERMITTED:** All districts, for multifamily and nonresidential uses only.

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Comment [AB158]: Draft 3 revision
**MONUMENT SIGN**

A freestanding sign permanently attached to the ground with a continuous base not less than 70% of the width of the widest point of the sign. Where a sign base includes voids such as arches or cut-outs that at no point exceed 40% of the width of the base as an architectural element of the sign, the void shall be considered solid in calculating the width of the base.

**STANDARDS:**

(a) Such sign shall be permitted one (1) square foot of sign area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area as set forth in Sec. 9.9.13 Table 9.9-2.

(b) The sign copy shall begin no higher than eight (8) feet from the crown of the road.

(c) The base of such sign shall either be landscaped, include architectural features such as a string course (i.e. projecting horizontal band), or be of a different material than that of the remaining sign structure.

(d) Where landscaping is used to meet the requirement of (c) above, shrubs shall be of a variety that under normal circumstances will grow to be one-half (0.5) the height of the base within three (3) years of erection of the structure. Plantings must be evenly distributed around the sign base but may be grouped and located so as to maintain visibility of the sign and the site.

(e) The height to width ratio of such sign that is 10 feet in height and taller shall not exceed the following:

   i) Signs that are 10-15 feet in height shall have a ratio of 1.0 or less.

   ii) Signs that are greater than 15 feet in height shall have a ratio of 0.5 or less.

**Commentary:** The height to width ratio shall be calculated by dividing the width of the sign at its widest point by the height of the sign at its tallest point.

**WHERE PERMITTED:**

All districts, for multifamily and nonresidential uses.
MULTI-TENANT SIGN
A monument or pylon ground sign located at a multi-tenant development.

STANDARDS:
(a) Each multi-tenant monument sign shall be permitted one (1) square foot of sign display area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area for a monument sign as set forth in Sec. 9.9.13 Table 9.9-2.

(b) Each multi-tenant pylon sign shall be permitted one-half (0.5) square foot of sign display area per lot foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area for a pylon sign as set forth in Sec. 9.9.13 Table 9.9-3.

(c) The sign copy for a monument sign shall begin no higher than eight (8) feet from the crown of the road.

(d) The base of such signs shall either be landscaped, include architectural features such as a string course (i.e. projecting horizontal band), or be of a different material than that of the remaining sign structure.

(e) Where landscaping is used to meet the requirement of (e) above, shrubs shall be of a variety that under normal circumstances will grow to be one-half (0.5) the height of the base within three (3) years of erection of the structure. Plantings must be evenly distributed around the sign base but may be grouped and located so as to maintain visibility of the sign and the site.

(f) The height to width ratio of a monument sign 10 feet in height and taller shall not exceed the following:
   i) Signs that are 10-15 feet in height shall have a ratio of 1.0 or less.
   ii) Signs that are greater than 15 feet in height shall have a ratio of 0.5 or less.

COMMENTARY: The height to width ratio shall be calculated by dividing the width by the height of the sign.

WHERE PERMITTED:
All districts, for multifamily and nonresidential uses.
## Signs Requiring Permits

### Pylon Sign
A freestanding sign permanently attached to the ground by a single support that is at least 40% but less than 70% of the width of the widest point of the sign.

**Standards:**
1. Such sign shall be permitted three-quarter (0.75) square foot of sign display area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area as set forth in Sec. 9.9.13 Table 9.9-3.
2. No portion of the sign face shall be less than nine (9) feet above an area used for vehicular access to ingress, egress, park or circulate in any area where vehicular traffic is legally permitted.

**Where permitted:**
- B-C and all I-districts, for nonresidential uses

### All Other Signs As Listed Below
(a) The location of any sign shall not create a hazard or conflict with the movement of pedestrian or vehicular traffic and shall be set back at least 20 feet from any street or driveway intersection.
(b) No portion of the sign shall be located within two (2) feet of a public street right-of-way.
(c) Signs shall not be illuminated unless specifically indicated below.

### Manual Changeable Copy/Reader Board Sign
A wall/window or ground sign with manual or mechanized changeable copy designed to change numbers, letter or images. Such signage shall comply with the standards regulating wall/window or ground signs in addition to the following standards. Marquee signs are exempt from these standards.

**Standards:**
1. One (1) such sign, whether that be electronic or manual, shall be permitted per frontage.
2. Sign area shall be limited to one (1) square foot of area for each foot of lot frontage occupied by the principal use provided that such area shall not exceed the standards set forth below. This area shall be in addition to that otherwise permitted in this Section.
   - (i) In Residential zoning districts, copy shall not exceed 24 square feet for Type I and Type II streets and 15 square feet for all other streets.
   - (ii) In Nonresidential zoning districts, copy shall not exceed 75% of the total sign area or 32 square feet, whichever is less, for Type I and Type II streets or 24 square feet, whichever is less, for Type II all other streets. This area shall be in addition to that otherwise permitted in this Section.
3. Copy shall not be animated, revolve, flash or have running lights.
4. Copy shall be securely fastened to the sign.
5. Such signs may be illuminated in accordance with Sec. 9.9.6, with the exception of Sec. 9.9.6.e.

**Where permitted:**
All districts located outside of any National Register Historic District provided that only public uses, public and private schools, colleges and universities and places of worship shall be permitted to have such signs in the RSP-, BFP-, TR-, RMF- or RMHP zoning districts. For nonresidential uses only.

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Comment [ab159]: Draft 3 revision based on recent City text amendment.

Comment [ab160]: Draft 3 revision based on recent City Council text amendment.
### Electronic Changeable Copy/Reader Board Sign

A wall/window or ground sign with electronic changeable copy designed to change numbers, letter or images. Such signage shall comply with the standards regulating wall/window or ground signs in addition to the following standards. Marquee signs are exempt from these standards.

**STANDARDS:**

(a) One (1) such sign, whether that be electronic or manual, shall be permitted per frontage.

(b) Copy shall not be changed more than once per 24 hours.

(c) Sign area shall be limited to one (1) square foot of area for each foot of lot frontage occupied by the principal use provided that such sign shall not exceed the standards set forth below. This area shall be in addition to that otherwise permitted in this Section.

1. In Residential zoning districts, copy shall not exceed 24 square feet for Type I and Type II streets and 15 square feet for all other streets.
2. In Nonresidential zoning districts, copy shall not exceed 50% of the total sign area or 32 square feet, whichever is less, for Type I and Type II streets or 32 square feet, whichever is less, for Type II and all other streets. This area shall be in addition to that otherwise permitted in this Section.

(d) Copy shall not be animated, revolve, flash or have running lights.

(e) Such signs may be illuminated in accordance with Sec. 9.9.6.

**WHERE PERMITTED:**

All districts located outside of any National Register Historic District provided that only public uses, public and private schools, colleges and universities and places of worship shall be permitted to have such signs in the RGF-, RTF-, TK-, RMF- or RMHP zoning districts. For nonresidential uses.

### Flag Signs

A flag other than those referenced in Sec. 9.9.3.vi.

**STANDARDS:**

(a) One (1) flag sign shall be permitted per property.

(b) The flag shall be flown from a freestanding flagpole or mast arm. See Sec. 8.7 Accessory Structures and Uses for additional standards.

(c) The flag shall not exceed 24 square feet in size.

(d) Any flag not meeting these standards shall be considered a banner and shall be subject to the regulations as such.

**WHERE PERMITTED:**

All districts.

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Comment [ab161]: Draft 3 revision based on recent City text amendment.

Comment [ab162]: Draft 3 revision based on recent City Council text amendment.
### Signs Requiring Permits

#### Fuel/Gas Station Canopy Sign
A sign which is attached flat against the face of a fuel/gas station canopy.

**Standards:**
(a) Such sign shall be permitted on no more than two (2) sides of each canopy.
(b) Such sign shall not be more than 30% of the length of each canopy face or 20 square feet, whichever is less. The remainder of the canopy face may contain colored features provided that no message is displayed.
(c) No portion of such sign may extend above the roofline, except where the canopy has a minimum roof pitch of 4:12.
(d) An on-site accessory car wash is permitted two (2) additional building signs not to exceed eight (8) square feet each.
(e) Such sign may be illuminated in accordance with Sec. 9.8, Outdoor Site Lighting.
(f) Fuel Pump Signs shall be subject to the following standards:
   i) Each pump shall be permitted to have two (2) square feet of signage only on each side of the pump containing a fuel dispensing nozzle.
   ii) Such signs shall not project beyond the outer edge of the canopy.
   iii) Such signs shall not require a permit.

**Where Permitted:**
Any district where Fuel/ Gas stations are permitted.

#### Drive-Thru Sign
A permanently mounted sign located near or at the drive-thru.

**Standards for All Drive-Thru Signs:**
(a) The text of such sign shall not be legible from the public right-of-way or any adjacent Residential district.
(b) Such sign may be illuminated in accordance with Sec. 9.9.6.

**Drive-Thru Standards:**
(a) Two (2) such signs per drive-thru lane shall be permitted.
(b) One (1) of the two (2) signs shall not exceed 36 square feet in area.
(c) The second sign shall not exceed six (6) square feet in area.
(d) Digital changeable copy shall comprise no more than 20% of the sign area of such sign or two (2) square feet, whichever is less.
(e) Only one (1) such sign may contain digital changeable copy.

**Drive-In Standards:**
(a) No single sign shall exceed six (6) square feet in area.
(b) Double-sided signs may be placed on both sides of a parking space.

**Outdoor Seating Standards:**
(a) Such sign shall not exceed six (6) square feet in area.
<table>
<thead>
<tr>
<th>Signs Requiring Permits</th>
<th></th>
</tr>
</thead>
</table>
| **Walk-Up Standards:**  | (a) One (1) such sign per frontage providing a window for ordering shall be permitted.  
(b) Such sign shall not exceed 24 square feet in area. |
| **Where Permitted:**    | TC-2, OI, any B- and I- district, for nonresidential uses |

**Multi-Tenant Directional Sign**

A freestanding sign located adjacent to an internal drive within a nonresidential, multi-tenant development. The text of the sign shall not be legible from any public right-of-way or adjacent property except for outparcels associated with the development (internal directory signs visible from any public right-of-way shall be considered a ground sign).

**Standards:**
(a) One (1) such sign shall be permitted at each internal intersection provided the sign is not visible from the public right-of-way.
(b) Such sign shall not exceed four (4) square feet in area per user. The total area of such sign shall not exceed 40 square feet.
(c) Such sign shall not exceed five (5) feet in height.
(d) The location of such signs shall be approved by the County or City Traffic Engineer, as appropriate.
(e) Such signs may be illuminated in accordance with Sec. 9.9.8.

**Where Permitted:**
All districts, except any C- district
### Temporary Sign on Public Property
A temporary sign may be allowed on any public land or park, subject to a temporary sign permit.

**Standards:**
(a) Such signs shall not be illuminated.
(b) Such sign shall not exceed 32 square feet in area.
(c) Such sign shall be located along a collector or arterial street.
(d) Such sign shall not be erected more than seven (7) days before and two (2) days after a public event and shall not be located for more than 30 days per public event unless otherwise authorized by the City or County Manager.
(e) Such sign may be allowed by the City or County Manager for a period longer than 30 consecutive days or 60 days per calendar year provided the sign is maintained in a good order.
(f) Such signage shall comply with the provisions as set forth in Sections 6-1252 and 6-1254 of the Savannah City Code or applicable section of County Code of Ordinances. No banners shall be erected over any street, lane or highway with any insignia or printed or written letters or pictures and no banner shall be attached to any tree or utility pole unless the sign is erected and removed by City or County Staff or an agency approved by the City or County.

**Where Permitted:**
- All districts

### Subdivision/Neighborhood Entry Sign
A sign located at the entrance of a residential, commercial or industrial development or a residential neighborhood.

**Standards:**
(a) One (1) monument style or decorative post sign, not exceeding 30 square feet in area (excluding architectural embellishments and decorative sign support structures), shall be permitted at each principal vehicular entrance to a residential, commercial or industrial development.
(b) Such signs that are a monument style shall not exceed 12 feet in height. Decorative post signs shall not exceed six (6) feet in height.
(c) The location of such sign shall be as approved by the County Engineer or City Traffic Engineer, as appropriate.
(d) Such signs may be illuminated in accordance with Sec. 9.9.13.

**Where Permitted:**
- All districts
## Signs Requiring Permits

### Temporary Signs Requiring Permits

Certain temporary signs and attention-getting devices are permitted on a limited basis with the issuance of a temporary sign permit.

**Standards:**

(a) Such signs shall be displayed for no more than 30 days.

(b) No more than one (1) such sign per street frontage shall be permitted at a time.

(c) A minimum of 90 days between temporary sign permits is required.

(d) One (1) additional temporary sign permit during the opening of a business not previously located on the property shall be allowed for a maximum of 14 days, not more than 14 days prior to the opening and within the first four (4) months of business.

(e) Banners shall not exceed 32 square feet. Inflated devices shall not exceed 10 feet in height.

(f) Such signs shall be maintained in good condition.

(g) Such signs shall not be located on the roof of a structure.

(h) A temporary window sign during the relocation or closing of a use may be permitted for a period of up to 90 days prior to the date of closing and shall be limited to 10% of the glassed area of the window or door pane on which it is located.

**Where Permitted:**

All districts, except any C- district.

### Temporary Signs Associated With A Temporary Use

Certain temporary signs associated with a temporary use are permitted on a limited basis with the issuance of a temporary sign permit.

**Standards:**

(a) Such signs shall be located on the same lot or parcel of land as the permitted temporary use.

(b) Such signs shall be permitted for a period not to exceed 30 days per quarter or 60 days per calendar year.

(c) No more than two (2) such signs per property shall be permitted at a time. No additional advertising, including flags and banners, shall be permitted.

(d) The maximum size of any such sign shall not exceed 16 square feet.

(e) Such signs shall be secured in a manner required by the Governing Body Building Official to protect the public safety and welfare.

(f) Such signs shall be maintained in good condition.

(g) Such signs shall not be located on the roof of a structure.

**Where Permitted:**

All districts where the temporary use is permitted.
9.9.12 Maximum Sign Height

A ground sign shall not exceed the maximum height based on the zoning district, street type, sign type and number of tenants (see the appropriate street type map in Sec. 9.9.4 to determine street types). The maximum sign heights listed below shall not apply when a specific height standard is provided in Sec. 9.9.10 and 9.9.11. The maximum sign height standards for signs within the Special Sign Districts are set forth in Sec. 9.9.17.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Monument Signs</th>
<th>Pylon Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-2 tenants</td>
<td>3+ tenants</td>
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<tr>
<td>C-, RSF, RTF, TR, TN, RMF, RMHP</td>
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<td>6</td>
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<td>OI-T, TC</td>
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<td>8</td>
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<tr>
<td>B-M</td>
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<td>10</td>
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<td>RMF-, B-L, A-1</td>
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<tr>
<td>D-X, B-N, OI, IL-R on All Other Streets</td>
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<td>D-X, B-N, OI, IL-R on Type II Streets</td>
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<td>D-X, B-N, OI, IL-R on Type I Streets</td>
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<tr>
<td>OI-E, B-C, IL-T, IL, IH on All Other Streets</td>
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<tr>
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<tr>
<td>OI-E, B-C, IL-T, IL, IH on Type I Streets</td>
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<td>25</td>
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</tbody>
</table>

9.9.13 Maximum Sign Area

The total sign area for each use shall not exceed the following maximum sign areas, except for signs associated with a monumental building, hospital, or park (see the appropriate street type map in Sec. 9.9.4 to determine street types). Where a ground sign is associated with a monumental building, hospital or park, it shall be permitted a minimum sign area of 30 square feet or the maximum sign area established below, whichever is greater. The maximum sign areas listed below shall not apply when a specific sign area standard is provided in Sec. 9.9.10 and 9.9.11. The maximum sign area standards for signs within the Special Sign Districts are set forth in Sec. 9.9.17.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>1st Tenant (Total Maximum Sign Area)</th>
<th>2nd Tenant (Additional Sign Area)</th>
<th>3rd Tenants (Additional Sign Area per Tenant)</th>
<th>Total Maximum Sign Area</th>
</tr>
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<tr>
<td>C-, RSF, RTF, TR, TN, RMF, RMHP</td>
<td>15</td>
<td>-</td>
<td>-</td>
<td>15</td>
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<tr>
<td>OI-T, TC</td>
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<td>10</td>
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<td>B-M</td>
<td>15</td>
<td>10</td>
<td>-</td>
<td>25</td>
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<td>RMF-, B-L, A-1</td>
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<td>40</td>
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<td>D-X, B-N, OI, IL-R on All Other Streets</td>
<td>20</td>
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### Table 9.9-3 Maximum Sign Area for Ground Signs-Pylon Style

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>1st Tenant (Total Maximum Sign Area)</th>
<th>2nd Tenant (Additional Sign Area)</th>
<th>3+ Tenants (Additional Sign Area per Tenant)</th>
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<td>D-X, B-N, OI, IL-R on Type II Streets</td>
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</tr>
<tr>
<td>D-X, B-N, OI, IL-R on Type I Streets</td>
<td>50</td>
<td>10</td>
<td>10</td>
<td>80</td>
</tr>
<tr>
<td>OI-E, B-C, IL-T, IL, IH on All Other Streets</td>
<td>25</td>
<td>10</td>
<td>10</td>
<td>60</td>
</tr>
<tr>
<td>OI-E, B-C, IL-T, IL, IH on Type II Streets</td>
<td>50</td>
<td>15</td>
<td>12</td>
<td>125</td>
</tr>
<tr>
<td>OI-E, B-C, IL-T, IL, IH on Type I Streets</td>
<td>75</td>
<td>25</td>
<td>12</td>
<td>160</td>
</tr>
</tbody>
</table>

### Commentary:
The tables above do not mandate the allocation of sign area per tenant; rather establish the amount of sign area permitted per tenant up to a maximum sign area. For example, an OI-T property with three (3) tenant signs on a monument style sign is permitted a total of 25 sq. ft. of signage. The sign area can be distributed evenly with 8.3 sq. ft. of signage per tenant or two (2) tenants can have 10 sq. ft. of signage and the third can have five (5) sq. ft. of signage. The allocation of the signage is at the discretion of the sign owner. However, there must be at least three (3) tenants with signage on the sign in order to be permitted the 25 sq. ft. of signage. It is not sufficient to have three (3) or more tenants on the property and only one (1) or two (2) tenant signs on the sign.
Table 9.9-4 Maximum Sign Area for Building Signs

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Type I Street (sq. ft.)</th>
<th>Type II Street (sq. ft.)</th>
<th>All Other Streets (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-, RSF-, RTF, TR-, TN-, RMF_, RMHP</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>OI-T, TC-</td>
<td>32</td>
<td>26</td>
<td>20</td>
</tr>
<tr>
<td>B-M</td>
<td>64</td>
<td>48</td>
<td>32</td>
</tr>
<tr>
<td>RMF_, B-L, A-1</td>
<td>75</td>
<td>55</td>
<td>40</td>
</tr>
<tr>
<td>D-X, B-N, OI, IL-R</td>
<td>200</td>
<td>150</td>
<td>100</td>
</tr>
<tr>
<td>OI-E, B-C, IL-T, IL, IH*</td>
<td>300</td>
<td>250</td>
<td>200</td>
</tr>
</tbody>
</table>

* In addition to the above maximum sign area for building signs requirements, one (1) additional sq. ft. of building sign area per two (2) linear feet of building frontage shall be allowed for each two (2) linear feet of building frontage greater than 100 feet along one street within the B-C, IL-T, IL, and IH districts. (For example, a use on a Type II street in a B-C district having 150 feet of building frontage would net an additional 25 sq. ft. of sign area for a building sign--i.e., 150 - 100 = 50; 50 divided by 2 = 25; 25 + 250 = 275.)

9.9.14 Special Public Signs

a. A special public sign in which the sign copy, message, image or display is changed electronically but which generally has the appearance of a stationary message board shall be permitted in conjunction with uses which present, on a regular basis, on-site events or performances of public interest. Such uses include publicly owned civic centers, stadiums and arenas.

b. A special public sign may be a wall/window sign or ground sign and shall meet the following requirements:
   i. The image or copy of the sign shall be changed no more than once every 15 minutes;
   ii. Such sign must front onto an arterial street;
   iii. Such sign shall be permitted one (1) square foot of sign area for each linear foot of lot frontage occupied by the principal use, up to a maximum of 150 square feet;
   iv. Only one (1) such sign shall be permitted per principal use in lieu of any ground sign permitted on the frontage where the special public sign is located; and
   v. The maximum height for such signs shall be 25 feet.

9.9.15 Billboards

The standards for billboards shall also apply to digital billboards, unless otherwise provided in this Section.

a. Where Permitted
   i. Billboards shall only be permitted on a site which abuts a street classified as an arterial roadway or a limited access highway and is located in a B-C, IL-T, IL, IH or PD zoning district. Such signs shall not be permitted inside the boundaries of any locally designated Historic District or Property or any National Register Historic District as defined by the National Register. Billboards along roadways identified on the Street Type Map for Billboards in subsection b. below shall comply with the "protected" and "restricted" roadways provisions of this Section.
ii. In addition to the above, digital billboards shall only be permitted along four (4)-lane or more arterial roadways as identified in Appendix A-1, except that digital billboards shall not be permitted inside the boundaries of any urban redevelopment areas as defined by the City of Savannah.

iii. Effective October 7, 2011 no more than three (3) new digital billboard faces shall be erected or converted in the City.

b. Street Type Map for Billboards

i. The following Street Type Map for Billboards shall apply for the purpose of this Section in determining arterial, "protected", and "restricted" roadways. All "protected" and "restricted" roadways are arterials.

ii. The following Street Type Map for Billboards, Street Type Map No. 2 of Chatham County and City of Savannah with the signature and seal of the Clerk of the Chatham County Commissioners or Clerk of Council, as appropriate is hereby adopted and approved and becomes a part of the Zoning Map.

Figure 9.9-12
Arterial, Protected and Restricted Highways Map of Chatham County and city of Savannah
Figure 9.9-13
Inset for Arterial, Protected and Restricted Highways Map of Chatham County and city of Savannah
c. **Signable Quadrant**

The signable quadrant is an area extending for a set distance along the roadway from the intersection of the right-of-way of two (2) or more arterial streets (excluding the area along a protected or interstate roadway) and 660 feet perpendicular to the right-of-way of such roadways.

i. **Signable Quadrant for Restricted Roadways**

An area extending (1) 3,000 feet along the roadways from the intersection of the rights-of-way of a restricted roadway with an arterial street or another restrict roadway and (2) 660 feet parallel to the rights-of-way of both such roadways.

---

![Figure 9.9-14: Signable Quadrant for Restricted Roadways](image-url)
ii. **Signable Quadrant for Arterials**

An area extending (1) 1,500 feet along the roadway from the intersection of the rights-of-way of two or more arterial streets (excluding protected, restricted or interstate roadways) or to the next intervening street if less than 1,500 feet and (2) 660 feet parallel to the rights-of-way of both such streets.

![Signable Quadrant](image)

Figure 9.9-15
Signable Quadrant for Arterials
d. Interstate Highway

i. Billboards adjacent to an Interstate Highway shall be limited to three (3) signs per roadway frontage per interchange quadrant with the signs being restricted to an area 1,200 feet in length, beginning 500 feet from the point where the pavement commences or ceases to widen at exits from or entrances to the main-traveled way, as measured to accommodate the longest entrance or exit ramp.

ii. All signs shall be in compliance with Georgia D.O.T. standards and Georgia law. Further, all signs within the same quadrant shall be a minimum of 500 feet apart at their nearest points and shall be located within 660 feet of an Interstate Highway right-of-way.

![Figure 9.9-16](image_url)

Figure 9.9-16
Signable Quadrant for Billboards along Interstate Highways
e. Signs along Protected Roadways
Billboards shall not be permitted within 660 feet of the right-of-way of a protected highway except where the sign is oriented toward the travel way of an adjacent arterial street and the sign, including the sign support, is blocked from view from the travel way of the protected roadway by a permanent structure.

f. Signs along Restricted Roadways (other than Interstate Highways)
   i. Billboards shall not be permitted within 660 feet of the right-of-way of a restricted roadway except as provided for in subsection g below.
   ii. A billboard may be permitted where such sign is oriented toward the travel way of an adjacent arterial street and the sign, including the sign support, is blocked from view from the travel way of the restricted roadway by a permanent structure.

g. Signs within a Signable Quadrant
Billboards shall be permitted within a signable quadrant subject to the following conditions:
   i. The property is zoned to allow a billboard.
   ii. The billboard complies with all design standards and separation requirements.
   iii. No more than three (3) billboards shall be permitted within each signable quadrant of the intersection.
   iv. The signs do not violate the interstate and protected roadway provisions of these regulations.

h. Signs within Overlapping Signable Quadrants
Where the signable quadrant of an intersection overlaps with one (1) or more other signable quadrants, no billboards shall be permitted which would increase the number of signs within any one (1) quadrant above three (3).

i. Sign Separation
   i. Except for digital billboards and billboards located within a Signable Quadrant (as provided for in paragraphs c through h above), the minimum distance between billboards shall be 1,250 feet on the same side of the street and 500 feet on the opposite side of the street.
   ii. Except for digital billboards, the minimum distance between billboards within a Signable Quadrant shall be 500 feet in any direction.
   iii. The minimum distance between digital billboards shall be 5,000 feet on the same side of the street and 2,500 feet on the opposite side of the street.
   iv. Sign separation standards are not variable.

j. Maximum Sign Area
   i. The maximum billboard sign area per property shall be limited to the following:
      (1) For properties fronting on I-16 or I-95 the maximum area shall be 672 square feet.
      (2) For properties fronting on I-516 or located within an Industrial district and adjacent to an Industrial district along the front and side property lines, the maximum area shall be 378 square feet.
      (3) For all other properties where a billboard is permitted, the maximum area shall be 300 square feet.

Comment [ab163]: Draft 3 revision
ii. The sign structure shall contain no more than two (2) signs facing in any one direction; however the total sign area shall not exceed the permitted sign area per Sec. 9.9.15.i.i above.

iii. Temporary cutouts or extensions shall be permitted on all signs except digital billboards; provided, however, that in no event shall the cutout or extension exceed 15% of the total area.

iv. **Nonconforming billboards required to be removed**

   (1) One (1) new digital billboard face will be permitted when a number of existing nonconforming billboards that correspond to a ratio is removed unless provided herein. The ratio shall be two and one-half (2.5) square feet of existing nonconforming billboard face space for every one (1) square foot of digital billboard face to be erected. The nonconforming billboard(s) removed shall be located within the jurisdiction where the new digital billboard is to be constructed. Nonconformity shall be determined by applicable sections of this Ordinance.

   (2) In the City, the required nonconforming billboard area shall first be removed within the same aldermanic district in which the digital billboard is located. If no nonconforming billboard area exists within such district, the removal of nonconforming billboard area shall occur on a rotating basis beginning with Aldermanic District 1. For example, if the removal of nonconforming billboard area equals two (2) billboard faces and no nonconforming billboard area existed in the same aldermanic district, the first billboard would be removed from District 1 and the second would be removed from District 2. Upon the approval of another digital billboard in a district where no nonconforming billboard area existed, nonconforming billboard area would be removed from District 3, and so on.

   (3) Should an applicant for a digital billboard not own or operate any existing nonconforming billboards within the corporate limits of the City of Savannah, such applicant shall be allowed to convert an existing conforming billboard to a digital billboard provided the applicant meets all other requirements and development standards of this ordinance. Such applicant shall be required, as a prerequisite to the issuance of a permit, to submit an affidavit that certifies that the applicant does not have any interest in any existing nonconforming billboards within the corporate limits of the City. The affidavit shall be submitted to the Zoning Administrator with a copy to the City Manager and the City Attorney.

   (2)(4) Final approval for new billboard faces shall not be granted until the number of nonconforming billboard faces are removed and certified by the City or County Manager, as applicable. The petitioner shall be required to meet all other requirements of the City or County Code, as applicable, unless otherwise permitted herein.

k. **Sign Height**

   i. **Non-Interstate Highways**

   No portion of a billboard adjacent to an arterial or limited access highway as identified in Appendix A-1, Functional Roadway-Street Classifications for Land Uses (excluding an Interstate Highway) shall be more than 50 feet in height. Provided, however, that where such sign is adjacent to an elevated roadway, the height requirement may be extended to not more than 50 feet above the driving surface of such street or highway.
ii. **Interstate Highways**

The maximum height of billboards located adjacent to an Interstate Highway shall be 70 feet above the highest point of the driving surface of the highway lanes closest to the sign.

iii. **Minimum Height of Sign**

No portion of a billboard face shall be less than 15 feet above the ground.

l. **Design Standards**

i. Billboards shall be freestanding unless otherwise approved by the Planning Commission. Sign supports shall not consist of wooden material. Sign supports shall be uniformly painted or covered with other protected coatings as approved by the Governing Body Building Official and shall be constructed from a metal material with no more than two (2) upright support poles. No portion of the supporting structure shall be visible above the top of the sign.

ii. A billboard may be constructed so as to provide back-to-back signs facing opposite directions.

iii. Billboards shall be located no less than 500 feet from:

(1) A school, place of worship, public building or historically rated building, as measured from the nearest corner of such structure; or

(2) A park, playground, cemetery, historic site or any other place of public assembly, as measured from the nearest property line.

iv. Billboards shall not be less than 250 feet from the property line of any property located within any Residential or Conservation zoning district or a residential land use within a Planned Development district or any conforming residential use, with the exception of residential uses in a mixed use building, in a nonresidential district. Conversion of existing signs, whether conforming or nonconforming, to a digital billboard shall not be permitted within 150 feet of a Residential zoning district or the closest point of a property line of a residential use.

v. A billboard operating lawfully is not rendered in violation of this Ordinance by the subsequent location of any of the uses listed above.

vi. In addition to those listed above, digital billboards shall comply with the following design standards:

(1) The message must not change displays over a period of not less than 10 seconds, with all moving parts or illumination moving or changing simultaneously;

(2) The sign shall not display any illumination that moves, appears to move or changes in intensity during the static display period;

(3) No auditory message or mechanical sounds may be emitted from the sign;

(4) Any such sign shall contain a default design that will freeze the sign in one (1) position if it malfunctions;

(5) Each sign structure shall have no more than one (1) digital display per direction with a maximum of two (2) signs per structure;

(6) No cut outs shall be permitted; and

(7) Images shall be confined to the digital sign face.

(8) In the City, no sign structure shall support more than one (1) digital billboard face effective October 7, 2011.
m. **Sign Illumination**
   
   i. All digital billboards shall be modulated so that from dawn to dusk, the brightness shall not be more than 7,500 NITS (candles per square meter). From dusk to dawn, the brightness shall not be more than 350 NITS.
   
   ii. All other billboards shall be subject to the illumination standards of Sec. 9.9.6.

n. **Sign Maintenance**

   Billboards, together with their supports, braces, guys and anchors, shall be kept in good repair. A sign remaining unused for a period exceeding 45 days shall be considered a discontinued sign and shall be removed by the sign owner, at the sign owner’s expense. All trash and unused materials shall be removed from the area by the sign owner.

o. **Sign Identification**

   Each digital billboard shall have information attached identifying the agent or agency responsible for its construction and maintenance and the permit number issued by the Governing Body Building Official for such sign.

p. **Required Modification**

   A digital billboard may be ordered modified by the City or County Manager, as applicable, based solely on accident statistics and/or reports which demonstrate a causal connection between increased accident levels and a sign permitted under this Section.

9.9.16 **Bus Stop Bench Signs**

   Bus stop bench signs authorized by the Governing Body shall be permitted subject to the following requirements:

   a. Such signs shall be prohibited in any local historic district or property.
   
   b. The sign area shall not exceed 10 square feet (of which maximum overall measurements shall be five (5) feet in length and two (2) feet in height) and shall be restricted to the occupant side of the bench backrest.
   
   c. The copy area, including pictorials, shall not exceed 40% of the sign area and shall not include any lettering greater than eight (8) inches in height.
   
   d. High-gloss, reflective or metallic paints shall not be used for any portions of the sign.
   
   e. The backrest (sign area) shall be shaped similar to the illustration provided below with a minimum of a two (2)-inch-wide solid unbroken border along the outside edge of the sign face.

   ![Figure 9.9.17](image_url)

   **Figure 9.9.17**
   
   Sign Area for Bus Stop Benches

---

Article 9.0 General Site Standards   Sec. 9.9 Signs

9-109
9.9.17 Special Sign Districts

f. Purpose
The purpose of this Section is to provide supplemental sign standards for areas identified as special sign districts due to historic and other unique characteristics.

g. Establishment of Special Sign Districts
The following special signs districts are established:

i. Historic Special Sign Districts
   (1) Savannah Downtown Historic Sign District;
   (2) City Market Sign District;
   (3) Broughton Street Sign District;
   (4) Factors Walk Sign District;
   (5) Neighborhood Sign District;
   (6) New Ogeechee Missionary Baptist Church Sign District; and
   (7) Pin Point Historic Sign District;

ii. Other Special Sign Districts
   (1) Islands and Southeast Chatham Community Sign District (ISECC); and
   (2) Stephenson Avenue Sign District.

h. General
i. It shall be unlawful for any person to place, erect or maintain sign any within a Special Sign District except as provided for in this Section.

ii. In addition to the requirements of Sec. 9.9.1 through 9.9.13, signs in the following special sign districts shall comply with the provisions of this Section, provided that where such provisions are in conflict with any requirements of Sec. 9.9.1 through 9.9.13, the requirements of this Section shall prevail.

i. Historic Special Sign District Boundaries
   i. Savannah Downtown Historic Sign District
      The Savannah Downtown Historic Sign District shall include any area located within the Savannah Downtown Historic Overlay District (see Sec. 7.8.2 Boundaries), with the exception of the City Market, Broughton Street, and Factors Walk Sign Districts listed below.

   ii. City Market Sign District
       The City Market Sign District shall include all parcels-fronting St. Julian Street from Montgomery Street on the west to Barnard Street on the east.
iii. **Broughton Street Sign District**

   The Broughton Street Sign District shall include any area located within the Broughton Street Character Area of the Savannah Downtown Historic Overlay District (see Sec. 7.8.10).

iv. **Factors Walk Sign District**

   The Factors Walk Sign District shall include any area located within the Factors Walk Character Area of the Savannah Downtown Historic Overlay District (see Sec. 7.8.10). This area is divided into two (2) sectors:

   1. Sector “A” is that area located between Bay Street and the building line or extension thereof of the structures situated along Factors Walk and above a line equal to the ground elevation of the centerline of Bay Street.

   2. Sector “B” is made up of the remainder of the area within this special sign district. In general, Sector “B” includes all areas and spaces fronting on River Street and all streets or walkways perpendicular thereto, as well as those levels of Factors Walk below a line equal to the centerline elevation of Bay Street.

v. **Neighborhood Sign District**

   The Neighborhood Sign District shall include any area located within the following districts: the Victorian Historic Overlay District (see Sec. 7.9.2 Boundaries), the Cuyler-Brownville Historic Overlay District (see Sec. 7.10.2 Boundaries), and the Streetcar Historic Overlay District (see Sec. 7.11.2 Boundaries).

vi. **New Ogeechee Missionary Baptist Church Sign District**

   The New Ogeechee Missionary Baptist Church Sign District shall include any area located within the New Ogeechee Missionary Baptist Church Historic Property Overlay District (see Sec. 7.7.2.a).

vii. **Pin Point Historic Sign District**

   The Pin Point Historic Sign District shall include any area located within the Pin Point Historic Overlay District (see Sec. 7.12.2, District Boundaries).
j. Signs Allowed in Historic Special Sign Districts

Sign types in historic special sign districts shall be allowed in accordance with the following table. Regardless of sign type, with the exception of decorative pole signs and signs painted on walls, nonilluminated signs that are three (3) square feet in size or less shall be permitted without a sign permit.

Table 9.9-5 Signs Allowed in Historic Special Sign Districts

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Savannah Downtown Historic and City Market</th>
<th>Broughton Street</th>
<th>Factors Walk</th>
<th>Neighborhood</th>
<th>Pin Point</th>
<th>New Ogeechee Missionary Baptist</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Sign</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>COA = Certificate of Appropriateness Required</td>
</tr>
<tr>
<td>Building Marker</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Bulletin Board Sign</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>HPC = Historic Preservation Commission</td>
</tr>
<tr>
<td>Construction Sign</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Directional Sign</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Historical Marker</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Memorial Sign</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Parking Directional Sign</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Parking Regulation Sign</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>Temporary Sign Not Requiring a Permit</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
</tr>
</tbody>
</table>

COA = Certificate of Appropriateness Required
HBR = Historic Board of Review
HPC = Historic Preservation Commission

Article 9.0 General Site Standards
Sec. 9.9 Signs
**k. Review of Signs within a Historic Special Sign District**

Except for signs listed as “Allowed without a Permit” in Table 9.9.5, Signs Allowed in Historic Special Sign Districts, no sign shall be constructed, erected, relocated, expanded or altered in any manner until a sign permit (see Sec. 3.17, Sign Permit) has been issued by the Governing Body Building Official. Such permit shall be issued if the application for a permit complies with the restrictions and standards set forth this ordinance. A Certificate of Appropriateness (Sec. 3.20 and 3.21) may be required before a sign permit can be issued. Approval by the Historic Site and Monument Commission may be required before a sign permit can be issued. See “The Markers, Monument and Public Art Master Plan and Guidelines for the City of Savannah” for additional standards.

**i. Historic Board of Review**

Per Table 9.9.5, Signs Allowed in Historic Special Sign District, all illuminated signs within the Savannah Downtown Historic Sign District, City Market Sign District, Broughton Street Sign District, and the Factors Walk Sign District shall require review by the Historic Board of Review in accordance with Sec. 3.21. Certificate of Appropriateness for the Savannah Downtown Historic District. Nonilluminated signs exceeding three (3) square feet in area shall require review by the Planning Director in accordance with Sec. 3.21.
ii. Historic Preservation Commission

Per Table 9.9-5, Signs Allowed in Historic Special Sign District, all illuminated signs and all signs exceeding three (3) square feet in area within the Neighborhood, New Ogeechee Missionary Baptist Church, and Pin Point Historic Sign Districts shall require review by the Historic Preservation Commission in accordance with Sec. 3.20, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties.

i. Special Sign Standards for the Savannah Downtown Historic, City Market, Broughton Street, Factors Walk and Neighborhood Sign Districts

i. Sign Illumination
(1) Signs shall not be illuminated unless specifically indicated below.
(2) Signs in the City Market Sign District or in any TN- district or the D-R district shall not be internally illuminated.
(3) Enclosed lamp, neon or exposed fluorescent lighting shall not be permitted within any D-R or TN- zoning district or within the Factors Walk Sign District.
(4) Where illumination is permitted, reverse silhouette or “cut-out” letters are encouraged to reduce glare where back lighting is applied.

ii. Restrictions on Materials
(1) Within Sector “B” of the Factors Walk Sign District, all ground, projecting and wall signs, except those located on a canopy or awning, shall be constructed from wood or from a material of similar texture or appearance. Lettering shall be restricted to either raised, painted, indented or carved characters or designs on the sign;
(2) Signs using reflective paint, lettering or graphics; and
(3) Paper, cardboard and dry erase boards shall not be used as materials for signs.

iii. Prohibited Signs
In addition to Sec. 9.9.8, Prohibited Signs, the following signs are not allowed within the Savannah Downtown Historic, City Market, Broughton Street, Factors Walk, and Neighborhood Sign Districts:
(1) Banners, pennants and streamers, except when approved as a temporary sign in accordance with Sec. 9.9.11;
(2) Signs placed upon a structure in any manner so as to damage or conceal any window opening, door or significant architectural feature or detail of any building;
(3) Pole and pylon signs, except for decorative pole signs;
(4) Roof-mounted signs;
(5) Portable, folding and similar movable signs, unless permitted as a temporary use sign, except for sandwich board A-frame signs within the City Market Sign District;
(6) Ground signs within the Factors Walk Sign District, excluding directory or decorative pole signs located entirely on private property;
(7) Channel lettering; and
(8) Any sign type not specifically allowed in Table 9.9-5, Signs Allowed in Historic Special Sign Districts above.
iv. Historic Marker

1. Historic markers erected through the Georgia Historical Society marker program shall be permitted without a sign permit.

2. Such sign shall be permitted in addition to a ground, projecting or wall sign.

v. Incidental Sign

1. In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted adjacent to each entrance providing public access. Where multiple businesses take access from an entrance, each business shall be permitted one (1) such sign; however, in no case shall the aggregate sign area exceed the maximum sign area as set in Table 9.9.6.

2. Such sign shall be mounted flat against the building wall.

3. Individual letters may be attached directly to the face of the building, window or door.

4. Such signs may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

5. The maximum aggregate sign area for such signs shall not exceed the following:

<table>
<thead>
<tr>
<th>Sign District</th>
<th>Maximum Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Savannah Downtown Historic and City Market Sign</td>
<td>D-R, D-N, TN-, TR- Districts</td>
</tr>
<tr>
<td>Districts</td>
<td>4 sq. ft. per principal use, up to a maximum aggregate sign area of:</td>
</tr>
<tr>
<td></td>
<td>1.5 sq. ft. per principal use, up to a maximum aggregate sign area of 4 sq. ft. per entrance</td>
</tr>
<tr>
<td></td>
<td>30 linear feet of lot frontage or less:</td>
</tr>
<tr>
<td></td>
<td>30+ linear feet of lot frontage:</td>
</tr>
<tr>
<td></td>
<td>3 sq. ft. of additional signage per 2 linear feet of building frontage for each linear foot of frontage greater than 30 feet along the street on which the entrance is located, up to a maximum aggregate sign area of 20 sq. ft.</td>
</tr>
<tr>
<td>Broughton Street Sign District</td>
<td>4 sq. ft. per entrance</td>
</tr>
<tr>
<td>Factors Walk Sign District</td>
<td>3 sq. ft. per entrance</td>
</tr>
<tr>
<td>Neighborhood Sign District</td>
<td>4 sq. ft. per principal use, up to a maximum aggregate sign area of:</td>
</tr>
<tr>
<td></td>
<td>30 linear feet of lot frontage or less:</td>
</tr>
<tr>
<td></td>
<td>30+ linear feet of lot frontage:</td>
</tr>
<tr>
<td></td>
<td>1 sq. ft. of additional signage per 2 linear feet of building frontage for each linear foot of frontage greater than 30 feet along the street on which the entrance is located, up to a maximum aggregate sign area of 20 sq. ft.</td>
</tr>
</tbody>
</table>

Commentary: A use on a 50 foot lot having 32 feet of building frontage would net an additional 1 sq. ft. of business identification sign area, i.e., 32-30 = 2 divided by 2 = 1 + 9 = 10 sq. ft. of signage.
6. In the Factors Walk Sign District, where public access is provided at the ground level or through a common area or through another principal use establishment, one (1) such incidental sign, not exceeding one and one-half (1.5) square feet in area, shall be permitted adjacent to the principal street level entrance serving each use.

7. In the Factors Walk Sign District, ground signs shall be permanently anchored and shall be placed within a landscaped area or raised planter on the site (private property).

8. In the D-C, D-CBD, D-W, D-X, IL, IL-T, B-N and any TC-zoning districts, except for the Broughton Street Sign District, one (1) additional incidental sign may be permitted on a building façade other than the entrance façade when the façade is adjacent to a parking lot, the use occupies the entrance ground floor frontage of the façade in question, and no other incidental sign is erected on the building for such use.

vi. Canopy or Awning Signs

(1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted per business per building façade where an entrance is located providing public access to said business, except in the D-R zoning district where such sign is not permitted.

(2) Such sign shall not exceed more than one (1) square foot of sign area per horizontal linear foot of canopy or awning, or a maximum of 20 square feet, whichever is less. Provided, however, in no case shall the aggregate sign area exceed the maximum wall sign area permitted per frontage.

(3) Signs on any side of an awning shall be considered a single sign.

vii. Under-Canopy or Under-Awning Signs

(1) In addition to a ground, projecting or wall sign, one (1) such sign located under a canopy or awning shall be permitted per business per building façade where an entrance is located providing public access to said business.

(2) The maximum sign area shall not exceed the following:

<table>
<thead>
<tr>
<th>Sign District</th>
<th>Max. Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Savannah Downtown Historic, City Market, Broughton Street &amp; Neighborhood Sign Districts</td>
<td>6 sq. ft.</td>
</tr>
<tr>
<td>Factors Walk Sign District</td>
<td>2 sq. ft.</td>
</tr>
</tbody>
</table>

(3) No sign shall be less than one (1) foot from the outer edge of the canopy or awning structure nor be less than eight (8) feet above the sidewalk or grade elevation.

viii. Marquee Sign

A marquee sign shall be permitted only within a D-C, D-CBD, D-X, I-L or I-LT district within the Savannah Downtown Historic or Broughton Street Sign District as follows:

(1) No more than one (1) such sign shall be allowed for each façade with a public entrance.
(2) Such signs existing as of [the effective date of this Ordinance] may extend to the leading edge of the marquee, and the sign area shall not exceed 90 square feet. No permit shall be required where a sign is affixed to or part of an existing marquee in accordance with this Section until such marquee is replaced, remodeled or altered.

(3) New or remodeled marquee signs shall not extend greater than eight (8) feet from the façade of a building nor exceed a sign area of greater than 45 square feet.

(4) The height of a new or remodeled marquee sign shall not extend above the parapet wall of the building, and the lowest point of the marquee sign shall not be less than 10 feet above the established grade. Provided, however, that where documented historic precedent exists for a theater marquee, such historic precedent may be permitted to be recreated.

(5) If the structure of a marquee is utilized to support an existing sign, such sign shall conform to the size and area requirements of a projecting sign and shall not project more than eight (8) feet from the main façade of the building.

(6) Such sign may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

ix. Signs Painted on Walls

Signs painted directly on exterior walls of a building or structure shall be permitted within the TN-1, TN-2, TN-3, TC-1, TC-2, D-C, D-CBD, D-X, I-L and IL-T districts subject to the following conditions:

(1) Wall signs may be painted directly onto a non-historic building subject to approval of the Savannah Downtown Historic Board of Review or Historic Preservation Commission.

(2) The sign meets all standards and regulations for wall signs.

(3) The sign is located and applied to the building in a manner that permits removal or painting over, without defacing or obscuring character defining features or otherwise leaving an unsightly appearance.

(4) For contributing buildings, paint shall not be applied to historic brick, stone, lapboard or other materials not having exterior paint.

x. Directory Sign

Directory signs shall be permitted only within the Factors Walk Sign District subject to the following conditions:

(1) Such sign shall be erected and maintained by a governmental unit or nonprofit organization. The erection of said directory signs shall be under the direction of the City Traffic Engineer.

(2) A maximum of one (1) sign per establishment shall be permitted per directory sign. Individual establishment signs in the directory shall be of uniform color and size and shall not exceed six (6) inches by 24 inches.

(3) Such signs shall be located on approved kiosks and at pedestrian and/or vehicular intersections as designated by the City Traffic Engineer. All directory sign designs shall be approved by the Savannah Downtown Historic Board of Review.

(4) A single establishment shall not be granted sign area on more than four (4) directory signs, provided directory signs which represent or depict the entire Factors Walk district shall not be included in this number. Except for directory signs which depict the entire district, an establishment shall only be listed on
directory signs located within 400 feet of its principal entrance, as measured along the nearest walkway.

(5) The enforcement of the location and control of directory signs shall be the responsibility of the City Traffic Engineer.

(6) Such signs may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

xi. Fuel/Gas Station Canopy Sign
A fuel/gas station canopy sign shall be permitted within the Savannah Downtown Historic or Neighborhood Sign Districts as follows:

(1) In addition to the permitted number of wall, projecting or ground signs per street frontage for a fuel/gas station, two (2) additional fuel/gas station canopy signs shall be permitted on opposite ends of each pump island canopy provided that the aggregate total sign area is not exceeded for that street frontage.

(2) Such sign shall not be more than 30% of the length of each canopy face or 20 square feet, whichever is less.

(3) Fuel pump island signs shall be subject to the following standards:
   (a) Each pump shall be permitted to have two (2) square feet of signage only on each side of the pump containing a fuel dispensing nozzle.
   (b) Within the Savannah Downtown Historic Sign District, the aggregate display area of the fuel pump island signs shall not exceed three (3) square feet per pump island.
   (c) Such signs may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

xii. Manual Changeable Copy/Reader Board Sign
A manual changeable copy/reader board sign shall be permitted within a B-N, D-C, D-X, I-L, I-LT or TC-2 zoning district within the Savannah Downtown Historic or Neighborhood Sign Districts as follows:

(1) One (1) such sign shall be permitted as a part of a ground sign only.

(2) The changeable copy/reader board portion of the sign area shall not exceed the following, however, the aggregate sign area shall not exceed the maximum ground sign area as set forth in Table 9.9-9, Sign Standards for Ground, Projecting and Wall Signs within the Savannah Downtown Historic and City Market Sign Districts, or Table 9.9-13, Sign Standards for Ground, Projecting and Wall Signs within the Neighborhood Sign Districts:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Max. Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-C, D-X, I-L, IL-T</td>
<td>18 sq. ft.</td>
</tr>
<tr>
<td>B-N, TC-2</td>
<td>15 sq. ft.</td>
</tr>
</tbody>
</table>

(3) Such signs may be illuminated in accordance with 9.9.6 and 9.9.17.g.i.

xiii. Temporary Signs
Such signs, whether or not a permit is required, shall be located only within a window or display case and shall not exceed an aggregate area equal to 10% of the total glassed area of the window or 40% of the glassed area of a display case.
xiv. Window Signs

(1) This sign shall be allowed in addition to a permitted ground, projecting or wall sign.

(2) Such signs may be attached, erected, etched or painted on a window of a building or structure.

(3) The sum of such signs shall not exceed 10% of the window area of each façade.

xv. Ground, Projecting and Wall Signs

(1) Savannah Downtown Historic and City Market Sign Districts

   (a) Ground, Projecting and Wall Signs

   (i) Only one (1) ground, projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) wall or projecting sign for each frontage providing public access shall be permitted.

   (ii) No portion of a sign shall be erected within two (2) feet of a curbline.

   (iii) The aggregate sign area shall not exceed a size of more than one (1) square foot of sign area per linear foot of lot frontage along a given street or shall meet the following size requirements, whichever is the most restrictive:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Wall Sign (max)</th>
<th>Ground or Projecting Sign (max)</th>
<th>Projecting Sign Distance from Wall or Ground Sign Width (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-R, D-N</td>
<td>20 sq. ft.</td>
<td>12 sq. ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>D-C, D-CBD, D-X, I-L, I-LT</td>
<td>40 sq. ft.</td>
<td>30 sq. ft.</td>
<td>6 ft.</td>
</tr>
</tbody>
</table>

   (iv) In addition to the above maximum sign size requirements for buildings with over 75 feet of lot frontage, one (1) additional square foot of wall sign area shall be allowed for every two (2) linear feet of building frontage within the D-CBD, D-C and D-X districts.

   **Commentary:** A use having 120 feet of lot frontage would net an additional 22.5 sq. ft. of sign area for a projecting sign, i.e., 120 - 75 = 45 divided by 2 = 22.5 + 30 = 52.5.

   (v) A ground sign shall not exceed the following heights:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Monument</th>
<th>Decorative Pole</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-R, D-N</td>
<td>6 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>D-C, D-CBD, D-X, I-L, I-LT</td>
<td>8 ft.</td>
<td>12 ft.</td>
</tr>
</tbody>
</table>

   (b) In lieu of a ground, projecting or wall sign permitted above, a nonilluminated decorative pole sign not exceeding 10 square feet in size may be installed in
the grass plat between the curbline and sidewalk area if such site and sign
design are jointly approved by the City Traffic Engineer in accordance with
Traffic Engineering Department Procedure No. 30.6-1, Installation of Private
Signs on Public Right-of-Way, Park and Tree Director in accordance with
the American National Standards Institute (ANSI) Section A300 (Pruning
Standards) and the Savannah Downtown Historic Board of Review in
accordance with this Ordinance.

(c) Wall and projecting signs shall be erected only on the signable area of the
structure and shall not project over the roofline or parapet wall elevation of
the structure.

(d) Wall signs shall be mounted flat to a wall or the façade of the building.

(e) No portion of a projecting sign shall be less than eight (8) feet above a
pedestrian walkway.

(f) Ground, projecting and wall signs in D-C, D-CBD, D-X, I-L and I-LT districts
may be illuminated in accordance with Sec 9.9.6 and 9.9.17.g.i.

(2) Broughton Street Sign District

(a) Projecting Signs and Wall Signs

(i) Only one (1) projecting or wall sign shall be permitted for each
business establishment. Where a business establishment fronts on
more than one (1) street or pedestrian walkway providing public
access to the establishment, one (1) projecting or wall sign for each
frontage providing public access shall be permitted.

(ii) The maximum sign area shall not exceed the following:

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Projecting Sign</th>
<th>Wall Sign</th>
</tr>
</thead>
<tbody>
<tr>
<td>125 linear feet or less</td>
<td>1 sq. ft. of display area per sign face per linear foot of building frontage occupied by each principal use. Not to exceed 45 sq. ft.</td>
<td>1 sq. ft. of display area per linear foot of building frontage occupied by each principal use. Not to exceed 90 sq. ft.</td>
</tr>
<tr>
<td>Greater than 125 linear feet</td>
<td>1 additional sq. ft. of sign area for each foot of building frontage occupied over 125 ft. Not to exceed 175 sq. ft.</td>
<td>1 additional sq. ft. of sign area for each linear foot of building frontage occupied over 125 ft. Not to exceed 200 sq. ft.</td>
</tr>
</tbody>
</table>

(iii) A projecting or wall sign may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

(iv) The outer edge of a projecting sign shall not extend more than six (6) feet from the building to which it is attached.

(v) The height of a projecting sign shall not extend above the parapet wall of the building.

(vi) No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.

(vii) A wall sign shall not extend above the parapet wall of the building or extend beyond the edge of the building or an adjoining principal use.
nor shall such sign project out from the building façade more than 15 inches.

(b) Ground Signs
One (1) such sign per lot frontage may be permitted within principal use off-street parking facilities. The parking area shall be available for use by the general public, and the area and size requirements for a projecting sign shall apply.

(3) Factors Walk Sign District

(a) Projecting and Wall Signs
(i) Only one (1) projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) projecting or wall sign for each frontage providing public access shall be permitted.

(ii) A projecting or wall sign shall be located upon the signable area of the building.

(iii) No projecting or wall sign shall be permitted along a street or public way not providing direct public access to a principal use or activity being promoted or identified, except that a second-story establishment with public access from River Street, via a common area or through another principal use, may erect one (1) projecting or wall sign on the River Street signable area of the building. Provided, a projecting sign shall not extend more than four (4) feet from the building nor exceed nine (9) square feet in area, and a wall sign shall not exceed eight (8) square feet in area.

(iv) Wall signs shall not extend to within one (1) foot of the edge of the building, nor shall it project out from the building façade more than 15 inches.

(v) No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.

(vi) Such signs may be externally illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

(b) Ground Signs
(i) Such signs are permitted only on private property.

(ii) Such sign(s) shall conform to the maximum sign area requirements for a projecting sign in the Factors Walk Sign District sector in which it is to be located and shall project no further than six (6) feet from the sign base; provided, further, that such sign shall not extend beyond a line projected vertically from two (2) feet inside the curb.

(iii) A decorative pole sign including sign base, shall not exceed an overall height of 14 feet above the ground elevation

(iv) The lower edge of a decorative pole sign shall be a minimum of eight (8) feet above the finished grade of the walkway.

(v) Such sign may be externally illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

(c) Maximum Sign Area
The maximum sign area shall not exceed the following:
Table 9.9-12 Maximum Sign Area for Ground, Projecting and Wall Signs within the Factors Walk Sign District

<table>
<thead>
<tr>
<th>Sign District</th>
<th>Projecting Sign</th>
<th>Wall Sign</th>
<th>Ground Sign</th>
</tr>
</thead>
<tbody>
<tr>
<td>Factors Walk below Bay Street level</td>
<td>5 sq. ft.</td>
<td>10 sq. ft.</td>
<td>5 sq. ft.</td>
</tr>
<tr>
<td>All other areas</td>
<td>16 sq. ft.</td>
<td>30 sq. ft.</td>
<td>16 sq. ft.</td>
</tr>
</tbody>
</table>

(i) Except for Factors Walk, below the Bay Street level, projecting signs shall be permitted one (1) square foot of display area per sign face per linear foot of building frontage occupied by each ground level principal use. The maximum sign area per sign face of each projecting sign shall be 16 square feet. Along Factors Walk, below the Bay Street level, a projecting sign shall not exceed five (5) square feet in area.

(ii) The outer edge of a projecting sign shall not extend more than six (6) feet from the building to which it is attached. Provided, however, that for Factors Walk below the Bay Street level, the outer edge of a projecting sign shall not extend more than three (3) feet from the building.

(iii) The lower edge of a sign shall be a minimum of eight (8) feet above any walkway or 10 feet above any driveway or street. Provided, however, that for Factors Walk, below the Bay Street level, the bottom elevation of a sign shall be no less than the clearance provided by the nearest overhead bridges and walkways along lower Factors Walk.

(iv) Except for Factors Walk, below the Bay Street level, wall signs shall be permitted one (1) square foot of sign area per linear foot of building frontage occupied by each ground level principal use up to a maximum sign area of 30 square feet. The sign area shall only be computed for and the sign erected along a street or public access way that serves as a public entry to the principal use. Wall signs erected along Factors Walk, below the Bay Street level, shall not exceed an area of 10 square feet.

(4) Neighborhood Sign District

(a) Ground, Projecting and Wall Signs

(i) Only one (1) ground, projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) ground, projecting or wall sign for each frontage providing public access shall be permitted. If a business establishment fronts on more than one (1) street or pedestrian walkway but does not provide public access via that frontage, one (1) ground, projecting or wall sign may be located on the frontage without public access in lieu of the permitted signage on the frontage with public access. The sign area shall be calculated based on the frontage providing public access.

(ii) The maximum sign area shall not exceed the following:
Table 9.9-13 Sign Standards for Ground, Projecting and Wall Signs within the Neighborhood Sign District

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Wall Sign (max)</th>
<th>Projecting Sign or Ground Sign (max)</th>
<th>Projecting Sign Distance from Wall or Ground Sign Width (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN-, TR-</td>
<td>20 sq. ft.</td>
<td>12 sq. ft.</td>
<td>5 ft.*</td>
</tr>
<tr>
<td>B-N, TC-1, TC-2</td>
<td>1 sq. ft. for every 1 linear foot of building frontage not to exceed 40 sq. ft.</td>
<td>1 sq. ft. for every 1 linear foot of building frontage not to exceed 30 sq. ft.</td>
<td>6 ft.*</td>
</tr>
</tbody>
</table>

*Provided that no portion of a sign shall overhang greater than one-third (0.33) of the width of a sidewalk or be erected within two (2) feet of a curbline.

(iii) In addition to the above maximum sign size requirements, for buildings with over 75 feet of lot frontage, one (1) additional square foot of sign area shall be allowed for every two (2) linear feet of building frontage within any TC- district.

Commentary: A use having 120 feet of building frontage would net an additional 22.5 square feet of sign area for a projecting sign, i.e., 120 - 75 = 45 divided by 2 = 22.5 + 30 = 52.5.

(iv) A ground sign shall not exceed the following heights:

Table 9.9-14 Maximum Height for Ground Signs within the Neighborhood Sign District

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Monument</th>
<th>Decorative Pole or Multi-tenant Monument</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN-, TR-</td>
<td>6 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>B-N, TC-1, TC-2</td>
<td>8 ft.</td>
<td>12 ft.</td>
</tr>
</tbody>
</table>

(v) All signs, except permitted projecting, ground or canopy/awning signs, shall be mounted flat to the façade of the building.

(vi) Projecting and wall signs shall be erected only on the signable area of the structure and shall not project over the roofline or parapet wall of the structure.

(vii) No portion of a projecting sign shall be less than eight (8) feet above a pedestrian walkway.

(viii) Ground, projecting and wall signs in a B-N or any TC- district may be illuminated in accordance with 9.9.6 and 9.9.17.g.i.

m. Special Sign Standards for the Pin Point Historic Sign District

i. Sign Illumination
   All illumination of signs shall be from exterior ground or overhead lighting. However, exposed fluorescent lighting is prohibited.

ii. Permitted Materials
   Sign material shall be compatible with the building materials.
iii. **Prohibited Signs**

(1) All signs not listed as permitted in the Pin Point Historic Sign District per Table 9.9-5, Signs Allowed in Historic Special Sign Districts, are prohibited; and

(2) Signs placed upon a structure in any manner so as to damage or conceal any window opening, door or significant architectural feature or detail of any building.

iv. **General**

Regardless of permitted sign type, with the exception of decorative pole signs and signs painted on walls, nonilluminated signs that are three (3) square feet in size or less shall be allowed without a sign permit or a Certificate of Appropriateness.

v. **Bulletin Board Signs**

(1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted per property.

(2) Such sign shall be in combination with a permitted ground sign only.

(3) Such sign shall not exceed 18 square feet in size.

vi. **Historical Markers**

In addition to a ground, projecting or wall sign, historical markers erected through the Georgia Historical Society marker program shall be permitted without a sign permit.

vii. **Incidental Signs**

(1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted adjacent to each entrance providing public access.

(2) Such sign shall not exceed three (3) square feet in area.

(3) Such sign shall be mounted flat against the building wall.

(4) Individual letters may be attached directly to the face of the building, window or door.

viii. **Directional Sign**

(1) In addition to a ground, projecting or wall sign, on-site directional signs in conformance with public traffic sign standards directing traffic movement onto or within the premises shall be permitted without a sign permit or a Certificate of Appropriateness.

(2) The size of such sign shall not exceed four (4) feet in height and four (4) square feet in area.

ix. **Ground, Projecting and Wall Signs**

(1) Only one (1) ground, projecting or wall sign shall be permitted for each business establishment.

(2) The aggregate sign area shall not exceed a size of more than one (1) square foot of sign area per linear foot of lot frontage along a given street or shall meet the following size requirements, whichever is the most restrictive:

<table>
<thead>
<tr>
<th>Wall Sign (max)</th>
<th>Ground or Projecting Sign (max)</th>
<th>Projecting Sign Distance from Wall (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 sq. ft.</td>
<td>24 sq. ft.</td>
<td>5 ft.</td>
</tr>
</tbody>
</table>

Table 9.9-15 Sign Standards for Ground, Projecting and Wall Signs
Ground signs shall be limited to monument and decorative post signs.

The base of all ground signs shall be landscaped.

The maximum height of a ground sign including the supporting base shall be six (6) feet.

Wall and projecting signs shall be erected only on the signable area of the structure and shall not project over the roofline or parapet wall elevation of the structure.

Window Signs

(1) Such signs may be attached, erected, etched or painted on a window of a building or structure.

(2) The sum of such signs shall not exceed 10% of the window area of each façade.

Nonconforming Signs

In addition to the requirements of Sec. 11.7, Nonconforming Signs, when a principal use existing at the time of adoption of this section changes to a different principal use, all nonconforming signs that existed on the premises prior to such change of use shall be brought into conformance with the provisions of this Section or shall be removed.

Special Sign Standards for the New Ogeechee Missionary Baptist Church Sign District

i. Sign Illumination

All illumination of signs shall be from exterior ground or overhead lighting. However, exposed fluorescent lighting is prohibited.

ii. Permitted Materials

Sign material shall be compatible with the building materials.

iii. Prohibited Signs

In addition to Sec. 9.9.8, Prohibited Signs, the following signs are not allowed within the New Ogeechee Missionary Baptist Church Sign District:

(1) All signs not listed as permitted in the New Ogeechee Missionary Baptist Church Sign District per Table 9.9-5, Signs Allowed in Historic Special Sign Districts, are prohibited;

(2) Signs painted directly on the exterior walls of any structure; and

(3) Signs placed upon a structure in any manner so as to damage or conceal any window opening, door or significant architectural feature or detail of any building.

iv. General

Regardless of permitted sign type, with the exception of signs painted on walls, nonilluminated signs that are three (3) square feet in size or less shall be allowed without a sign permit or a Certificate of Appropriateness.

v. Bulletin Board Signs

(1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted per property.

(2) Such sign shall be in combination with a permitted ground sign only.

(3) Such sign shall not exceed 18 square feet in size.
vi. Directional Sign
(1) In addition to a ground, projecting or wall sign, on-site directional signs in conformance with public traffic sign standards directing traffic movement onto or within the premises shall be permitted without a sign permit or a Certificate of Appropriateness.
(2) The size of such sign shall not exceed four (4) feet in height and four (4) square feet in area.

vii. Historical Marker
In addition to a ground, projecting or wall sign, historical markers erected through the Georgia Historical Society marker program shall be permitted without a sign permit or a Certificate of Appropriateness.

viii. Incidental Signs
(1) In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted adjacent to each entrance providing public access.
(2) Such sign shall not exceed two (2) square feet in area.
(3) Such sign shall be mounted flat against the building wall.
(4) Individual letters may be attached directly to the face of the building or door.

ix. Under-Canopy or Under-Awning Sign
(1) In addition to a ground, projecting or wall sign, one (1) such sign located under a canopy or awning shall be permitted per entrance providing public access.
(2) Such sign shall not exceed six (6) square feet in area per sign face.
(3) Such sign shall not be less than eight (8) feet above the sidewalk and not less than one (1) foot from the outer edge of the canopy.

x. Ground and Wall Signs
(1) Only one (1) ground or wall sign shall be permitted for each business establishment.
(2) No portion of a sign shall be erected within two (2) feet of a curbline.
(3) The aggregate sign area shall not exceed a size of more than one (1) square foot of sign area per linear foot of lot frontage along a given street.
(4) Ground signs shall not exceed 24 square feet in area.
(5) Wall signs shall not exceed 20 square feet in area.
(6) The maximum height of a ground sign including the supporting base shall be 10 feet.
(7) Ground signs shall be limited to monument or decorative post signs.
(8) Wall signs shall be erected only on the signable area of the structure and shall not project over the roofline or parapet wall elevation of the structure.

o. Other Special Sign District Boundaries
i. Islands and Southeast Chatham Community Sign District
The Islands and Southeast Chatham Community Sign District shall include any area located within the Islands and Southeast Chatham Community Overlay District (see Sec. 7.4.2 Boundaries).
ii. **Stephenson Avenue Sign District**

   The Stephenson Avenue Sign District shall include any properties adjacent to Stephenson Avenue as of [the effective date of this Ordinance] between the centerline of Habersham Street to the west and the centerline of Waters Avenue to the east. For the corner lots located at the intersection of Stephenson Avenue and Waters Avenue, signage associated with the Waters Avenue frontage shall be exempt from these standards.

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**Figure 9.9-19**

**Stephenson Avenue Sign District**

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p. **Signs Allowed in Other Special Sign Districts**

   Sign types allowed in Other Special Sign Districts shall be those permitted in Sec. 9.9.10, Signs Allowed without a Permit and Sec. 9.9.11, Signs Requiring a Permit, unless specifically prohibited below. Where the provisions of a Special Sign District are in conflict with any requirements of Sec. 9.9.10 or 9.9.11, the requirements of the Special Sign District shall prevail.

q. **Special Sign Standards for the Islands and Southeast Chatham Community Sign District**

   i. **Sign Illumination**

      1. All illumination of signs shall be external. Exposed bulbs shall not be visible.

      2. With the exception of backlit, silhouetted raised lettering, neon and internally illuminated signs are prohibited. Neon is prohibited for building detailing.
ii. **Prohibited Signs**
   In addition to Sec. 9.9.8, Prohibited Signs, pylon signs shall be prohibited.

iii. **Ground Signs**
   (1) Such signs shall be limited to monument signs.
   (2) Such signs shall not exceed the maximum sign area standards as established in Sec. 9.9.13, Maximum Sign Area; however, no sign shall exceed 125 square feet.
   (3) The maximum height of such sign including the supporting base shall be eight (8) feet for a sign accommodating one (1) or two (2) tenants and 10 feet for a sign accommodating three (3) or more tenants.
   (4) Flowering plants or shrubs shall be planted at the base of all such signs.

iv. **Nonconforming Signs**
   Existing nonconforming signs that were nonconforming prior to [the effective date of this Ordinance] shall not be altered (except for routine general maintenance and repair) unless the sign is brought into compliance with all provisions of this Section. A change of sign face is an alteration for the purposes of this Section.

r. **Special Sign Standards for the Stephenson Avenue Sign District**
   i. **Sign Illumination**
      Illumination shall be of interior, nonflashing design or indirect lighting.
   
   ii. **Prohibited Signs**
      In addition to Sec. 9.9.8 the following signs are not allowed within the Stephenson Avenue Sign District:
      (1) Decorative Post; and
      (2) Pylon signs.

   iii. **Ground Signs**
      (1) Such signs shall be limited to monument signs.
      (2) Such signs shall not exceed the maximum sign area standards as established in Sec. 9.9.13, Maximum Sign Area.
      (3) The maximum height of a monument sign including the supporting base shall be eight (8) feet for a single tenant and 12 feet for two (2) or more tenants.
      (4) Flowering plants or shrubs shall be planted at the base of all such signs.

9.9.18 **Nonconforming Signs**
Standards for nonconforming signs are set forth in Sec. 11.7, Nonconforming Signs.
Sec. 9.10 Reserved
Sec. 9.11 Supplemental Mixed-Use and Nonresidential Standards

9.11.1 Purpose
The purpose of this Section is to supplement the general site standards with specific criteria that apply to the design and appearance of mixed-use and nonresidential development in any zoning district.

a. The goal of Chatham County and Savannah is to create and maintain a positive community image and identity by encouraging the creation high quality, site specific architecture while discouraging prototypical, chain and franchise design that can be detrimental to the community’s image and sense of place.

b. These standards are not intended to promote a particular architectural style, but seek to cross the boundaries of time, style and history and to look for common elements derived from human scale, and form. With this approach, architectural styles can continue evolving while a common visual link is maintained between buildings.

c. The purpose of these standards is to promote diverse design. They encourage unique architectural expression including modern and contemporary building styles. It is understood that modern buildings can meet these design standards; however, exemptions may be possible, as provided in Sec. 9.11.3, for specific design circumstances.

d. These standards incorporate elements of architectural design with other general site standards that will result in a coordinated approach to building and site design consistent with the goals, policies and objectives of the Chatham County-Savannah Comprehensive Plan and the purpose and intent of this Ordinance.

9.11.2 Applicability

a. New Construction
The requirements of this Section shall apply to new mixed-use and nonresidential development in any zoning district except where exempted as provided in Sec. 9.11.3.

b. Renovations and Redevelopment
Facade renovations and additions shall incorporate these standards unless it can be demonstrated to be impractical or unreasonable due to the constraints of the existing building(s). In such cases, the design of the building(s) shall be reviewed by the Planning Commission in accordance with Sec. 9.11.6.b.iv.

9.11.3 Exemptions

a. Properties within an historic overlay zoning district.

b. Properties within Planned Development districts where alternate design standards have been approved by the Governing Body.

c. Properties within established existing and new industrial parks or in the I-L and I-H districts meeting at least one of the following:

i. Without that have no frontage on a public right-of-way,

ii. That have frontage on streets internal to a development; or

iii. Having that have a Class 6 land use street yard buffer (see Sec. 9.5, Landscaping, Screening and Buffers).
c.d. Where it can be demonstrated to be appropriate for a specific design intent or context, the Planning Director may modify the scale and/or primary building materials requirement(s) up to 10% of the total requirement. Proposed modifications beyond 10% may be considered in accordance with Sec. 9.11.6.b.

d.e. Buildings within established contexts, Monumental Buildings and Signature Mixed-Use and Nonresidential Buildings may be granted an exemption from one or more of the design standards through Alternative Compliance (see Sec. 9.11.6, Alternative Compliance).

Commentary: Examples of an established context include an area with a discernible existing architectural vernacular, or where commercial development has begun to encroach into a predominantly single family residential area.

9.11.4 General Design Standards

The following design standards shall be incorporated into facades of new nonresidential and mixed-use development visible from a public right-of-way. These standards allow for flexibility, creativity and innovation while at the same time encouraging the design of buildings that adhere to timeless principles of architectural composition.

a. Primary Building Facades

For the purposes of this Section, a Primary Facade shall be defined as any facade visible from a public right-of-way and incorporating public entrances or display windows.

i. Materials

Principle: High quality, timeless and durable materials provide a sense of permanence and continuity of place. Materials also contribute to the perception of a building’s overall scale and texture. The use of regionally indigenous materials is to be encouraged to the greatest extent possible. The standards require non-residential and mixed-use buildings to use high quality, durable materials over a majority of their surface area.

Standard: Building walls shall incorporate high quality, durable materials in the form of brick, cast stone, stone, precast or site cast concrete, stucco over masonry and structural steel over 75% of the surface area. The remainder of the facade may incorporate other materials. This calculation shall exclude doors, glass curtain walls, storefront systems and other architectural glazing.

Alternative materials may be approved by the Planning Director provided that such materials can be demonstrated to meet or exceed the durability and permanence of the materials prescribed by the standard.

ii. Transparency

Principle: Building facades for commercial buildings should have large window areas to share the building’s interior activity with the street. Commercial and mixed-use buildings should provide a high level of transparency at the street level in order to visually connect activities within and outside of the building, while upper level windows are often smaller, indicating more private uses. The design of storefronts in particular can enhance pedestrian activity. The openings in a wall create one of the strongest visual impacts beyond the wall itself. As design elements, windows and doors provide the opportunity to accomplish many of the other facade principles.

Standard: Primary facades shall incorporate transparent features over a minimum percentage of surfaces. Minimum percentages are as follows:

1. Ground level retail: 55% minimum
2. Ground level office and other commercial uses: 35% minimum
(3) Ground level of any commercial use over 25,000 SF: 25% minimum
(4) Upper levels of all uses: 20% minimum

Transparency of the ground level shall be calculated within the first 15 feet of the building wall measured vertically from the first finished floor level. False or implied openings shall not count toward the minimum transparency standard. Window sashes, storefront members and doors shall be recessed a minimum of three (3) inches from all facade surfaces.

iii. Composition

Principle: Facades should be organized into three (3) major components, the base, body and cap. These elements transcend style and relate architecture to the human body with the visual analogy of feet, torso and head.

Base: ground level, where the building makes contact with the earth.
Body: upper architecture, forming the majority of the structure.
Cap: parapet, entablature or roofline, where the building meets the sky.

These concepts have been updated and employed in building design for thousands of years, suggesting a universal relationship to visual psychology. These elements may be present today in varying proportions, and achieved using a variety of additive or subtractive techniques.

Standard: The building facade shall have a clearly identifiable base, body and cap with horizontal elements separating these components.

iv. Proportion

Principle: Human proportions have been used in architecture for thousands of years to create a sense of natural order over and above the individual style. Significant to these standards is the fundamental premise that vertical proportions in architecture relate to the upright human body.

Building features such as columns, piers and masonry patterns can divide and create vertical orientation on an otherwise unbroken horizontal surface. Windows and doors may also be used to introduce vertical proportions within an overall composition.

Standard: Building facades shall incorporate elements with vertical proportions, having a height greater than their width. The facades of buildings shall be divided into architecturally distinct sections with vertical proportions and/or shall incorporate vertical proportions within window and door openings and glazing divisions. The spaces between columns or piers incorporating masonry or stone shall be vertical in proportion.

v. Rhythm

Principle: Rhythm applied to architecture refers to the harmonious recurrence of lines, shapes, forms and details. It incorporates repetition and spacing as a fundamental device to create visual organization. Studies of human perception have shown that the mind and eye actually seek some type of organization in order to relate various elements.

Almost all buildings incorporate elements that are by their very nature repetitive. For example, windows and doors, light fixtures, roof forms or massing elements. When these items are carefully considered, they have the ability to create rhythm. The result...
can enliven a surface too blank, measure a surface too long, and organize and bring order to the composition of a facade.

**Standard:** A minimum of one (1) significant element or massing component shall be repeated at regular intervals no less than three (3) times along each facade. The scale of the chosen element may relate to the scale of the overall structure.

**vi. Scale**

**Principle:** Human scale in architecture refers to how we perceive a building or building element in relation to the human body. Humans are similar enough in size that dimensions based on the body can be used to establish elements of detail in a building. A place can be measured by our ability to experience detail and texture. It is therefore important that up close, buildings possess a level of refinement that is tangible, creating a sense of human scale at the pedestrian level.

**Standard:** Facades shall incorporate a minimum of two (2) details, incorporated throughout the length of the facade, and refined to the scale of 12 inches or less within the first 10 feet of the building wall measured vertically from the first finished floor level.

The scale of the detail shall relate to the scale of the overall building and may be expressed in the form of a reveal, projection, indentation, material or textural change.

**vii. Expression**

**Principle:** Structural expression creates facades with inherent visual logic, and provides a human comfort level to the observer corresponding to our intuitive understanding of gravity.

Elevation design should work within the framework of chosen materials. Design and detailing of materials should result in an authentic appearing structure, with dimensions and spans of visible materials related to their own structural properties. For example, masonry elements should display characteristics of load-bearing design such as arches and headers that relate directly to columns or pilasters below. Alternatively, steel elements should display characteristics of framed structural members.

**Standard:** Facade elements designed to appear as load bearing masonry such as lintels, arches, pediments and parapets shall be visually supported by other architectural elements below, such as columns, piers or pilasters.

**b. Secondary Building Facades**

For the purposes of this Section, a Secondary Facade shall be defined as any facade visible from a public right-of-way not incorporating public entrances or display windows. Secondary building facades shall incorporate the standards for (i) Materials, (iii) Composition, (iv) Proportion, (v) Rhythm and (vii) Expression as outlined in 9.11.5a.

**c. Public Entrances**

A clearly defined public entrance enhances the clarity, legibility and pedestrian accommodation of building facades. All buildings subject to these standards shall have a highly visible, clearly defined public entrance.

**d. Buildings on Corner Lots**

Corner lots at an intersection of two (2) or more arterial and/or collector streets, as identified on the Functional Street Classifications for Land Uses Table Map...
Appendix A-1, shall be designed to address the corner architecturally, in order to emphasize their location as focal points and transition points within the community. Examples include, but are not limited to:

i. Architectural elements such as corner towers or raised parapets;

ii. Improved building prominence through location at the street edge (“built to” the minimum setback);

iii. Diagonal building edges at the intersection (where the corner of the building facing the intersection is chamfered); or

iv. Location of storefront windows, entrances or bay windows to emphasize the intersection.

e. Roof Types and Materials

i. Metal, Clay Tile, or 320 pound architectural grade shingles or heavier shall be the dominant roof material in areas visible from a public right-of-way.

ii. The following types of materials are prohibited:
   (1) Asphalt shingles, except 320 pound architectural grade shingles or heavier
   (2) Applied mansard roof canopies

f. Awnings and Canopies

i. Awnings shall be integrated structurally and architecturally into the design of the façade and meet all applicable building codes.

ii. Awnings extending above a public sidewalk or other public walkway shall be a minimum of 10 feet above the sidewalk or walkway and shall project a minimum of five (5) feet from the building façade.

iii. The following awnings shall be prohibited:
   (1) Back-lit (internally lit) awnings; and
   (2) Mansard awnings.

g. Service Areas

These standards are intended to diminish the visual impacts of service functions that may distract or have a negative impact on the streetscape, landscape and the overall community image. See Sec. 9.5, Landscaping, Screening and Buffers.

9.11.5 Drive-Thru Service Facilities

a. Purpose

The purpose of this Section is to establish standards that allow for drive-thru facilities while reducing the negative impacts associated with such facilities. This Section provides standards for drive-thru facilities that mitigate noise and visual impacts on adjacent properties, reduces conflicts between vehicles in stacking lanes, pedestrians and traffic on adjacent streets and promotes safe and efficient on-site vehicular and pedestrian circulation.

b. Applicability

The regulations of this Section shall apply to any newly proposed uses that have drive-thru facilities, the addition of drive-thru facilities to existing uses and the expansion or relocation of an existing drive-thru facility.
c. **Site Development Plan Required**
   A site development plan conforming to the requirements of Sec. 3.10, Site Development Plan indicating the location of the drive-thru facility and all its components (such as stacking lanes, points of vehicular access, and landscaping), is required.

d. **General Provisions**
   i. Drive-thru facilities are prohibited in the D-R, D-N, D-W, D-CBD, and any TN- zoning districts and in any TC-1 district located within the Streetcar Historic Overlay District. Drive-thru facilities are permitted as a special use per Sec. 3.12, Special Use Permit, within the D-C district and any TC-1 district located outside of the Streetcar Historic Overlay District.
   
   ii. Drive-thru windows, stacking lanes, menu boards and communications equipment shall be placed to the side or rear of the building, except in the TC-1 or D-C district where all components of the drive-thru shall be located to the rear of the building.
   
   iii. Within the TC-1 or D-C district, uses with drive-thru facilities are permitted only on corner lots and shall not take access from local streets.
   
   iv. If property is located within an overlay district, additional standards may apply. See Article 7.0, Historic and other Overlay Districts.

9.11.6 **Variances and Alternative Compliance**

a. **Variances**
   No variances to the requirements of this Section shall be allowed; however, alternative compliance, as described below, may be possible.

b. **Alternative Compliance**
   i. **New Buildings in Established Contexts**
      In specific cases, an established context may require an alternative to one or more of the standards. Where one or more of the standards of this Section can be demonstrated to hinder an appropriate architectural character for a specific context, alternative compliance may be considered by the Planning Commission in accordance with Sec. 3.10, Site Development Plan, provided that the building design meets the purpose and intent of this Section.
   
   ii. **Monumental Buildings**
      Monumental buildings are centers of public activity and should represent a prominent image within the community. By their very nature, these buildings are meant to stand out. It is particularly appropriate to create signature Monumental Buildings that stand apart from, rather than blend into their surrounding contexts.
      
      Where one or more of the standards of this Section can be demonstrated to limit the ability to create a Monumental Building, as defined by this Ordinance, alternative compliance is encouraged. Monumental Buildings demonstrating exemplary design employing innovation and creativity to meet the purpose and intent of this Section may be considered for alternative compliance by the Planning Commission in accordance with Sec. 3.10, Site Development Plan.
   
   iii. **Signature Mixed-Use and Nonresidential Buildings**
      In keeping with the goals of this Ordinance to promote quality and diversity in architecture, it is understood that there are exceptional uses, sites and contexts on which a Signature Mixed-Use or Nonresidential Building may be appropriate.
For the purposes of this Ordinance, a Signature Mixed-Use or Nonresidential building shall be defined as a one-of-a-kind building designed for a specific site and context which employs unique architectural innovation, and which can be demonstrated by the architect to address the principles set forth in this Section through alternative means.

Where one or more of the standards of this Section can be demonstrated to limit the ability to create a Signature Mixed-Use or Nonresidential Building demonstrating exemplary design and employing innovation and creativity to meet the purpose and intent of this Section alternative compliance may be considered by the Planning Commission in accordance with Sec. 3.10, Site Development Plan. This provision shall not be utilized to exempt chain and franchise buildings from the standards contained in this Section.

iv. Renovations and Redevelopment

Renovation and redevelopment of existing buildings is highly encouraged. Specifically, facade changes shall attempt to meet the standards on any portion of the facade being modified. However, it is recognized that it may be impractical or unreasonable to meet all of the standards of this Section.

Where one or more of the standards of this Section can be demonstrated to limit the ability to practically and reasonably renovate or redevelop existing buildings, alternative compliance may be considered by the Planning Commission in accordance with Sec. 3.10, Site Development Plan, provided that the building design meets the purpose and intent of this Section. Where there is an established context, appropriate architectural character shall be considered. Furthermore, alternative compliance shall not be utilized to exempt chain and franchise buildings from the standards contained in this Section.
Article 10.0 Natural, Historic and Cultural Resources Standards

Sec. 10.1 Generally
The purpose of this Article is to protect open spaces, natural resources and the character of our community in a manner that preserves and cultivates a unique sense of place while balancing economic well-being, protecting the quality of water and land, and minimizing the present and future vulnerability to natural and man-made hazards.
Sec. 10.2 Open and Recreational Space [Reserved]
Sec. 10.3 [Reserved]
Sec. 10.4 Protected River Corridor Buffer

10.4.1 Purpose
The Protected River Corridor Buffer (previously the Protected River Corridor Overlay District), limits certain land disturbing activities and uses within a designated buffer in the areas of a perennial stream or watercourse with an average annual flow of at least 400 cubic feet per second pursuant to the provisions of the O.C.G.A. §12-2-8 of the Georgia Planning Act of 1989, as amended. The buffer aids in the protection of natural resources and the environment, including, but not limited to, the protection of river corridors; watersheds of streams and reservoirs that are used for public water supply; the purity of ground water; and, wetlands.

10.4.2 Applicability
a. The Protected River Corridor (PRC) buffer applies to those sections of the Ogeechee River not within the jurisdiction of Georgia Planning Act of 1989. The buffer includes all parcels adjacent to the Ogeechee River from the Chatham County border with Effingham County, east to U.S. Highway 17.

b. For the purposes of this Section, “river corridor” shall mean all land inclusive of islands, of a protected river as measured in Sec. 10.4.3.a, in areas of a protected river and being within 100 feet horizontally on both sides of the river as measured from the river banks at mean high water.

10.4.3 Buffer Standards
a. Measurement of Buffer
The 100 foot buffer shall be measured horizontally from the uppermost part of the river bank, usually marked by a break in slope and often with a change in vegetative cover type for non-tidal areas and from mean high water in tidal areas. Although not within the measured 100 foot wide buffer, the area between the uppermost part of the riverbank and the edge of the river shall be treated in the same manner as the buffer.

b. Buffer Vegetation
All areas lying within 100 feet, on both sides of the protected river corridor shall consist of a native, undisturbed vegetative buffer. Such vegetative buffer shall not be removed, altered, or otherwise diminished, except as provided for in this Section.

c. Except as allowed in Sec. 10.4.5, land disturbance within the river corridor shall be prohibited. Where land disturbance is authorized pursuant to these regulations, a native,
vegetative buffer must be restored within 30 days of cessation of the land disturbance, if no construction is to follow, or within 30 days of the completion of the construction.

10.4.4 Relationship to Base Zoning Districts
In all zoning districts within the boundaries of the PRC buffer, the standards for both the base zoning district and the PRC buffer shall apply. Should there be a conflict between the standards of the base zoning district and the standards of the PRC buffer, the standards of the PRC buffer shall apply.

10.4.5 Permitted Uses and Activities
Within the PRC buffer, the following uses may be permitted provided that such uses are permitted within the base zoning district. Uses permitted within the base district which are not listed below, are prohibited. The use standards listed below are in addition to those in Article 8.0, Use Standards. Where there is a conflict between the use standards in Article 8.0 and those listed below, the standards of the PRC buffer shall apply.

a. Single-Family Residential Detached
   Single-family detached dwellings may be permitted, provided that:
   i. The dwelling is located on a tract of land containing at least two (2) acres, excluding any area that lies between the banks of the protected river; provided, however, that lots of record that are less than two (2) acres at as of the time of adoption[the effective date of this Ordinance] may be developed in accordance with this Section.
   ii. There is only one (1) such dwelling on each two (2) acre tract of land; and
   iii. Septic tanks and septic drainfields are not located within the PRC buffer.

b. Tree Farming / Forestry
   Tree farming, forestry and harvesting are permitted, provided that:
   i. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and
   ii. Forestry activity shall not impair the drinking quality of the river water as defined by the Federal Clean Water Act, as amended.

c. Wildlife Management and Fishing Operation
   Wildlife management and commercial fishing operation activities shall be permitted, provided that they are consistent with the purposes of O.C.G.A. §12-2-8.

d. Park
   Passive recreational usage consistent either with the maintenance of a natural vegetative buffer or with non-motorized river dependent recreation shall be permitted. Paths and walkways consisting of pervious materials are consistent with this criterion. Parking lots are not consistent with this criterion. No impervious surfaces shall be permitted.

e. Dock, Private

f. Dock, Residential Community

10.4.6 Violation and Penalty
Violations of any provision of this Ordinance shall be punished in accordance with Article 12.0, Violations, Penalties and Enforcement.
Sec. 10.5 Groundwater Recharge Area

10.5.1 Purpose
The purpose of a groundwater recharge area is to protect groundwater quality by restricting land uses that generate, use or store pollutants within groundwater recharge areas. In addition, this Section establishes minimum sizes for lots within groundwater recharge areas that are served by on-site sewage management systems pursuant to provisions of O.C.G.A. §12-2-8 of the Georgia Planning Act of 1989 and O.C.G.A. §12-16-1 of the Georgia Environmental Policy Act related to environmental planning criteria.

10.5.2 Boundaries
The boundaries of the Groundwater Recharge Area shall correspond to areas as defined by the Georgia Department of Natural Resources Pollution Susceptibility Map in the Hydrologic Atlas, latest edition.

10.5.3 Applicability
Prior to the issuance of a building permit or a demolition permit, the Governing Body Building Official shall assess whether the proposed activity is located within a groundwater recharge area as identified by the Georgia Department of Natural Resources on the Pollution Susceptibility Map in the Hydrologic Atlas, latest edition. All lands identified as groundwater recharge areas shall be subject to the development standards in this Section.

10.5.4 Development Standards
Groundwater recharge areas shall adhere to the following development standards:

a. Secondary Containment for New Above-Ground Storage Tanks
All new above-ground chemical or petroleum storage tanks shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks.

b. Liners for New Agricultural Waste Impoundment Sites
New agricultural waste impoundment sites shall be lined if they are within:
   i. A high pollution susceptibility area;
   ii. A medium pollution susceptibility area and exceed 15 acre-feet in size; or
   iii. A low pollution susceptibility area and exceed 50 acre-feet in size.

   Commentary: For the purposes of this Section, “pollution susceptibility” means the relative vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, applications of chemicals, injections and other human activities in the recharge area.

   At a minimum, the liner shall be constructed of compacted clay having a thickness of one (1) foot and a vertical hydraulic conductivity of less than 5x10^{-7} cm/sec or other criteria established by the Natural Resource Conservation Service. Applications for a building permit for a new agricultural waste impoundment site that requires a liner under the provisions of this subsection shall include a site development plan that shows the location and design of the liner.

c. On-Site Sewage Management System Tanks and Drain Fields
   i. No construction may proceed on any building or manufactured home to be serviced by an on-site sewage management system tank and drain field without applying for and obtaining an On-Site Sewage Management System Construction Permit from the Chatham County Health Department as stated in Chapter 290-5-26 On-Site Sewage Management Systems of the Department of Human Resources Public Health.
ii. As provided in Chapter 290.5.26.7 Absorption Fields of the On-Site Management Systems of the Georgia Department of Human Resources Public Health, no absorption field shall be installed in areas where groundwater, soil characteristics or adverse geological formation may interfere with the absorption or effective treatment of sewage effluent.

iii. New lots shall meet the minimum lot sizes as identified in the rules of the Georgia Department of Natural Resources Chapter 391-1-16 Rules for Environmental Planning Criteria. In no case shall the minimum lot size be less than that allowed by the base zoning district.

d. Impervious Surfaces for Hazardous Materials Handling Operations

Within all pollution susceptibility areas, new facilities that handle hazardous constituents in amounts of 10,000 pounds or more on any one day shall perform their operations on impervious surfaces and in conformance with any applicable Federal spill prevention requirements and the Governing Body Fire Prevention Code requirements. This provision shall not apply to underground storage tanks. Applications for a building permit for hazardous materials handling operations as defined in this subsection shall include a site plan that shows the location and design of any required spill and leak collection systems.

e. Permanent Stormwater Infiltration Basins

Permanent stormwater infiltration basins shall not be constructed in areas having high pollution susceptibility.
Sec. 10.6 Wetlands Assessment

10.6.1 Purpose
The purpose of this Section is to provide notice to applicants seeking land disturbance, building or demolition permits that such proposed activities may also require an additional permit from the U.S. Army Corps of Engineers where there is a potential for disturbance of a jurisdictional wetland.

10.6.2 Applicability
This Section applies to any proposed activity that is located within a wetland inventory area or within 100 feet of a wetland inventory area as defined by either the current U.S. Environmental Protection Agency West Chatham County Advance Identification Map of Wetlands and Uplands (ADID map) or the current U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) map for Chatham County.

10.6.3 Exceptions
The provisions in Sec. 10.6.2 of this Section shall not apply if the applicant can provide to the Governing Body Engineer or Building Official a valid U.S. Army Corps of Engineers wetland delineation that verifies that the proposed activity is not located within jurisdictional wetlands, or a valid U.S. Army Corps of Engineers permit or letter that authorizes the proposed activity within jurisdictional wetlands. If such evidence of compliance with U.S. Army Corps of Engineers permitting requirements is provided, normal procedures shall be followed for issuing a land disturbance, building or demolition permit.

10.6.4 General Provisions
a. Assessment
The assessment of whether the proposed activity involves land disturbance that is located within a wetland inventory area or within 100 feet of a wetland inventory area shall be conducted as follows:
   i. The Governing Body Engineer shall make such assessment prior to the issuance of a land disturbance permit.
   ii. The Governing Body Building Official shall make such assessment prior to the issuance of a building or demolition permit.

In conducting this assessment, the current ADID map shall be consulted first. If the proposed development is not located within the study area defined on the ADID map, the current NWI map for Chatham County shall then be consulted.

b. Determination
   i. If a determination is made that the proposed land disturbance is not located within a wetland inventory area or within 100 feet of a wetland inventory area, normal procedures shall be followed for issuing a land disturbance, building or demolition permit.
   ii. If a determination is made that the proposed land disturbance is located within a wetland inventory area or within 100 feet of a wetland inventory area, a U.S. Army Corps of Engineers jurisdictional wetland determination shall be required prior to issuance of a land disturbance, building or demolition permit.

(1) If the U.S. Army Corps of Engineers determines that a U.S. Army Corps of Engineers permit is required, a land disturbance, building or demolition permit shall be issued only following issuance of such permit.
If the U.S. Army Corps of Engineers determines that the proposed activity would not require a U.S. Army Corps of Engineers permit, normal procedures shall be followed for issuing a land disturbance, building or demolition permit.

10.6.5 Effect of Wetlands Assessment

Wetlands inventory areas as identified above and defined in Sec. 13.2, Defined Terms, General, may not necessarily represent jurisdictional wetlands within the county or city and cannot serve as a substitute for a jurisdictional wetland determination or a wetlands delineation. No permit issued pursuant to these regulations relieves a landowner from federal or state permitting requirements.
Sec. 10.7 Wetland and Marsh Buffers

10.7.1 Purpose
The purpose of this Section is to establish wetland and marsh buffers and to set forth standards by which specified activities may occur in such buffers.

10.7.2 Intent
Wetlands and marshes are a vital part of the ecosystem of Chatham County. To prevent or minimize possible damage from activities that may degrade, destroy or otherwise negatively impact the value and function of wetlands and marshes, wetland and marsh buffers are required. Wetlands and marsh buffers have multiple purposes, including:

a. Serving as a natural storage area for high waters and absorbing rainfall into the soil thereby minimizing flooding potential;

b. Serving as a sediment and stormwater control mechanism that maintains water quality by filtering suspended solids, nutrients, and harmful or toxic substances from stormwater runoff before it enters nearby waters;

c. Helping to provide clean ground and surface drinking water supplies and maintaining the chemical, physical and biological integrity of open bodies of water;

d. Providing temporary refuge for wetland fauna during high water episodes and critical habitat for animals dependent upon but not resident in wetlands and marshes;

e. Accommodating slight variations of wetland and marsh boundaries over time due to hydrologic or climatologic effects; and

f. Serving as an ecological transition zone to reduce the impacts of development upon wetland and marsh vegetation, wildlife and fish habitats, and nursery areas for fisheries.

10.7.3 Applicability

a. This Section shall apply to all land and land disturbing activities within a wetland or marsh buffer except where exempted below.

Commentary: For the purposes of this Section, “land disturbing activities” shall mean: (1) any installation of impervious surface; (2) any grading, scraping, excavating, “stockpiling of soil” or filling of land; (3) any construction, rebuilding or significant alteration of a structure that damages or destroys vegetation; (4) any other activity that destroys vegetation in the buffer. Any other activity is any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including but not limited to, clearing, dredging, grading, excavating, transporting and filling of land but not including agricultural practices as described in O.C.G.A. §1-3-3 “definitions”.

b. In addition to this Section, additional ordinances and policies may also apply to any land disturbance within a wetland or marsh buffer, including Chapter 24 (Environmental Regulations) of the Chatham County Code of Ordinances, or Part 8 (Planning and Regulation of Development), Chapter 6 (Soil Erosion and Sedimentation Control) of the City of Savannah Code of Ordinances.

c. This Section is not intended to interfere with, abrogate or annul any other section, rule or regulation, statute or other provision of law. The requirements of this Section should be considered minimum requirements. Where any provision of federal law, state law, state regulation or this Section imposes restrictions or protective standards different from those imposed by any other section, rule, regulation or other provision of law, the more restrictive provision applies.
d. Approval of or exemption from the requirements of this Section does not constitute approval or exemption from buffer requirements established under other applicable local, state or federal regulations.

e. Construction of docks, piers, boat ramps and marinas are not governed by exempt from this Section, and require permits from the Department of Natural Resources (Coastal Resources Division) and/or U.S. Army Corps of Engineers.

f. Construction of bulkheads, groins, revetments and any other shoreline engineering activities is not governed by exempt from this Section, and requires permits from the Georgia Department of Natural Resources (Coastal Resources Division) and/or U.S. Army Corps of Engineers. However, any land disturbing activity associated with such construction or shoreline engineering activities that encroaches into the buffer area must satisfy the requirements of this Section.

10.7.4 Buffer Width

A buffer width of 35 feet is required for all wetland and marsh buffers.

a. Wetland Buffer

Wetland buffers are a minimum of 35 feet and are required along all jurisdictional wetlands. The buffers shall be measured from the United States Army Corps of Engineers approved Jurisdictional Determination and/or the United States Army Corps of Engineers delineation of the waters on the site.

Figure 10.7-1
Wetland Buffer
b. Marsh Buffer

Marsh buffers are a minimum of 35 feet and are required along all marsh. As required by O.C.G.A. §12-7-1, the Georgia Erosion and Sedimentation Control Act, the state buffer is 25 feet and shall be measured from the Department of Natural Resources jurisdictional marsh line as established by Coastal Resources Division in accordance with the Coastal Marshlands Protection Act of 1970. The remaining 10 feet is a local buffer and is measured from the state buffer in accordance with O.C.G.A. §12-7-1 et seq., Georgia Erosion and Sedimentation Control Act.

10.7.5 Prohibited Activities and Uses within the Buffer

Unless otherwise provided in Sec. 10.7.6, the following are prohibited activities within wetland and marsh buffers:

a. Soil disturbance which includes but is not limited to grading, stripping of topsoil, plowing, cultivating or other similar practices;

b. Clearing of vegetation;

c. Burning of vegetation;

d. Filling;

e. Dumping;

f. Application of pesticides, herbicides or chemical fertilizer;

g. The keeping, grazing or maintenance of animals;

h. Storage;

i. Masonry and wrought iron fencing and any column greater than 36 square inches and no closer than four (4) feet on center spacing; and

j. Septic systems.
10.7.6 Permitted Activities and Uses within the Buffer

The following activities are permitted subject to approval of a Modified Wetland and Marsh Buffer Permit:

a. Public sewer line easements paralleling the water, lake, impoundment, wetland, and/or marsh, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the mean high water line in coastal marsh and wetlands or the top of the bank for streams, lakes, and impoundments. This includes such impervious surface as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed to allow the construction of roads, bike paths, or other transportation routes in such easements, regardless of the type of paving material used.

b. Land disturbing activities by governments within public rights-of-way existing as of [the effective date of the adoption of this Ordinance] or approved under the terms of this Section. Development activities are allowed only if they cannot reasonably be located outside the buffer.

c. Land disturbing activities within utility easements existing as of [the effective date of adoption of this Ordinance] or approved under the terms of this Section when necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.

d. Emergency maintenance and repairs necessary to preserve life and/or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the Governing Body Engineer within 48 hours of the commencement of the work. The Governing Body Engineer shall require mitigation of any negative impacts such emergency work may have caused to the buffer or to water conveyance capacity, stability or water quality.

e. Forestry or silvicultural activities on land that is zoned for forestry or silvicultural uses, provided these activities are not incidental to other land disturbing activity and are conducted using applicable best management practices. If such activity results in land disturbance in the buffer that would otherwise be prohibited, no land disturbing activity other than normal forest management practices will be allowed on the entire property for three (3) years after completion of such forestry and silvicultural activities.

f. Crossings for water lines or for sewer lines provided that they:

   i. occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the wetland or marsh;

   ii. cause a width of disturbance of not more than 50 feet within the buffer; and

   iii. adequate erosion control measures are incorporated into the project plans and specifications and are implemented.

g. Activities for the purpose of constructing public water supply intake, public wastewater outfall structures or stormwater outfalls.

h. Activities to restore and improve vegetation, water quality and/or aquatic habitat.

i. Any trimming or pruning of vegetation for the purpose of creating a keyhole view corridor and/or access path. This shall not allow for the removal of trees.

j. Creation of an access path to water-dependent uses through the buffer.
Commentary: For the purposes of this Section, “access path” shall mean a pervious path designed, constructed and maintained pursuant to the “Coastal Riparian Buffer Guidance Manual” that provides for access to water-dependent uses through the buffer and takes the route that impacts the natural vegetation of the buffer to the least extent possible.

k. Individual trees in the buffer may be removed only if they are in danger of damaging real property or are diseased, upon approval by the Chatham County Department of Engineering or City Landscape Architect.

l. Structural maintenance and repair of any damaged structure (including replacement only within the same or lesser footprint) that existed in the buffer as of [the effective date of adoption of this Ordinance]. This activity may only occur outside of the state buffer.

10.7.7 Modified Wetland or Marsh Buffer Permit

Land disturbing activity proposed within a wetland or local marsh buffer shall not occur until approval of a Modified Wetland or Marsh Buffer Permit from the Governing Body Engineer has been obtained.

a. Applicability

A Modified Wetland or Marsh Buffer Permit may be issued only if the land disturbing activity constitutes one of the following:

i. Any activity listed in Sec. 10.7.6.

ii. A land disturbing activity that results in a reduction of buffer width over a portion of a parcel, in exchange for an increase in buffer width elsewhere on the same parcel, provided that the average buffer width on the entire parcel equals 35 feet and the buffer width at any given point on the parcel is not less than 25 feet; and, provided further, that all non-native plants within the disturbed area(s) are replaced with native plants as identified in the Coastal Riparian Buffer Planting Manual, as amended; or

iii. The replacement of non-native plants with native plants as identified in the Coastal Riparian Buffer Planting Manual, as amended.

b. Application Requirements

i. For any proposed land disturbance activity within a marsh or wetland buffer, the following information shall be shown on the site development plan, plat or other required document, as applicable:

(1) The location of all riparian lands, including jurisdictional wetlands and marshes, within and adjacent to the wetland or marsh buffer;

(2) The existing and proposed boundaries of the buffer, including any state and local buffers; and,

(3) A description of the land disturbance activities and any structures that are proposed within the buffer, if any.

(4) A copy of the Jurisdictional Determination letter as issued from the State of Georgia or the U.S. Army Corps of Engineers,

(5) A plan that shows how each Best Management Practice (BMP) will be achieved or the redirection of flow to include all necessary calculations and topography.

ii. To remove non-native plants or turf grasses or install native plants as identified in the Coastal Riparian Buffer Planting Manual, as amended, a landscape plan detailing these efforts shall be submitted to the Chatham County Department of Engineering or City Landscape Architect before any work begins.

iii. The Chatham County Department of Engineering or City Landscape Architect may request additional information necessary to review the application.
c. **Criteria for Approval**

The Governing Body Engineer can approve a modification to the local buffer after making a determination that there is no feasible alternative design that would result in no disturbance to the buffer. If there is no feasible alternative design, the proposed disturbance shall be the minimum disturbance necessary to accomplish the purpose of the proposed land disturbance activity.

In order for a modification of the buffer to be approved, compliance with the following standards is also required:

i. The proposed land disturbance will be conducted in accordance with all design guidelines, Low Impact Development techniques, and other guidance found in the Coastal Riparian Buffer Guidance Manual, as amended; and

ii. If a decrease in the average buffer width is allowed then BMPs must be installed or flow must be directed to the increased buffer areas referenced in Sec. 10.7.7 a.ii.

### 10.7.8 State and Federal Variances

When a variance is granted by a state or federal agency to allow specified activities within a state or federal buffer, such activities shall also be allowed in the local buffer. When a variance is granted by a state or federal agency to reduce the required state or federal buffer width, the local buffer shall not be required in the case of a marsh buffer or, in the case of a wetland buffer, shall be reduced to be consistent with the reduction in the state or federal buffer.

### 10.7.9 Inspection

The Governing Body Engineer or Building Official shall inspect work in the buffer and shall make a final inspection following completion of the work. The Governing Body Engineer and Building Official shall have the authority to enter at a reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of any land disturbing activities within the buffer.
Article 11.0 Nonconformities

Sec. 11.1 Generally

The purpose of this Article is to establish regulations and limitations on the continued existence of uses, lots, structures, signs, parking areas and other development features that came into existence legally, in conformance with then-applicable regulations, but that do not conform to one or more of the requirements of this Ordinance. These are referred to in this Ordinance as "nonconformities".

Commentary: For the purposes of this Section, a development feature is a site standard, not specifically identified herein, such as lighting, buffers and open and recreational space, signage. A development feature does not include use and district building standards (e.g., yard setbacks and height).

Sec. 11.2 Intent

a. In order to encourage development that is consistent with this Ordinance and to provide owners with reasonable use of their uses, lots, structures, signs, parking areas and other development features that came into existence legally, such uses, lots, structures, signs, parking areas and other development features are encouraged to continue to exist and be put to productive use.

b. The regulations of this Article are intended to clarify the effect of such nonconforming status and to avoid confusion with illegal uses, lots, structures, signs, parking areas and development features. Furthermore, the regulations are intended to:

i. Recognize the interest of owners in continuing to use their property;

ii. Promote reuse and rehabilitation of nonconformities, where applicable; and,

iii. Prohibit the expansion and alteration of nonconformities that have the potential to adversely affect surrounding properties or the community as a whole.

Sec. 11.3 General Standards

11.3.1 Exemptions

The provisions of this Article shall not be construed to prohibit the reconstruction of any lawfully established nonconforming, single-family residential structure (including the replacement of manufactured single-family residential structure) if such structure is damaged or destroyed by a natural calamity or other involuntary act, provided that:

a. The extent of the nonconformity is not expanded in scale, scope or intensity beyond that of the original structure (e.g., the square footage of the replacement structure cannot exceed that of the original structure).

b. Any dimensional nonconformities are corrected to the extent reasonable and practicable as determined by the Governing Body Building Official.

c. Adequate documentation (e.g., an insurance report) is provided to demonstrate that the damage or destruction necessitating the reconstruction or total replacement is the result of a natural calamity or other involuntary act.
d. A valid plot plan, as required by the Governing Body Building Official, and building permit for its reconstruction must be applied for within 12 months of the date that the damage occurred.

11.3.2 Authority to Continue
Any lawful nonconformity that existed on the effective date of this Ordinance or any use, structure, lot, sign, parking area or development feature that becomes lawfully nonconforming upon adoption of any amendment to this Ordinance may be continued in accordance with the regulations of this Article.

11.3.3 Determination of Nonconformity Status
The burden of proving that a lawful nonconformity exists (as opposed to a violation of this Ordinance) rests with the property owner.

11.3.4 Repairs and Maintenance
a. Nonconformities shall be maintained to be safe and in good repair.

b. Incidental repairs and normal maintenance necessary to keep a lawful nonconformity in sound condition are permitted unless otherwise expressly prohibited by this Ordinance.

c. Installation or relocation of non-load bearing walls, non-bearing partitions, fixtures, wiring or plumbing, may be performed on any structure that is devoted in whole or in part to a nonconforming use.

d. Nothing in this Article shall prevent the strengthening or restoration to a safe condition of a structure, sign, parking area or development feature in accordance with an order of the Governing Body Building Official who declares such structure, sign, parking area or development feature to be unsafe and orders it to be restored to a safe condition provided such restoration is not otherwise in violation of the various provisions of this Ordinance prohibiting repair or restoration of partially damaged or destroyed structures, signs, parking areas or development features.

11.3.5 Changes in Ownership, Tenancy or Management
Nonconforming status is not affected by changes of ownership, tenancy or management.

Sec. 11.4 Nonconforming Uses and Structures

11.4.1 Definition
Any use or building structure that lawfully existed at the time it was constructed or established but which fails to comply with one or more of the applicable regulations or standards of this Ordinance.

a. Nonconforming Use
A nonconforming use is a use of land or structure that lawfully existed before the adoption or amendment of this Ordinance but that fails, by reason of such adoption or amendment, to conform to the use regulations of the zoning district in which the use is located or other development standards of this Ordinance.

b. Nonconforming Structure
A nonconforming structure is any structure that lawfully existed before the adoption or amendment of this Ordinance but that fails, by reason of such adoption or amendment, to conform to the building standards of the zoning district in which the structure is located or other development standards of this Ordinance.
11.4.2 Regulations

a. Change in Use

A nonconforming use of land or of a structure shall not be changed to any use not permitted in the base zoning district or overlay district, if applicable, unless authorized by the Zoning Board of Appeals in accordance with Sec. 3.27, Relief for Nonconforming Uses. However, when such nonconforming use has been changed to a permitted use, it shall only be used thereafter for a use allowed in the zoning district in which it is located and shall meet any applicable use standard(s). For purposes of this paragraph, a use shall be deemed to have been changed when an existing nonconforming use has been terminated and a business license or tax certificate for the permitted use has been obtained.

b. Enlargement, Expansion

i. Nonconforming Uses

A nonconforming use shall not be enlarged or expanded to occupy a greater area of land or of a structure unless authorized by the Zoning Board of Appeals in accordance with Sec. 3.27, Relief for Nonconforming Uses. Activity further prohibited shall include, without being limited to:

1. Enlargement or expansion of such use within a structure to any portion of the floor area that was not occupied by such nonconforming use on the effective date of this Ordinance, or any amendment to this Ordinance that causes such use to become nonconforming.

2. Operation of such nonconforming use in such a manner as to conflict with, or to further conflict with, if already conflicting on the effective date of this Ordinance or any amendments to this Ordinance, any use limitations established for the district in which such use is located.

3. New construction, reconstruction or structural alterations except as provided in Sec. 11.3.4.

ii. Nonconforming Structures

Any nonconforming structure may be enlarged, maintained, repaired or altered; provided, however, that no such enlargement, maintenance, repair or alteration shall create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such structure that is not in compliance with this Ordinance.

Commentary: For example, an enlargement that proposes a greater encroachment into a required setback is considered an additional nonconformity and is not permitted by this provision.

c. Relocation

i. Nonconforming Uses

No nonconforming use of land shall be relocated in whole or in part to any other location on the same or any other lot, unless such use conforms to all the regulations of the district in which such use of land is located after being so relocated.

ii. Nonconforming Structures

No nonconforming structure shall be relocated in whole or in part to any other location on the same or any other lot, unless the entire structure after its relocation conforms to...
all the regulations of the district in which the building is located after being so relocated.

d. **Damage or Destruction**

   **i. Damage or Destruction Exceeding 75% of the Replacement Cost**

   Any nonconforming structure which is damaged or destroyed by a natural calamity or
   other involuntary act, to beyond 75% of its replacement cost at the time
   of damage or destruction, shall not be rebuilt, altered or repaired unless authorized to
   do so by the Zoning Board of Appeals in accordance with Sec. 3.27, Relief for
   Nonconforming Uses and Structures, within 24 months of the date of occurrence
   of such damage in compliance with this Ordinance.

   **ii. Damage or Destruction 75% or Less of the Replacement Cost**

   Otherwise if the damage is 75% or less of such replacement cost at the time
   of damage or destruction, a building permit must be secured within 12-24 months of the
   date of occurrence of such damage or destruction. If a building permit has not been
   obtained within that time, or if the a building permit is obtained but expires, the
   structure cannot be rebuilt, altered or repaired unless authorized by the Zoning Board
   of Appeals in accordance with Sec. 3.27, Relief for Nonconforming Uses.


e. **Abandonment**

   Once a nonconforming use is abandoned, the nonconforming status of the use is lost and
   any subsequent use or occupancy of such land or structure shall comply with the
   regulations of the zoning district in which such use or structure is located, unless the
   nonconforming use is re-established by the Zoning Board of Appeals in accordance with
   Sec. 3.27, Relief for Nonconforming Uses. A nonconforming use will be considered
   abandoned when any of the following occurs:

   **i.** The use has been discontinued for a period of at least 12 months regardless of
       whether the intent is to resume the nonconforming use;

   **ii.** The nonconforming use has been replaced by a conforming use; or

   **iii.** A building permit to reconstruct a damaged structure that housed a nonconforming
       use has not been secured within 12-24 months of the date of occurrence of such
       damage or the building permit has expired or construction has not been diligently
       pursued.

**Sec. 11.5 Nonconforming Accessory Uses**

No use which is accessory to a principal nonconforming use shall continue after such principal use shall
have ceased, unless such accessory use shall thereafter conform to all the regulations of the district in
which it is located.

**Sec. 11.6 Nonconforming Lots of Record**

**Definition**

A nonconforming lot is a tract of land that was lawfully established in accordance with all
regulations in effect at the time of its establishment but which no longer complies with the
applicable lot area, lot width, lot frontage, or access standards as of [effective date of this
Ordinance] or because of a subsequent map or text amendment.
11.6.2(1) **Determination of Nonconforming Lot Status**

A nonconforming lot shall be considered a legal building site if it meets one or more of the criteria specified below:

a. **Approved Subdivision**
   The lot was created through a subdivision plat approved in accordance with the Subdivision Ordinance.

b. **Individual Lot Legally Created by Deed**
   The lot was legally created by a recorded deed before the effective date of the amendment that made the lot nonconforming, or before the County or City adopted regulations requiring a recorded plat.

c. **Recombination Subdivision**
   The current configuration of the lot resulted from a recombination subdivision approved in accordance with the Subdivision Ordinance.

d. **Partial Government Acquisition**
   The lot was created in conformity with the provisions of this Ordinance, but was made nonconforming when a portion of the lot was acquired by a government entity.

11.6.3(1) **Development on Nonconforming Lots**

Development on nonconforming lots is limited to single-family detached dwellings where permitted by the district, and must comply with all applicable development standards of the zoning district in which the lot is located, unless otherwise stated below or elsewhere in this Ordinance.

**Commentary:** Compliance with district development standards, including yard setbacks and building coverage, is required unless a variance is granted.

a. **Single-family Dwellings**
   A single-family detached dwelling which is permitted within the zoning district in which it is proposed to be located may be erected on a nonconforming lot, notwithstanding the regulations imposed by any other provisions of this Ordinance.

11.6.4(1) **Further Subdivision**

A nonconforming lot may be subdivided provided that subdivision does not create a nonconforming lot.

**Sec. 11.7**

**Sec. 11.6** **Nonconforming Signs**

11.7.1** **Definition**

A nonconforming sign is any sign that lawfully existed before the adoption (effective date of this Ordinance) or subsequent amendment to this Ordinance but that fails, by reason of such adoption or because of a subsequent map or text amendment, to conform to the current provisions of Sec. 9.9, Signs.

**Comment [AB7]: Draft 3 revision**

11.7.2** **Signs Granted a Variance**

Any sign granted a variance may be continued after the effective date of this Ordinance shall be considered a conforming sign. However, any aspect of such sign that was not approved for a variance, and that is in violation of this Ordinance, shall be considered nonconforming.
11.7.3 Alteration, Enlargement, Relocation

No nonconforming sign shall not be changed or altered in any manner which would increase the degree of its nonconformity; enlarged; structurally altered to prolong its useful life; or relocated in whole or in part to any other location where it would be nonconforming. Replacing the support structure of the sign shall be considered structurally altering the sign to prolong its useful life. A change in the copy or advertising message on the sign shall not constitute an alteration of the sign. Routine maintenance of the sign shall be permitted in order to keep it in a safe condition and neat and orderly appearance.

11.7.4 Removal of Nonconforming Signs

a. Removal by Abandonment, Change of Business

i. Any nonconforming sign, the use or copy of which is discontinued or removed for a period of six (6) months, regardless of any intent to resume or not to abandon such sign, shall be deemed to be abandoned and shall not thereafter be re-established.

ii. Any period of such discontinuance caused by government actions, natural calamity or other involuntary act, without any contributing fault by the nonconforming user, shall not be considered in calculating the length of discontinuance for the purposes of this Section.

b. Removal by Damage or Destruction

Any nonconforming sign which is partially damaged or destroyed by a natural calamity or other involuntary act, beyond 50% of its replacement cost at the time of destruction, shall not be restored, but shall be removed or brought into compliance with Sec. 9.9, Signs. Not voluntary...

c. Removal of Nonconforming Signs upon Demolition of a Principal Use Structure

When a principal use structure is demolished, any nonconforming signs on the property where the structure was located shall be brought into compliance with Sec. 9.9, Signs or removed from the property.

d. Process for Removal of Nonconforming Signs

If any nonconforming sign is not removed as required by this Section, the Governing Body Building Official shall initiate the necessary proceedings to secure removal of such nonconforming sign, or secure compliance with the provisions of this Ordinance as provided below.

i. Notice to Correct, Remove or Appeal

Upon mailed notification from the Governing Body Building Official, the property owner shall have 30 days to bring the nonconforming sign into compliance, appeal the decision of the Governing Body Building Official to the Zoning Board of Appeals or remove said sign. Notice shall be deemed delivered three (three) days after being mailed, first class mail, postage prepaid, through the U.S. Mail, to the owner as shown on the most recently available Chatham County Tax Digest.

ii. Enforcement Actions

It shall be a violation of this Ordinance and the property owner shall be subject to criminal prosecution as provided in this Ordinance upon the occurrence of either one of the following:

(1) The property owner does not remove the nonconforming sign within 30 days as provided in subsection i. above and does not appeal the decision of the Governing Body Building Official to the Zoning Board of Appeals.
The property owner appeals the decision of the Governing Body Building Official but does not remove the nonconforming sign within 30 days of a decision of the Zoning Board of Appeals affirming the decision of the Governing Body Building Official.

Sec. 11.8 Sec. 11.7 Nonconforming Parking Areas

11.8.111.7.1 Definition
A nonconforming parking area is any parking area that lawfully existed before the adoption or amendment (effective date of this Ordinance) or subsequent amendment to this Ordinance but that fails, by reason of such adoption or amendment, to conform to the current provisions of Sec. 9.3 Off-street Parking and Loading. For certain circumstances, nonconforming parking areas shall be brought into compliance as provided below.

11.8.211.7.2 Change of Use
a. When the use of a structure or land is discontinued for any period of time and the subsequent use does not require additional off-street parking, such parking area shall not be required to comply with Sec. 9.3, Off-street Parking and Loading, unless specified elsewhere in this Ordinance.

b. When a change in use of a structure or land to another use requires additional off-street parking spaces, the following shall be required:

i. Any existing parking areas shall be required to meet the requirements of Sec. 9.5, Landscaping, Screening and Buffers, and Sec. 9.8, Outdoor Site Lighting; and,

ii. New parking areas shall comply with all of the requirements of this Ordinance.

11.8.311.7.3 Expansion of Use
Where the increase in area devoted to an existing use, whether a structure or land, results in additional off street parking spaces, the following shall apply:

a. The existing parking areas shall only be required to meet the requirements of Sec. 9.5, Landscaping, Screening and Buffers and Sec. 9.8, Outdoor Site Lighting; and

b. New parking areas shall comply with all of the requirements of this Ordinance; however, where the expansion results in an increase of 40% or more required off-street parking spaces, the existing and new parking area shall comply with all of the requirements of this Ordinance.

11.8.411.7.4 Site Redevelopment
Where an existing principal use structure on a property is replaced with a new principal use structure, new and existing parking areas associated with that use shall comply with this Ordinance.

Sec. 11.9 Sec. 11.8 Nonconforming Development Features

11.9.111.8.1 Definition
A nonconforming development feature is any aspect of a development (other than those described in Sec. 11.4 thru 11.7) that was lawfully established, in accordance with the regulations at the time of its establishment but that no longer complies with one or more standards of this Ordinance. Common examples of nonconforming development features are sites that do not comply with the lighting or landscaping, screening and buffer standards of this Ordinance.
11.9.211.8.2 Regulations

a. No action may be taken that increases the degree or extent of the nonconforming development feature.

b. If a structure or other development containing a nonconforming development feature is damaged or destroyed to the extent of 75% of the assessed value as determined by the Chatham County Tax Assessor, replacement cost at the time of damage or destruction, it may not be restored, altered, reconstructed, or replaced, rebuilt or repaired unless the nonconforming development feature is eliminated or made conforming.
Article 12.0  Violations, Penalties and Enforcement

Sec. 12.1 Generally
This Article establishes provisions which are intended to ensure compliance with the requirements of this Ordinance, and any conditions of certificates, entitlements, permits, licenses or other approvals granted relative to this Ordinance, in order to promote the zoning efforts of the County and City, and for the protection of the public health, safety and welfare. This Article applies to all provisions of this Ordinance.

Sec. 12.2 Certificates, Entitlements, Permits, Licenses and Other Authorizations
a. Compliance with this Ordinance
   All persons empowered by either the County Code or City Code to grant certificates, entitlements, permits, licenses or other authorizations shall comply with the provisions of this Ordinance.

b. Conflict with this Ordinance
   Any certificate, entitlement, permit, license or other authorization that would be in conflict with the provisions of this Ordinance shall not be granted or issued.

c. Certificates, Entitlements, Permits, Licenses and Other Approvals Authorizations Deemed Void
   Any certificate, entitlement, permit, license or other authorization granted or issued in conflict with the provisions of this Ordinance shall be deemed void.

d. Actions Deemed Void
   An action taken by an official or public employee of the County or City in conflict with the provisions of this Ordinance shall be deemed void.

Sec. 12.3 Responsibility for Enforcement
The Governing Body Building Official is responsible for enforcing this Ordinance.

Sec. 12.4 Responsibility for Correcting Violations
The following persons or entities shall be responsible for correcting violations of this Ordinance and subject to enforcement pursuant to this section:

a. Any owner of property on which a violation of this Ordinance occurs;

b. Any agent, architect, builder, contractor, engineer or any other person or entity who participates in, assists, directs, creates or maintains a violation of this Ordinance; and

c. Any tenant or occupant who has control over property, or responsibility for its use, maintenance or development.
**Sec. 12.5 Violations**

Unless lawfully exempted, uses or actions listed below are violations of this Ordinance or any approval, authorization or order pursuant to this Ordinance. Approvals and authorizations include, but are not limited to building permits, certificates of appropriateness, sign permits, site development plans, special use permits, [special exceptions, temporary use permits, variances, and conditions of such certificates, permits, plans and variances. Such uses and actions include:

- **a.** to use land or buildings or structures that violates any of the requirements of this Ordinance;
- **b.** to alter, construct, convert, enlarge, erect, establish, install, move, operate or set up a building or structure that violates any of the requirements of this Ordinance;
- **c.** to develop land that violates any of the standards of this Ordinance;
- **d.** to alter, construct, erect, install, move or otherwise use a sign that violates the requirements of this Ordinance;
- **e.** to engage in the use of land or of a building or structure, the use or installation of a sign, the development of land or any other activity requiring one or more permits or approvals under this Ordinance without obtaining all such required permits or approvals;
- **f.** to engage in the use of a building or structure or land, the use or installation of a sign, the development of land or any other activity requiring one or more permits under this Ordinance in any way that violates such permit or approval or any conditions imposed thereon;
- **g.** to violate the terms of any permit or approval granted under this Ordinance or any condition imposed on such permit or approval;
- **h.** to obscure, obstruct or destroy any notice required to be posted or otherwise given under this Ordinance;
- **i.** to violate any lawful order issued under this Ordinance; or
- **j.** to continue any violation of this Ordinance.

**Sec. 12.6 Inspection**

**a. Pre-approval Inspections**

The property owner seeking a permit, certificate or any other action in compliance with this Ordinance shall allow the County or City officials processing the application reasonable access to any premises or property which is the subject of the application.

**b. Post-approval Inspections**

If the permit, certificate or other action in compliance with this Ordinance is approved, the property owner shall allow appropriate County or City officials reasonable access to the premises in order to determine continued compliance with the approved permit or certificate or other authorization and any conditions of approval imposed on the permit or certificate or other authorization.

**Sec. 12.7 Enforcement Procedures**

This sub-section describes the procedures for initiating enforcement action in cases where the Governing Body Building Official has determined that real property is being used, maintained or allowed to exist in violation of the provisions of this Ordinance and/or any conditions required by a permit or certificate approval or other authorization. It is the intent of these provisions to encourage the voluntary cooperation of responsible parties in the prompt correction of violations, so that the other enforcement measures provided by this Article may be avoided.
a. **Investigation**
   When a potential violation is discovered or a complaint received, the Governing Body Building Official shall investigate and determine whether a violation exists. A determination as to whether a violation exists shall be made following the investigation.

b. **Notice of Violation**
   When a violation is verified, the Governing Body Building Official shall notify the responsible parties, including the property owner as shown on the most recently available Chatham County Tax Digest or as shown on the application for a certificate, permit or other authorization. Notice shall be by certified mail, return receipt requested. If the certified notice is returned, refused or unclaimed, then first-class mail to the same address will be deemed proper notice five (5) days after mailing. The Notice of Violation shall describe the following:
   
i. A description of the violation(s) and citations of applicable provisions of this Ordinance being violated;
   
ii. A time limit for correcting the violation(s) in compliance with Sec. 12.7.c below;
   
iii. A statement that the County or City intends to charge the property owner for all administrative costs associated with abatement of the violation(s) and/or initiate any of the remedies or a combination of the remedies as described in Sec. 12.8 below; and,
   
iv. A statement that the property owner may request and be provided a meeting with the Governing Body Building Official to discuss methods and time limits for the correction of the violation(s). Such meeting must be held within 30 days of receipt of the Notice of Violation.

c. **Time Limit for Correction**

   i. The Notice of Violation shall state that the violation(s) shall be corrected within 30 days from the date of the notice to avoid further enforcement action by the County or City. If a violation is not corrected within 30 days and no extension for correction of a violation is granted (see ii. below), the Governing Body Building Official may prosecute such violations as provided for in this Article.

   ii. The Notice of Violation shall also state that the 30-day time limit may be extended by the Governing Body Building Official upon determining that an extension is appropriate to allow a reasonable time to correct a violation. If an extension is granted, the Governing Body Building Official shall set a date certain upon which the violation shall be corrected after which enforcement of the violation under this Ordinance may proceed.

   iii. The Governing Body Building Official may also require through the Notice of Violation that the correction occur within less than 30 days if the Governing Body Building Official determines that the violation(s) constitutes a hazard to public health, safety or welfare.

d. **Enforcement Action after Time Limit to Correct Violation**
   If the violation has not been abated as directed by the Governing Body Building Official in the time frame established, the County or City may proceed to prosecute the violator(s) in the Recorder’s Court of Chatham County as provided by this Article or to enforce any remedy or a combination of remedies described in Sec. 12.9 below.

e. **Enforcement without Notice**
   If delay in abating a violation would pose a danger to the public health, safety or welfare, the Governing Body Building Official may require immediate abatement without prior written notice.
Sec. 12.8 Remedies are Cumulative

a. New and Separate Offense
   Each day a violation of this Ordinance or of any conditions of any certificate, permit or other authorization continues after the time permitted for correction of a violation as provided by this Article shall be a new and separate offense.

b. Cumulative, Not Exclusive
   All remedies contained in this Ordinance for the correction of violations or enforcement of the provisions of this Ordinance shall be cumulative and not be exclusive of any other applicable provisions of county, city, state and federal law.

c. Other Remedies
   Should a person be found guilty and convicted of violating any provision of this Ordinance, and any conditions of a certificate, permit or other authorization, the conviction shall not prevent the County or City from pursuing any other available remedy to correct the violation(s).

Sec. 12.9 Penalties, Remedies and Enforcement Powers

The County or City, as applicable, may utilize any, or a combination of the below penalties or remedies to prevent, correct or abate a violation of this Ordinance. These remedies and penalties are not mutually exclusive.

a. Denial of a Certificate, Permit or Other Authorization
   The Governing Body Building Official may deny or withhold approval of any certificate, permit or other authorization provided for in this Ordinance that is sought for the property on which the violation exists. Any certificate, permit or other authorization provided for in other ordinances, and policies, may be denied or withheld if a violation of this Ordinance has not been corrected.

b. Stop Work Order
   Any violation of this Ordinance or any violation of any condition(s) imposed upon a certificate, permit or other authorization shall be subject to the issuance of a "Stop Work Order." Stop work orders shall affect all work being done on a project or development (including work done on other lots in the subdivision owned by the same violator). Stop work orders stop not only the work in violation, but all other work by contractors or subcontractors on the same property. Only work to remedy the deficiency shall be allowed until the stop work order is lifted. A stop work order shall be in writing and shall be given to the owner of the property, his authorized agent or the person or persons in charge of the activity on the property, and shall state the conditions under which work may be resumed. Where emergency or other exigent circumstances exist, no written notice shall be required, and a verbal stop work order may be issued, with a written order to be provided within three (3) days.

C. Circumstances which May Cause a Certificate, Permit or Other Authorization to be Revoked

   i. Any certificate, permit or other authorization granted under this Ordinance may be revoked by the Governing Body Building Official for any of the following:
      (1) Failure to comply with the provisions of this Ordinance or one or more of the terms or conditions of the certificate, permit or authorization;
      (2) For false statements or misrepresentations made in securing the certificate, permit or authorization, or,
(3) If the certificate, permit or authorization was mistakenly granted in violation of any applicable county, city, state or federal regulation or law.

(4) Circumstances under which the certificate, permit or other authorization was granted have been changed by the applicant to a degree that one or more of the requirements contained in the original certificate, permit or authorization can no longer be met.

(5) The exercise of rights granted by the certificate, permit or other authorization has been discontinued for a continuous period of at least 12 months;

(6) Any improvement and/or use allowed by the certificate, permit or other authorization has become detrimental to public health, safety or welfare, or the manner of operation constitutes or is creating a public nuisance.

d. Circumstances which May Cause a Variance to be Revoked

A variance may be revoked if any one of the following findings of fact can be made:

i. Circumstances under which the variance was granted have been changed by the applicant to a degree that one or more of the requirements contained in the original variance can no longer be met, or

ii. One or more of the conditions of the variance have not been met, or have been violated.

e. Process for Revoking a Certificate, Permit, Other Authorization or Variance

i. Before revoking a certificate, permit other authorization or variance, the Governing Body Building Official shall give the holder written notice by first class mail of the intent to revoke the certificate, permit or authorization. The notice shall state the reasons for the intended revocation.

Comment [AB6]: Draft 3 revision.

ii. Notice shall be deemed delivered three (3) five (5) days after being mailed, first class mail through the U.S. Mail, to the owner as shown on the most recently available Chatham County Tax Digest or the owner as shown on the application for a certificate, permit or other authorization  and to the holder of the certificate, permit or authorization, if not the owner of the subject property.

iii. The owner or holder of the certificate, permit or other authorization, if not the owner, shall have 14 days from the date of mailing to correct a violation of a certificate, permit or other authorization as provided under this section or to request an extension of time to make such correction which shall be granted to a date certain if the Governing Body Building Official finds that additional time is reasonable under the circumstances. If a violation is not corrected within the time allowed by this Section, the Governing Body Building Official may proceed to revoke the certificate, permit or other authorization. The effective date of a decision to revoke or modify a certificate, permit or other authorization shall be the date the decision is rendered.

iv. On determining that the conditions justifying the revocation have been eliminated and that the development fully complies with all applicable requirements of this Ordinance, the Governing Body Building Official may reinstate the certificate, permit or authorization.

f. Enforcement of this Ordinance and Penalties for Violations

Enforcement of this Ordinance may be through criminal prosecution in the Recorder’s Court of Chatham County. Violations of this Ordinance shall be punishable as a misdemeanor. Any person, firm, partnership, corporation or other legal entity who shall do anything prohibited by this Ordinance as the same exists or as it may hereafter be amended or
which shall fail to do anything required by this Ordinance as the same exists or as it may hereafter be amended shall be subject to an enforcement action.

i. The Governing Body Building Official shall have the power to conduct such investigations as may reasonably be deemed necessary to assure or compel compliance with the requirements and provisions of this Ordinance, and for this purpose to enter at reasonable times upon any property for the purpose of investigation and inspection, as permitted by law. Officers and officials may seek inspection warrants or search warrants on probable cause of a violation occurring inside a structure. No warrant shall be required to investigate visible and open violations or uses.

ii. No person shall obstruct, hamper or interfere with any government official while in the process of carrying out his official duties in the enforcement of this Ordinance.

iii. Owners are ultimately responsible for the condition of their property and ensuring that their property and all activity occurring on such property are in compliance with this Ordinance. For any violation, both the owner of the property and/or the individual agent, tenant or invitee of the owner responsible for the violation may be cited, where appropriate. Agents of the owner would include, but not be limited to, developers, builders, contractors and sub-contractors. Tenants and invitees would include, but not be limited to, any renter, leaseholder, owner of any vehicle or structure on the property, or other person conducting an activity on the property who is not a trespasser. Corporations and companies responsible for the work may be cited in lieu of or in addition to citations issued to the actual individuals on-site committing violations.

iv. Each day during which the violation or failure or refusal to comply continues shall constitute a separate violation, subjecting the offender to a new citation, or other civil or criminal proceeding.

v. Each separate action, omission, or occurrence relating to any specific provision of this Ordinance shall be a separate violation, subjecting the offender to a separate citation.

vi. The Governing Body Building Official or other authorized personnel may issue criminal citations for violations of this ordinance, or violation of any stop-work order.

vii. Criminal prosecutions for violation of this Ordinance shall be commenced by the completion, signing, and service of a citation by the Governing Body Building Official or designated official. No warning need be issued prior to a citation being issued, except as otherwise provided in this Article. The original of the citation shall be personally served upon the accused, his or her authorized representative or, if a corporation, an officer of the corporation or its on-site representative or the person or persons in charge of the activity on the property; a copy shall be promptly filed with the Recorder’s court. A stop-work order may be issued in conjunction with a citation.

viii. Each citation shall state the time and place at which the accused is to appear for trial in Recorder’s Court, shall identify the offense with which the accused is charged, shall have an identifying number by which it shall be filed with the court, shall indicate the identity of the accused and the date of service, and shall be signed by the authorized officer(s) who completes and serves it.

ix. Any defendant who fails to appear for trial may thereafter be arrested on the warrant of the Recorder’s Court and required to post a bond for his or her future appearance.

x. Fines shall be assessed in accordance with the applicable city or county ordinances and the rules of the Recorder’s Court of Chatham County.

xi. Persons cited criminally are also subject to the other penalties within the jurisdiction of the Recorder’s Court, including incarceration, community service and probation.
e. **Injunction and Abatement Order**  
The County or City may institute a civil action for mandatory and prohibitory injunctions and order of abatement commanding the violator to correct or cease a violation of this Ordinance. If the violator fails to comply with a court order and the County or City has to abate the violation, then the County or City shall place a lien on the property on which the violation occurred to cover the costs of abatement for the County or City.

f. **Forfeiture and Confiscation of Signs**  
Any illegal sign installed or placed on public property shall be subject to forfeiture and confiscation. In addition to other remedies and penalties of this Section, the County and City shall have the right to recover from the sign owner, or person who placed the sign, the full costs of sign removal and disposal.

g. **Other Equitable Relief**  
In addition to the above remedies and penalties, the County and City may institute any other appropriate equitable action or proceeding in a court of competent jurisdiction to abate, correct, prohibit, prevent or restrain any violation of this Ordinance.

**Sec. 12.10 Certificate of Occupancy**  
No Certificate of Occupancy or compliance may be issued until applicable standards of this Ordinance have been met.
### Article 13.0 Abbreviations and Definitions

#### Sec. 13.1 Abbreviations

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<tr>
<th>Abbreviation</th>
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<td>AASHTO</td>
<td>American Association of State Highway and Transportation Officials</td>
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<td>ACTO</td>
<td>Arterial Corridor Transition Overlay</td>
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<td>ADA</td>
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<td>ADID</td>
<td>Advance Identification of Disposal Areas</td>
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<td>AGL</td>
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<td>AICO</td>
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<td>BFE</td>
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<td>CCRC</td>
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<td>CMU</td>
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<td>CO</td>
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<td>COA</td>
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<td>DBH</td>
<td>Diameter at Breast Height</td>
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<td>DCA</td>
<td>Department of Community Affairs</td>
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<td>DNL</td>
<td>Decibel Noise Level</td>
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<td>DNR</td>
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<td>DU</td>
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<td>DUA</td>
<td>Dwelling Unit per Acre</td>
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<td>EIFS</td>
<td>Exterior Insulation Finishing System</td>
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<td>ESA</td>
<td>Environmental Site Assessment</td>
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<td>FAA</td>
<td>Federal Aviation Administration</td>
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<td>Fc</td>
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<td>GAC</td>
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Article 13.0 Abbreviations and Definitions

GDOT: Georgia Department of Transportation
GSA: Geographic Search Area
HAFF: Hunter Army Airfield
HPC: Historic Preservation Commission
HRB: Historic Review Board
IBC: International Building Code
ITE: Institute of Transportation Engineers
JLUS: Joint Land Use Study (Fort Stewart/Hunter Army Airfield)
LC: Lighting Certified
Max: Maximum
Min: Minimum
MPC: Metropolitan Planning Commission
NCQLP: National Council on Qualifications for the Lighting Professions
NFFA: National Fire Protection Association
NHLD: National Historic Landmark District
NWI: National Wetlands Inventory
OCGA: Official Code of Georgia Annotated
RPZ: Runway Protection Zone
SRO: Single Room Occupancy
STC: Sound Transmission Class
WTF: Wireless Telecommunications Facility
ZBA: Zoning Board of Appeals
Sec. 13.2 Defined Terms, General

See Section 13.3 for definitions relating to wireless telecommunications facilities. See Section 13.4 for definitions relating to signs.

Accessory Dwelling Unit: A structure used for the purposes of an individual housekeeping residential unit established on the same building lot as the principal detached dwelling.

Accessory Structure: A detached building or structure, subordinate to the principle structure which may include, but is not limited to, a garage, storage building or carriage house. Any structure, including a building, that is subordinate to the permitted principal use or principal building on the same lot, and that serves a purpose clearly incidental to the lot, structure or building. Although subordinate, some accessory structures may not be permitted in certain zoning districts.

Accessory Use: Any use that is clearly incidental and subordinate to a permitted principal use.

Adult Care: A program or arrangement where more than six (6) adults 18 years of age or older receive care and supervision from persons other than relatives or full-time custodians.

Adult-Oriented Business: Retail or service establishments which are characterized by an emphasis on specified sexual activity or specified anatomical areas, as defined below, including but not limited to:

1. Any retail establishment in which more than 51% of its stock-in-trade is distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

2. Any movie theater, or any establishments offering coin-operated devices, offering movies or other displays which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

3. Any cabaret, club, tavern, theater, or other establishment which offers any entertainment that is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

4. Any establishment offering massage or similar manipulation of the human body, unless such manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional licensed by the state. This definition does not include massages or similar manipulation offered at an athletic club, health club, school, gymnasium, spa or similar professional licensed establishment by the state.

5. Any hotel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmission or other media, not including transmissions by satellite or coaxial cable from a cable provider, which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

For the purpose of this definition, specified sexual activities and specified anatomical areas are defined as follows:

Specified sexual activities:

a) Human genitals in a state of sexual stimulation or arousal;

b) Acts of human masturbation, sexual intercourse or sodomy;

c) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts.

Specified anatomical areas:

a) Less than completely and opaquely covered human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola; and
b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

No business will be classified as an adult-oriented business by virtue of showing, selling or renting materials rated "NC-17" or "R" by the Movie Picture Association of America.

**Agriculture, general:** The raising and harvesting of trees, **lines, seeds, plants and crops** and **horticultural specialties**, as well as the keeping, grazing or feeding of animals (including fish and shellfish) and insects. May include the keeping of bees. Does not include tree farming or forestry, which is a separate use category.

**Agriculture, restricted:** The raising and harvesting of trees, agricultural crops and horticultural specialties and other agricultural activities that do not include the keeping, grazing or feeding of animals or insects (with the exception of bees). **May include noncommercial greenhouses.** Does not include tree farming or forestry, which is a separate use category.

**Animal Services, Indoor:** Animal grooming, shelter, kennel, day care, veterinary clinic or similar service where the animal care service is provided entirely indoors.

**Animal Services, Outdoor:** Animal grooming, shelter, kennel, day care, veterinary clinic or similar service where all or part of the animal care service is provided outdoors.

**Antenna:** Exterior apparatus designed for telecommunications through the sending and/or receiving of electromagnetic waves.

**Apartment:** A building containing five (5) or more dwelling units consolidated into a single structure on one (1) lot that contains common walls. Such units may be situated either wholly or partially over or under other dwelling units. The building may share a common entrance. **May include condominiums.**

**Architrave:** The bottom band of an entablature, located immediately above the column capitals.

**Assisted Living Facility:** A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density in those districts where there is a maximum residential density.

**Awning:** A lightweight, exterior roof-like shade that typically projects over a window or door, usually made of canvas or similar fabric on a metal frame, also may be wood, plastic or metal.

**Back Barrier Island:** Includes islands that are located between the landward boundary of barrier island complexes and the mainland. In Chatham County, the following are barrier island complexes: Ossabaw, Wassaw, Tybee, Little Tybee and Williamson.

**Baluster:** One of several small columns or rods that supports a railing or balustrade.

**Bank:** A financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities. **This term includes credit unions. Does This term does not include Check Cashing, and Title Pawn and Payday Loan establishments.**

**Bar; Tavern:** An establishment devoted primarily to the retailing and on-premises drinking of malt, vinous, or other alcoholic beverages, dispensing of alcoholic beverages for consumption on the premises. While a bar, pub, or tavern—such use may also provide food services, the facility derives more than 50% of its annual gross food and beverage sales income is derived from the

Comment [ab2]: Draft 3 revision

Comment [ab3]: Draft 3 revision

Comment [ab4]: Draft 3 revision.
Article 13.0 Abbreviations and Definitions

13-5

sales of alcoholic beverages. May—This use may include incidental entertainment and beer brewing as part of a brew pub. This term does not include nightclub.

**Bed and Breakfast Homestay:** An owner-occupied dwelling where, in exchange for compensation, no more than one bedroom within the dwelling is rented to transient guests for overnight lodging for a period of time not to exceed 30 consecutive days. In the case of a two-family dwelling, only one dwelling within the building can be used as a bed and breakfast homestay. Breakfast, if provided, shall be the only meal available and can be served only to registered guests.

**Bed and Breakfast Inn:** A transient accommodation located within a residential dwelling that is operator-occupied and provides no more than six (6) guestrooms unless otherwise specified by this Ordinance. A lodging accommodation that is an owner-occupied single-family dwelling that provides two (2) to five (5) bedrooms, unless otherwise specified by this Ordinance, to transient guests in exchange for compensation. Breakfast, if provided, shall be the only meal available and can be served only to registered guests.

**Block:** A block is typically a rectangular space bounded on all sides by a street.

**Block Face:** The area between two (2) intersecting streets along the same side of the street on which the subject parcel lot is located.

**Block Front:** A block front is the street fronting a block, excluding the lane frontage. The frontage of property along one side of a street bound on three sides by the centerline of platted streets and on the fourth side by a lane or rear property line(s).

**Boat Yard:** A land-based operation primarily for the repair, service, transport and storage of watercraft. Accessory retail and wholesale sales of watercraft and other marine products, equipment, systems and parts are permitted. Repairs and service may include any types of repair and service but does not include the construction of watercraft which is a general manufacturing use. May include salvage operations.

**Body Art Services:** An establishment that is primarily engaged in where one or more of the following are performed: body piercing, tattooing, cosmetic tattooing, branding, or scarification. This term also includes any establishment that sells installs cosmetic mouth pieces or fronts, including tooth veneers, and that is not operated by a state-licensed dentist or physician.

**Botanical Garden/Arboretum:** A place where a wide variety of plants are cultivated for scientific, educational and ornamental purposes, often including and which may include a library, a herbarium and greenhouses.

**Broadcast Transmission Tower (Static Transformer Station):** A tower structure and any related support and stabilizing elements, used for elevating and supporting antennas for broadcasting radio and television signals. Does not include wireless telecommunications facilities or amateur radio antennas, which are separate communication use categories.

**Building:** A structure with a roof, intended for shelter or enclosure.

**Building Coverage:** The maximum percentage of a lot that is permitted to be covered by principal and accessory buildings. See Sec. 4.1.7.b.

**Building Elevation:** A drawing showing the exterior façade(s) of a building.

**Building Footprint:** The area within the exterior walls of a building that is under a roof.
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. Any facade of a building which is parallel to or at an angle of 45 degrees or less to any adjacent public or private street. See Sec. 4.1.10.c. for measurement.

Business Support Services: Includes such uses as photocopy or blueprint service, package shipping, printing and publishing, and mailbox rental.

Call Center: An establishment where agents or operators man banks of telephones to either make outgoing, or field incoming, telephone calls.

Campground/Recreational Vehicle Park: An establishment offering land for use by tents, travel trailers, motor homes, recreational vehicles, or other types of shelter suitable and intended for use in a temporary or transient manner. Does not include any manufactured housing community.

Canopy: A permanent projecting roof structure that shelters an entrance to a building.

Caretaker's Residential Unit: A structure constructed to residential occupancy standards in compliance with applicable building codes that is accessory to a nonresidential use. The structure serves as the residence of a caretaker, who is responsible for property management and/or security, and may accommodate the caretaker’s household.

Carrera Glass: A trade name for thick, solid-color structural glass cast in panels and used as a wall veneer. Vitrolite® is a name brand for this product.

Catering Establishment: An establishment that provides meals and/or beverages for off-site consumption. Does not include any banquet or reception hall associated with such an establishment or any type of restaurant use.

Cemetery (Mausoleum, Columbarium, Memorial Park): Any land or structure dedicated to and used, or intended to be used, for interment of human remains; a cemetery is used as a burial park for earth interment or as a mausoleum or columbarium for vault or crypt interments or a combination thereof. Cemetery often includes accessory buildings for services related to its function including religious ceremonies, administration, storage and caretaker’s home. This term does not include private family burial cemeteries.

Cemetery, pet: Any land or structure dedicated to and used, or intended to be used, for interment of animal remains.

Cemetery, private family burial ground: Any land or structure dedicated to and used, or intended to be used, for interment of human remains and that is owned, maintained and restricted solely to private use by family members. This term does not include cemetery (mausoleum, columbarium and memorial park).

Character Area: Defined areas with special character-defining features that may or may not be within locally designated historic districts.

Character-Defining Feature: An element or elements of a building which convey its historical or architectural significance. These may include, but are not limited to, windows, window casings, doors, porch columns, handrails, scroll brackets, corner boards, rooflines, cornices, eaves, brackets, setbacks, height, form, and similar features.

Check Cashing; Title Pawn; Payday Loan; Bail Bond: Establishments which offer check cashing services for a fee, cash advancements on paychecks, or bonding services for incarcerated persons. Does not include banks or other financial institutions.

Child/adult care center, 24 hour: A facility operated by a person, agency, corporation, institution or any other group that is licensed by the State that provides care and supervision for more than six
Article 13.0 Abbreviations and Definitions
Sec. 13.2 Defined Terms, General

(6) children or adults and which is licensed by the State of Georgia. Such facility may operate 24 hours per day.

**Child/adult day care center:** A facility operated by a person, agency, corporation, institution or any other group that is licensed by the State that provides care and supervision for more than six (6) children or adults and which is licensed by the State of Georgia. This use shall not be allowed in a residence.

**Child/adult care home, 24 hour:** A facility that provides care and supervision for more than six (6) but no more than 12 children or adults as an accessory use of an operator-occupied residence and which is licensed by the State of Georgia. This number shall not include children or adults who reside in the home. Such facility may operate 24 hours per day.

**Child/adult day care home:** A facility that provides care and supervision for more than six (6) but no more than 12 children or adults as an accessory use of an operator-occupied residence and which is licensed by the State of Georgia. This number shall not include children or adults who reside in the home.

**Children's Home:** A state-licensed facility for the foster care of children.

**City:** The City of Savannah.

**Club or Lodge, Private:** An association for operating a civic, social, cultural, religious, literary, political, recreational or similar activity association to which membership is required for participation and which is not operated primarily for profit or to render a service which is customarily carried on as a business. Membership is not required for the rental of such facility.

**Cluster Development:** A residential development that concentrates development on a portion of a site, leaving the remainder in open space. Cluster developments achieve the land use intensity objectives by virtue of limits to overall density rather than minimum lot sizes.

**College, University, Seminary:** A facility for the instruction of post secondary education in a campus setting on a contiguous site. Such use may include support buildings such as administrative offices, auditoriums, libraries and athletic facilities. This use shall not apply to buildings used for classroom space only (see Education Building Used by a College, University, Seminary).

**Combined Development:** Two (2) or more establishments or businesses occupying a common building or buildings on the same property which are designed and developed in a coordinated manner and which share parking, driveways and other common development features. This does not include shopping center.

**Community Center:** A public facility used as a place of meeting or social activity.

**Correctional Transition Facility** A facility operated by a nonprofit organization under contract with a state or federal correctional agency for the purpose of housing convicted offenders for a transitional period (usually eight (8) months) prior to their release back into the community. While in the facility, offenders are required to participate in a comprehensive rehabilitation program, which includes job training and employment experiences. Participants are restricted to the facility both day and night except for hours spent away from the facility for job training/employment purposes.

**Community Garden:** Any land that is cultivated by a group of people rather than a single family or individual and which may be divided into individual plots or tended in a communal fashion, depending on the size and quality of a garden and the members involved. The on-site sale of produce, flowers or other items grown on the property is not permitted unless otherwise allowed by the zoning district in which the garden is located.
Community Residential Boat Dock or Pier: Any boat dock or pier owned or maintained by a homeowner's association or residential community association for the private use and enjoyment of its members and on which no commercial activities may be conducted.

Composting: The controlled biological decomposition of organic matter into a stable, odor-free humus.

Composting, In-vessel: A diverse group of composting methods in which composting materials are contained in a building, reactor or vessel.

Concept Plan: A site plan for multifamily or nonresidential development that shows at a minimum any required setbacks or buffers, the layout of all buildings, parking areas and driveways and other features as identified on the site plan application.

Condominium: A type of ownership of attached or detached dwelling units, offices or other space within a building, as defined by the provisions of O.C.G.A. §44-3-70 et seq., in which each unit is independently owned but all common areas are jointly owned.

Continuing Care Retirement Community: A residential development that provides a choice of housing options, continuing care and other services for persons through a contractual relationship, which may include the lifespan of the resident. At least two (2) of the following housing options must be provided: independent living, assisted living or nursing facilities. The various housing options allow residents to remain in the community and receive a continuum of care as health-related needs change. For the purposes of this definition, independent living includes all single family, two-family multi-family housing types and upper story residential. Density is based on the individual use; an individual independent living unit is the equivalent of dwelling unit.

Construction Plan: The site development plan and related engineering and other drawings necessary for site permitting.

Container Storage Yard: A site or location at which empty freight containers are stored.

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 Building: Any building which adds to the historic, architectural, or archaeological value for which the historic district or historic property is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Object: Any object which adds to the historic, architectural, or archaeological value for which the historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Resource: Any building, structure, object or site which adds to the historic, architectural, or archaeological value for which the historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Site: Any site which adds to the historic, architectural, or archaeological value for which the historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Structure: Any structure which adds to the historic, architectural, or archaeological value for which the historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.
**Convenience Store**: A retail establishment of up to 5,000 square feet of floor area that primarily sells food products, beverages, candy, tobacco items, newspapers and magazines, limited personal household and car care items, and that may include limited on-site food preparation.

**Convenience Store with Fueling Stations/Fuel/Gas Sales/Fueling Station/Gas Station**: An establishment where automobile fuel is retailed directly to the public on the premises and which may be in combination with general retail sales, the retailing of items typically found in a convenience market or supermarket. Does not include minor or major vehicle service, minor or major.

**Corner Lot**: A lot abutting two (2) intersecting streets, or a lot with a single street frontage that also abuts a railroad right-of-way. For the purpose of this definition, the word street shall not include lane.

**Correctional Transition Facility**: A facility where individuals who have been placed on probation, released on parole, or admitted for correctional purposes reside on a semi-permanent basis under full-time, on-site supervision. May also be referred to as a “half-way house.”

**County**: Unincorporated Chatham County.

**Covenants, Restrictive**: Any private deed restrictions imposed on land by a private landowner. Restrictive covenants are in addition to applicable local, state and federal regulations and may be more restrictive than such regulations. Because covenants are private, they are enforceable only by the landowner or property association for the landowner(s).

**Custodial Care**: Custodial care is personal care that does not require the continuing attention of trained medical or paramedical personnel. Custodians provide assistance with one or more essential activities of daily living (e.g., food preparation, eating, bathing, grooming, dressing, toileting and assistance with or the supervision of self-administered medication) and may provide assistance with laundering, room cleaning, transportation and other similar activities. Individuals receiving such care shall be ambulatory and shall not require physical or chemical restraints or confinement for behavioral control.

**Day Labor Employment Center**: A place of assemblage for persons applying for temporary day labor work.

**Decibel (dB)**: The standard unit for measuring sound.

**Deck**: A ground-supported structure that may or may not be directly attached to a building and that does not include a roof.

**Deed Restrictions**: See covenants.

**Density**: The number of residential units per acre of gross land area.

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

**Detention and Correctional Facility**: A facility for the incarceration of persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

**Detention Basin**: An area where excess stormwater is stored or held temporarily and then slowly drains when water levels in the receiving channel recede.

**Development Feature**: Any aspect of a site feature that is identified in Article 9.0, General Site Standards.

**Development Plan**: Any plan or application submitted for approval under the Unified Zoning Ordinance.
DNL (also symbolized Ldn): Also known as Day-night average sound level, DNL is the A-weighted average sound level in decibels during a 24-hour period with a 10-decibel weighting applied to nighttime sound levels.

Dock, Commercial: A fixed or floating platform used for the mooring of commercial watercraft, including fishing boats, charter and excursion boats, ferry boats, tug boats, boat rentals, boat dealers, yacht brokers and other similar commercial boating operations not associated with a marina. This use includes launching and retrieval of watercraft but does not include boat yards. Where a commercial dock is associated with a principal use permitted in an Industrial district, the dock shall be considered accessory to the use. This term does not include a commercial residential or private membership marina.

Dock, Private: A fixed or floating platform for the non-commercial mooring of non-commercial watercraft and for recreational use in accordance with the State. This term does not include a residential community dock or commercial dock.

Dock, Residential Community: One or more private fixed or floating platforms for watercraft mooring of boats owned by those who reside in the residential development (or their guests) in which the dock serves. This use includes launching and retrieval of watercraft and wet and dry storage. This term does not include commercial or residential or private membership marinas or boat yards.

Domestic Employee: A person living in the household of another who performs housekeeping duties for the care, comfort and convenience of the occupants of the household for compensation. Such person shall not pay for rent or utilities for such occupancy. No person who pays rent or utilities, or family of such person, shall be considered a domestic employee.

Dormitory: A building or buildings where only registered students and/or staff owned by or affiliated with of a K-12 school, academic or professional college, university, seminary or other recognized institution of higher learning exclusively for the purpose of housing are housed students and/or staff at such institution. May include short-term residence of non-students who are registered for sanctioned events on campus. The maximum number of residential dormitory units shall not exceed the maximum density permitted by the zoning district in which the dormitory is proposed. For the purposes of this Ordinance, density is calculated based on type of residential unit. A residential unit without a kitchen is the equivalent of one-half (0.5) dwelling unit. A residential unit with a kitchen is the equivalent of one (1) dwelling unit.

Drive-Thru Facility Service: A method of selling products or providing services to occupants in vehicles. This term does not include drive-in facilities. The provision of goods or services from a building opening or by mechanical device to occupants in unparked vehicles. This term does not include drive-in service.

Driveway: A private access road that provides vehicular access from a street to a parking area, garage, dwelling or other structure or land use activity.

Dry Cleaner/Laundry, Neighborhood: An establishment less than 5,000 square feet where dry cleaning and laundering service, not including self-service, occur on-site. Items to be cleaned may be dropped off by patrons or delivered from laundry/dry cleaning drop-off facilities. This term does not include laundry/dry cleaning plants. The size limitation shall not apply to establishments existing as of [the effective date of this Ordinance].

Dry-cleaning/Laundry Drop-off Facility: An establishment where articles are brought to the premises for transport to a laundry/dry cleaner. Establishments which may provide self-service laundry, laundry and/or dry cleaning drop-off and/or pick-up; or dry cleaners without pick-up and delivery services. Does not include laundry or dry-cleaning plants.

Dry-cleaning/Laundry Plant: A facility 5,000 square feet or greater engaged in high volume laundering and/or dry cleaning primarily for commercial and institutional customers. This use
includes industrial laundries, carpet and upholstery cleaners, linen supply and diaper service. On-site drop off service may be provided. This term does not include Neighborhood Laundry/Dry Cleaner. Any establishment primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or laundry/dry cleaning drop-off/pick-up stores without dry cleaning equipment, which are classified in commercial services.

Dwelling: One (1) or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one (1) or more persons living as a household unless otherwise defined elsewhere in this Ordinance. This term does not include recreational vehicles.

Educational building used by a college, university or seminary: Building(s) devoted to classroom space used for the instruction of post secondary education. Accessory office space is permitted.

Entablature: The entire band of horizontal elements above the column capitals.

Exterior Expression: Exterior building design features that visually define the number of stories.

Exceptional Importance: The extraordinary importance of an event or an entire category of resources so fragile that survivors of any age are unusual. The property is not required to be of national significance; the measure of a property’s importance is within the historic context, whether the scale of that context is local, state or national (National Park Service, National Register Bulletin).

Façade: Any exterior face of a building.

Façade, Primary: Any exterior face of a building facing that faces a street, parking area or pedestrian walkway that contains the primary customer entrance for the use.

Fairgrounds: A permanent location for temporary indoor and/or outdoor events including festivals, carnivals, expositions, exhibitions and fairs, which may include accompanying entertainment, amusements, food and beverage and exhibitor booths, as applicable. May include permanent buildings and activities that support the temporary uses as approved by the Governing Body Building Official.

Farmer’s Market: A permanent location for the vending of fresh agricultural products directly to the consumer at an open air market on private property.

Family: See Household.

Fats, Oils and Grease (FOG): Any substance such as a vegetable or animal product that is used in, or is a byproduct of, the cooking or food preparation process, and that turns or may turn viscous or solidifies with a change in temperature or other conditions.

FCC: Federal Communications Commission. The FCC is the federal government agency responsible for regulating telecommunications.

Feedstock: Any compostable material used in the production of compost. Feedstocks shall not be considered as either additives or amendments. The categories of feedstocks include:

Feedstock Category A: Yard waste, garden waste, vegetable food waste, land-clearing debris, on-farm agricultural waste generated and processed by farming or agricultural operations, herbivore animal manures (e.g. horse, cow, hog, poultry), silviculture waste, untreated and unpainted wood, or any combination thereof. Carnivore waste (e.g., dog and cat manure) is prohibited.
Feedstock Category B: Source separated pre-consumer organics (i.e., food processing waste (meat-free and dairy-free) and soiled paper); vegetative agricultural waste processed off-site; or other wastes that are low in pathogens and other contaminants (e.g., source separated vegetable food waste). Carnivore waste (e.g., dog and cat manure) is prohibited.

Feedstock Category C: Food waste, agricultural waste, sewage sludge/biosolids or other wastes that are high in pathogens.

Feedstock Category D: Waste derived from processing fats, oils and greases; waste with a Carbon: Nitrogen (C:N) ratio of less than 16:1; septage; municipal solid waste; municipal solid waste leachate; industrial wastes; or other wastes which are high in pathogens or other contaminants.

Flex Space: See Warehouse or Office Showroom/Flex Space.

Flood Lighting: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction with a wide or narrow beam.

Food-oriented Retail: Retail of food products in a prepared, semi-prepared, or unprepared state for consumption off-site. Includes such uses as bakery, confectionery, butcher shop, and fish market. Does not include convenience stores, grocery stores, restaurants or supermarkets.

An establishment primarily engaged in the sale of food products for off-premise consumption. This term includes butchers, fish and seafood markets, bakeries, produce and fruit markets and similar establishments. This term does not include restaurants, grocery stores, convenience stores, catering establishments, farmer’s markets, package stores or wine specialty shops.

Foot-candle: A foot-candle is the equivalent amount of light that is produced by a candle at the distance of one (1) foot. It is also the equivalent of one (1) lumen per square foot.

Fraternity; Sorority House: A building maintained exclusively for members of an organization that is affiliated with an academic or professional college, university, seminary or other recognized institution of higher learning.

Frontage, Building: Any facade of a building which is parallel to or at an angle of 45 degrees or less to any adjacent public or private street.

Comment [m27]: Draft 3. See Building Frontage

Frontage, Lot: The portion of a lot along a street right-of-way or vehicular access easement, excluding lanes, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage. For cul-de-sac lots and lots on curvilinear streets, the arc between the property lines shall be considered lot frontage.

Comment [m28]: Draft 3. See Lot frontage.

Front(s)/Fronting: Having the forward portion toward; facing.

Fueling Station/Gas Station: An establishment where automobile fuel is retailed directly to the public provided on the premises, and which may be in combination with the retailing of items typically found in a convenience market or supermarket. Does This term does not include minor or major vehicle service, minor or major or truck stop.

Full Cut-off Lights: A luminaire shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

Garden Center: A business primarily engaged in the retail sales of plants, shrubs and trees which are grown off-site; packaged fertilizers, potting soil and mulch; landscaping implements and accessories; and, other related products. This term does not include plant nursery Retail business whose principal activity is the selling of plants and having outdoor display areas open to the public. The growing of plants for sale shall not occur on site.

Comment [m29]: Draft 3 revision.

Comment [m30]: Draft 3 revision.
Glazing: The clear or translucent material through which light passes into a building; most often glass.

Golf Course; Country Club: Public and private golf courses and country clubs, and accessory facilities and uses including: clubhouses with or without bar and restaurant, locker and shower facilities; driving ranges (driving ranges separate from golf courses are instead classified under outdoor amusement); pro-shops for on-site sales of golfing equipment; and golf cart storage.

Governing Body: Board of Commissioners of Chatham County or Mayor and Aldermen of the City of Savannah.

Governing Body Engineer: The County Engineer for the Board of Commissioners of Chatham County or the City Engineer for the City of Savannah.

Green: An open space available for unstructured recreation, consisting of grassy areas and trees.

Hall, banquet or reception: A facility available for lease by the general public for parties or events. Also includes kitchen facilities that are associated with such use.

Hammock: See 'island' definition.

Heavy Vehicle Sales: An establishment offering the sale, rental, or lease of heavy vehicles such as over the road tractors and dump trucks.

Heavy Equipment/Vehicle Sales, Rentals and Leasing: Any establishment primarily engaged in the sale, rental or leasing of construction equipment or agricultural equipment operated by mechanical power; heavy trucks (greater than 26,000 pounds); vehicles for the transportation of 15 or more passengers; trailers and hitches; and, recreational vehicles. If accessory repair and maintenance services are offered, they shall comply with the use standards for heavy equipment/heavy vehicle repair, as applicable.

Heavy Equipment/Heavy Vehicle Service: Any establishment primarily engaged in the repair and servicing of construction equipment or agricultural equipment operated by mechanical power; heavy trucks (greater than 26,000 pounds); vehicles for the transportation of more than 15 passengers; trailers and hitches; and, recreational vehicles.

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

Helipad: An area designed to be used for the landing or takeoff of one (1) helicopter, the temporary parking of one (1) helicopter, and related facilities as may be required by federal and state regulations. Helipads shall not include operation facilities such as maintenance, storage, or fueling.

Heliport: An area designed to be used for the landing or takeoff of one (1) helicopter, the temporary parking of one (1) helicopters, and related facilities as may be required by federal and state regulations, but not including operation facilities such as maintenance, storage, and fueling.

High Stoop: An elevated entrance landing, typically nine (9) feet tall, accessed by stairs.

Historic Context: The historic characteristics and features which provide a context for a historic property or property within a local historic district. This includes, but is not limited to, traditional building materials; configurations of windows, doors, porches, roofs, or other architectural elements; and building placement on a parcel. Historic context may be based on existing features within a historic district/property or based on characteristics historically appropriate for a building or structure.

Historic District: Any local historic district designated by the Governing Body as per Sec. 3.18, Local Historic District Designation and Article 7.0, Historic and Other Overlay Districts.

Historic Fabric: Original building materials of a historic building.
**Historic Property:** Any local historic property designated as such by the governing body as per Sec. 3.19 Local Historic Property Designation and Article 7.0, Historic and Other Overlay Districts.

**Historic Site:** A site which is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing structure.

**Home Occupation:** A business, profession, occupation or trade conducted for gain operated by the owner or legal tenant that is accessory to and entirely within a residential dwelling or within a structure accessory to a residential dwelling.

**Hopper Window:** A single-sash window which hinges in the center of each vertical rail.

**Horse Stable, commercial:** A building or structure and/or land whose operator keeps equines primarily for breeding and/or boarding.

**Hospice:** A state-licensed facility where terminally ill persons are provided palliative and supportive care on an outpatient and short-term inpatient basis. Such facilities may also provide palliative care to persons with advanced and progressive diseases and support services to families of patients.

**Hospital:** A facility which is primarily engaged in providing diagnostic and therapeutic services for the medical diagnosis, treatment and care of injured or sick persons under the supervision of a physician. Care is typically provided on an emergency or temporary basis.

**Hostel:** Transient accommodation that is characterized by offering beds for rent in addition to, or in place of, conventional room rental. Does not include Rooming House or Single Room Occupancy Residence. A lodging accommodation associated with a national or international hostel organization where no more than 25 transient guests are provided overnight lodging accommodation in exchange for compensation. A single kitchen shall be available and accessible to guests.

**Hotel/Motel, 16-74 rooms:** A transient accommodation for transient guests with between 16 and 74 rooms or suites available to guests. A lodging accommodation that provides at least 16 rooms but not more than 74 rooms to transient guests in exchange for compensation.

**Hotel/Motel, 75 or more rooms:** A transient accommodation with 75 or more rooms or suites available to guests. A lodging accommodation that provides 75 or more rooms to transient guests in exchange for compensation.

**Hours of Operation:** The time that a business is open to patrons or guests the public.

**Household:** A single housekeeping unit consisting of one of the following:

- a) an individual or two (2) or more persons related by blood, marriage, adoption, guardianship or other custodial relationship;
- b) four (4) or fewer non-related, non-transient persons; or,
- c) four (4) or fewer related and non-related non-transient persons; or
- d) individuals with disabilities who have a physical or mental impairment that substantially limits one (1) or more major life activities as defined by the Fair Housing Act, 42 U.S.C. §3601 et seq., who live as a housekeeping unit.

**Housekeeping Unit:** A household that occupies a dwelling and that shares responsibility for its upkeep.

**Housekeeping Facilities:** A dwelling that includes sleeping accommodation, a bathroom and a single kitchen. A bathroom must include a toilet and a shower or tub. A kitchen must include a sink, stove and refrigerator.
**Human Scale:** The relationship of the scale of a building or material to the size and proportion of the human body.

**Ice Vending Unit:** A freestanding, unmanned, self-contained machine or facility, larger than 30 square feet in size, designed to store and/or manufacture ice for the purpose of dispensing ice on-site.

**Impervious Surface:** A surface composed of any material that greatly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, except those designed specifically to allow infiltration.

**Impoundment:** Any lake, pond, or other body of freshwater.

**In-kind Repair:** Any minor repair in a local historic district that does not involve a change in material, placement, or design.

**Individual Building:** A building that meets the building code requirements for a stand-alone building.

**Indoor Amusement:** Includes pool hall, bowling alley, game arcade, skating rink and similar uses. Does This term does not include adult entertainment.

**Indoor Sports Facility:** Includes athletic, racquet, swim or health club, gymnastic facility, or similar uses. Does This term does not include firearm or archery range.

**Industrialized Building:** A structure or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof and is in compliance with the requirements of O.C.G.A. 8-2-112 and is certified by the Commissioner of Community Affairs.

**Industry, Manufacturing and Processing:**

- **Artisan/Craft:** An establishment that is characterized by the production of goods made primarily by hand such as jewelry making, pottery and other ceramics, candles, soap, as well as small glass, wood, and metal art and craft products.

- **Limited/Light:** Such uses include the manufacturing, assembly or production of parts and products, primarily from previously prepared materials. Typical uses include: printing and related support activities; breweries and distilleries; cabinet shop; apparel manufacturing; food and ice manufacturing; component manufacturing/assembly; computer or electronic product manufacturing/assembly; electrical equipment; furniture and related product manufacturing/assembly; machinery manufacturing; photo-finishing laboratories (excluding one-hour labs); welding shops; machine shops. This category also includes the facilities for the repair or servicing of commercial and industrial machinery, equipment, products or by-products.

- **General:** Such uses include the manufacturing of products primarily from extracted, raw, recycled or secondary materials, or the bulk storage and handling of such products and materials. Typical uses include but are not limited to bottling plants; textile mills; textile product mills; leather and allied product manufacturing; lumberyard; sawmill; wood product manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing. This category also includes the facilities for the repair or servicing of commercial and industrial machinery, equipment, products or by-products; welding shops; machine shops; fuel oil distributors; and solid fuel yards.

- **Intensive:** Such uses include but are not limited to the manufacturing, processing or storage of acetylene, cement, lime, gypsum, chlorine, corrosive acid, fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This use can also include asphalt batching, chemical...
manufacturing; paper manufacturing; plastics and rubber manufacturing; smelting, animal slaughtering, and oil refining. Includes bulk storage of chemicals.

Inn: A transient accommodation which provides no more than 15 guestrooms. A lodging accommodation that provides no more than 15 bedrooms to transient guests in exchange for compensation.

Instructional Studio or Classroom: Instruction in dance, yoga, martial arts, music, or similar disciplines in a classroom or studio setting. This term does not include educational uses that are part of a larger college, university, seminary, primary or secondary school, trade school, or vocational school.

Intermediate Care Facility: A state-licensed facility that provides health-related care and services to persons who do not require the degree of care and treatment which a hospital or nursing home is designed to provide but who, because of their physical or mental condition, require health-related care and services beyond the provision of room, board and custodial care.

For the purposes of this Ordinance, the following uses are intermediate care facilities: Acute and extended care psychiatric inpatient programs (as regulated by G.A.C. 111-2-2-26); Children’s transition care centers (as regulated by G.A.C. 290-2-6); Intermediate care homes (as regulated by G.A.C. 290-5-9); and, Residential mental health facilities for children and youth (as regulated by G.A.C. 111-8-68). For the purposes of this Ordinance, this term does not include substance recovery facilities.

Intermodal Freight Yard: A site or location where large units of freight, including containerized freight and semitrailers, are transferred between different transportation modes (such as from railroad cars to semi-trucks or from barges to railroad cars) using heavy and/or specialized equipment (such as piggy-packers or gantry cranes). May include operation facilities such as maintenance, storage, or fueling.

Intervening Building: A building that conceals, obstructs or obscures a structure or use from sight.

Island: A naturally occurring or man-made topographic feature with an elevation equal to or greater than 5.6 feet above mean sea level that is, or in its natural state was surrounded by marsh (as defined in the Georgia Coastal Marshlands Protection Act), water or both. The determination of elevation is based on the most recently accepted, horizontally and vertically referenced, North American Datum in State law. This term includes hammock and marsh hammock.

Kiosks, Information or Vending: Permanent or semi-permanent booths or carts that are staffed by at least one (1) person and which provide either information or retail services. This term does not include vending machines.

Kitchen: An area used for preparation of food, which contains a sink, refrigerator, stove or range top, and oven or microwave. If any of the above components are missing, the area shall not be considered a kitchen for the purposes of this Ordinance.

Landfill: A land depository, excavation, or area operated in a controlled manner for the dumping of debris or inert material; or a disposal site operated by means of compacting and covering solid waste with an approved material. This term is intended to include both debris landfills and sanitary landfills.

Lane: See Streets.

Laundromat, self-service: An establishment providing self-service washers and dryers to patrons.

Lens: Glass or plastic element used in luminaires to change the direction and control the distribution of light rays.

Library: A public facility for the use and lending of literary, musical, artistic or reference media.

Live-Work Units: [To be determined]
Loading Area: An unobstructed, hard surfaced area no part of which is located in any street or public rights-of-way and the principal use of which is for the standing, loading or unloading of trucks and trailers.

Lodging Accommodations: Any facility within the “Lodging” category of the Principal Use Table (Sec. 5.4) is a lodging accommodation. Such accommodations are characterized as facilities where a room or a dwelling unit is provided for overnight lodging, in exchange for compensation, to visitors and guests who have a usual place of residence elsewhere. The average stay is typically for 30 or fewer days but can be more than 30 days.

Lot: A tract of land identified by a deed or plat and legally transferable as a single unit of land.

Lot Frontage: The portion of a lot along a street right-of-way or vehicular access easement, excluding lanes, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage. For cul-de-sac lots and lots on curvilinear streets, the arc between the property lines shall be considered lot frontage.

Lot Line Adjustment: The adjustment of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying disputed property line location, or freeing such a boundary from any difference or discrepancies. The resulting adjustment shall not create any additional lots, tracts, or parcels, and all reconfigured lots, tracts or parcels shall contain sufficient areas and dimension to meet the minimum requirements for zoning and building purposes.

Low Emissivity Glass: The coating on glazing or glass to control heat transfer through windows with insulated glazing. It is a microscopically thin, virtually invisible, metal or metallic oxide layer deposited directly on the surface of one (1) or more of the panes of glass, typically applied during manufacturing. Also referred to as “Low-E.”

Luminaire (Light Fixture): The complete lighting system, which includes any lamp, fixture housing, reflector, refractor, etc.

Manufactured Home: A factory-built structure built on a permanent chassis, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used as a single-family dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. This includes any structure with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401 et seq.), as amended. This does not include recreational vehicles or travel trailers.

A manufactured home is further defined as follows:

1. **Type A Manufactured Home**: A multi-section (double-wide) unit, designed and constructed after June 15, 1976, which is HUD certified. The total width of such unit shall not be less than 20 feet wide.

2. **Type B Manufactured Home**: A single-sectional (singlewide) unit, or a multi-sectional unit (with a total width of less than 20 feet), designed and constructed after June 15, 1976, which is HUD certified.

3. **Any mobile or manufactured home that has been brought into compliance with the Standard Building Code**.

Manufactured Home Park: A site that is planned and improved to accommodate two (2) or more manufactured homes for rent, lease, or unit ownership (condominium) or other form of resident ownership and used for residential purposes.
Marina, Commercial: A facility that provides one or more of the following uses for watercraft: wet dockage and storage; dry dockage and storage, including dry stack; charters, excursions and rentals; sales of watercraft; sales of marine and fishing supplies, parts, fuel; launching and retrieval; and, repair and services, including pump-out service. A marine store and laundering and bathing facilities may also be provided for patrons. This term does not include boatyards and commercial docks.

Marina, Residential: A facility that provides one or more of the following uses for non-commercial watercraft: wet dockage and storage; dry dockage and storage; rentals; launching and retrieval; marine store; fuel sales; and, repair and services. A residential marina must be located within a residential development, and such use is restricted to persons who reside within the development and to their guests.

Marina, Private Membership: A facility that provides launching and retrieval of watercraft and may include the following uses for non-commercial watercraft: wet dockage and storage; dry dockage and storage; rentals; marine store; fuel sales; and, repair and services. A private membership marina, which includes yacht clubs, is limited to members of the marina and to their guests. This term does not include commercial dock.

Marina, Dry Dock: A facility offering the storage of boats, either in or out of the water. Such use may include the repair of boats.

Marine Store: See Retail, General.

Material Change: A change that will affect only the exterior architectural or environmental features of a building, structure, site or object.

Mean High Water: The average height of all high waters recorded at a given place over a 19-year period.

Meeting Rail: The horizontal portion of a double hung window where the upper and lower sash meet.

Metropolitan Planning Commission: The planning and zoning agency for Chatham County and the City of Savannah.

Mezzanine: An intermediate level between the floor and ceiling of a story. Its aggregate floor area is not more than one-third (0.33) of the area of the room or space in which it is located.

Mixed Use: Any development or building that includes residential and nonresidential principal uses.

Mobile Home: Any non-certified dwelling structure transportable in one (1) or more sections, which is not certified as meeting the standards established under the U.S. Department of Housing and Urban Development Rules and Regulations for Manufactured Housing (HUD Certified), enforced under the provisions of the "National Manufactured Housing Construction and Safety Standards Act" of 1974 which was enacted on June 15, 1976, or as amended or Georgia Department of Community Affairs standards and manufactured prior to June 15, 1976.

Monumental Building: An institutional building such as a place of worship, governmental building, school or institution of higher learning with the primary use as education, theater or museum, having special or unique form because of the nature of its use.

Moped / Scooter Sales, Rentals and Leasing: An establishment engaged in the sales, rentals or leasing of a motorized vehicles with two or three wheels and a step-through frame that has a platform to allow operators to rest their feet. For the purposes of this Ordinance, scooters with more than two cylinders are categorized with vehicle sales, rentals and leasing. If accessory repair and maintenance services are offered, they shall comply with the use standards for minor or major vehicle repair and service, as applicable.
Mullion: The bar or divider that separates individual window frames within a series of paired (two) or grouped (three (3) or more) window openings.

Multi-family: A building containing three (3) or more dwelling units.

Muntin: The molding or bar that separates the individual panes of a multi-paned window sash.

Museum: An establishment serving as a repository for a collection of natural, scientific, technological, artistic or literary objects of interest, designed to be viewed by the public with or without an admission charge. Also includes homes which are of historical or cultural significance and are operated as museums.

Nightclub: An establishment dispensing alcoholic beverages for consumption on the premises, and characterized as a venue for music, dancing, comedy and other forms of entertainment, with the exception of not including adult entertainment. While a nightclub may also provide food service, the facility such use derives more than 50% of its annual gross food and beverage sales income from the sales of alcoholic beverages. This term does not include bar, tavern or any other drinking establishment.

Non-contributing Resource: A noncontributing resource does not add to the historic associations, historic architectural qualities, or archaeological values for which a property or area is significant because: it was not present during the period of significance, or does not relate to the documented significance of the property or area; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is no longer capable of yielding important information about the period of significance; or it does not independently meet the National Register criteria for a contributing building.

Nonconformity: Any use, activity, lot, building, structure or other development feature that lawfully existed at the time it was constructed or established but which fails to comply with one or more of the applicable regulations or standards of this Ordinance, prior to the enactment of the requirements of this Ordinance, but that does not comply with the current requirements of this Ordinance.

Non Cut-off Lights: A luminaire light distribution where there is no light limitation in the zone above the horizontal plane of the fixture.

Non-profit: Any entity that has tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Non-transient Guest: A person who resides at place other than his/her normal place of residence for a period of time more than 30 days.

Nursing Home: A state-licensed facility that admits patients by medical referral and for whom arrangements have been made for continuous medical supervision. It maintains the services and facilities for skilled nursing care and rehabilitative nursing care, and has an agreement with a physician and dentist who are available for any emergency and who are responsible for the general medical and dental supervision of the facility as required by Georgia Administrative Code Chapter 290-5-8. Nursing homes typically provide care for bed patients on a long-term basis. For the purposes of this Ordinance, this term includes traumatic brain injury facilities, which are regulated by Georgia Administrative Code Chapter 290-5-53. This term does not include hospices, hospitals, intermediate care facilities, personal care homes, assisted living facilities, or any other type of facility that may be permitted under this Ordinance as a nursing home unless it meets the definition of nursing home as set forth in the Georgia Administrative Code and is state-licensed as a nursing home.

Office, general: An establishment generally providing professional services where tangible products are not produced or sold. This shall not include any other use identified in Sec. 5.4, Principal Use Table.
Office, medical: A health care facility in which a doctor, dentist, psychiatrist, psychologist, counselor, physician’s assistant, nurse practitioner, or similar licensed medical provider treats or counsels patients. Also includes birthing centers and ambulatory surgical centers.

Office, utility/contractor: A facility for construction, heat, plumbing, electrical, telephone, landscape, janitorial, pest control or similar contractor or utility provider. Unless otherwise prohibited, such use may include the outdoor storage of equipment, supplies and vehicles related to the business.

Oglethorpe Plan Area: The original ward pattern of streets and lanes between Bay Street to the north, Gaston Street to the south, Martin Luther King, Jr., Boulevard to the west, and East Broad Street to the east.

Oriel: A projection from the main wall of a building in the form of a bay window that starts above the ground level; may be supported by corbels, brackets, or an engaged column.

Outdoor Amusement: Land or premises designed to be used by members of the public, for a fee, that contain any combination of: Includes paintball facility, outdoor archery, miniature golf, bumper boats, batting cages, go-karts, skateboarding, BMX facilities, golf driving ranges not associated with a golf course and similar uses.

Outdoor Sales: The permanent sale or rental of goods that are not located within an enclosed building such as storage buildings, carports, swimming pools, playground equipment, monuments, fountains and similar uses. Does not include vehicle, watercraft sales and rentals and leasing, moped/scooter sales, rentals and leasing, heavy equipment/vehicle sales, rentals and leasing, manufactured/modular home sales, plant nursery, garden center and other similar uses.

Outdoor Storage: The placement of any goods, wares, merchandise, commodities, junk, debris, or any other item outside of a completely enclosed building for a continuous period longer than 24 hours.

Outdoor Storage Yard: The principal use of a property for the purpose of storing materials or equipment outside of a completely enclosed building. Does not include container storage yard.

Outdoor Display Area: An area not contained within an enclosed structure which is used for the presentation of products for sale to the public.

Package Store Alcohol Sales; Liquor Store; Wine or Beer Specialty Shop: A retail establishment selling unopened original containers of alcoholic beverages for off-site consumption. This definition excludes convenience stores, grocery stores, drug stores and similar retail outlets that sell alcoholic beverages in addition to other products. A retail establishment primarily engaged in the licensed sales of unbroken original containers of alcoholic beverages for off-premise consumption. This term does not include a wine specialty shop or the accessory sales of beer and wine.

Park, General: An area that is predominately open space, used principally for active or passive recreation, and not used for a profit-making purpose.

Parking Facility: An off-street parking area not accessory to a principal use. Includes public and commercial parking facilities.

Parking Structure: A structure of at least one (1) story that is used for the temporary storage of vehicles whether located above or below grade.

Passenger Terminal: A facility used for the boarding or discharge of people being transported by bus, train or boat. Commercial boat charters and sightseeing cruises may be incidental to this use. This term does not include tour company terminal, airport or airfield.

Pawnshop: Any business that purchases personal property or possesses personal property for a fixed period of time on the condition that such property may be repurchased or redeemed by the seller.
After expiration of the fixed time period, property that is not redeemed or repurchased may be available for sale to the general public.

**Pedestrian Facility:** A sidewalk, trail or other path.

**Penthouse:** An enclosed, unoccupied structure above the roof of a building, other than a tank, tower, spire, dome cupola or bulkhead, occupying not more than one-third (0.33) of the roof area.

**Pergola:** An arbor with a latticework roof.

**Person:** An individual, firm, organization, partnership, company, corporation, association, authority, political subdivision or any other group or combination acting as a legal representative, and including any trustee, receiver, assignee, or other representative thereof.

**Personal Care Home:** Any residence or group of buildings, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, custodial care and activities for two (2) or more ambulatory adults who do not require nursing care and who are not related to the owner or administrator by blood, marriage or adoption. The primary goal of this use is to enable residents to live as independently as possible in a watchful and family-like environment. Watchful oversight includes but is not necessarily limited to a daily awareness by the management of the resident's functioning, his or her whereabouts, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition, medication and the provision of transient medical care, with a 24-hour responsibility for the well-being of the resident. Each resident shall be provided, at minimum, the amount of square footage required for sleeping, bathroom, bathing and dining facilities as identified in Georgia Administrative Code 111-8-62-.13, as amended.

A personal care home is one of four (4) types: registered, family, group or congregate.

**Registered Personal Care Home:** An operator-occupied personal care home in which the number of residents do exceed the number permitted by the “household” definition.

**Family Personal Care Home:** A personal care home in which the number of residents do not exceed six (6) persons.

**Group Personal Care Home:** A personal care home in which the number of residents is at least seven (7) but not more than fifteen (15) persons.

**Congregate Personal Care Home:** A personal care home in which the number of residents exceeds fifteen (15) persons.

The term “personal care home” does not include buildings which are devoted to independent living units which include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals, nor does it include assisted living facilities, nursing homes, rooming houses, single room occupancy residences, substance recovery facilities or rooming houses which do not provide personal care. This term also does not include the use of a residence or group of buildings as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation or child sexual abuse, as defined in O.C.G.A. §16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. §42-1-12

**Personal Service Shop:** Includes, but is not limited to, such uses as hair salon, barber shop, beauty salon, nail salon, tanning establishment, massage therapy, acupuncture and day spa. Does not include massagists and massage establishments as identified in City Code Chapter 1, Article C or as amended. Does not include massage parlors as defined by County Code Chapter 16, Article VIII or as amended.
**Pet Cemetery:** Any land or structure dedicated to and used, or intended to be used, for internment of animal remains.

**Place of Worship:** Any non-profit religious organization facility operated for worship or promotion of religious activities, including churches and other places of worship and classrooms for religious instruction; and accessory uses on the same site, including living quarters for clergy and child care facilities operated during services/events sponsored by the organization. Other establishments maintained by religious organizations, including full-time educational institutions, day cares, hospitals and other potentially related operations (e.g., a recreational camp) are classified separately according to their respective activities.

**Planning Director:** The Executive Director of the Metropolitan Planning Commission.

**Plant Nursery:** A retail and/or wholesale business whose principal activity is the growing and selling of plants and having outdoor storage or display. Plants in addition to those grown on site may be offered for sale. A business primarily engaged in the on-premise cultivation of plants, shrubs and trees for wholesale and retail sales. Sales of related items, such as soil, fertilizer, mulch, landscaping implements and other related products are permitted. This term does not include garden center.

**Plot Plan:** A plat of a property, drawn to scale, showing the actual measurement, size and location of any existing and/or proposed structures in relation to the property lines and other such information as may be required.

**Portico:** A columned porch or stoop, especially at the main entrance to a building.

**Primary Entrance:** A primary entrance is the main or most important entry point into a building, structure, or occupied space; usually indicated by an address. A primary entrance is an entrance that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

**Preserve:** Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature.

**Principal Building or Structure:** The building or structure in which the principal use of a lot is conducted. This shall include any buildings which are attached to the principal structure by a covered structure. Lots with multiple principal uses may have multiple principal buildings. Storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

**Principal Use:** The primary use(s) of land or a building.

**Private Club/Lodge/Private Membership Club:** A permanent building or facility for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; civic and social organizations; political organizations, and other membership organizations. This Does not include country clubs, which are included in the definition of golf courses, country clubs, outdoor firearm/archery ranges or the rental of facilities to the general public. Does not include a use classified as an adult entertainment establishment. Membership is not required for the rental of such facility.

**Private Club/Lodge with facility rental:** A private club or lodge which rents its facilities to members of the general public.

**Produce Stand:** A temporary structure at which agricultural products primarily grown on site, such as raw vegetables, fruits, herbs, flowers, plants, nuts, honey and eggs, are sold. Value-added agricultural products that are made from raw products grown, raised, or produced on-site, such as jams, jellies, oils, vinegars, and cheeses may also be sold.
Raised Basement: The lowest story of a building raised an entire story above ground level and does not contain the primary entrance.

Recreational Vehicle: A motor home, travel trailer, truck camper, or camping trailer designed for human habitation for recreational, emergency, or other occupancy. A recreational vehicle may also be referenced as “RV.”

Recycling Collection Facility: An intermediate facility for the collection of non-putrescible recyclable materials which have been separated prior to shipment to others who will use such materials to manufacture new products.

Reflector / Refractor: A light fixture designed to light a scene or object to a luminance greater than its surroundings, with a concentrated light output directing the beam in a particular direction with a wide or narrow beam.

Refuse Storage Facility: Area for the collection of trash and recycled goods. This area includes any receptacles and the enclosure walls, gate and pad.

Repair-oriented Services: An establishment offering repair services for personal items such as appliances, bicycles, canvas products, clocks, computers, firearms, jewelry, musical instruments, office equipment, radios, electronics, shoes, televisions, watches, clothing, locks and furniture. Does not include the repair of internal combustion engines such as those found in lawnmowers, chainsaws, outboard motors, or vehicles.

Research, Testing and Development Laboratory: A facility for scientific research, and the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Also includes chemical and biotechnology research, testing and development and materials and soils testing.

Restaurant: An establishment characterized by the provision of prepared food and beverages for consumption either on or off the premises. Includes sit-down restaurants, fast-food restaurants, take-out restaurants, yogurt or ice cream shops, coffee shops. Any restaurant that derives more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, pub, tavern, or nightclub, as appropriate, for the purposes of this Ordinance.

An establishment that prepares and serves food and beverages to the public. This use may include table, counter, drive-thru, drive-in, take-away and delivery services either individually or some combination thereof. This term includes ice cream, yogurt, gelato and smoothie shops; bakeries; bagelries; doughnut shops; coffee shops; and, similar establishments. Accessory beer, wine and liquor sales may or may not be permitted as provided in Sec. 8.7.25, Accessory Alcohol Sales. Restaurants deriving more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, tavern, or nightclub, as applicable. This term does not include catering establishments.

Restaurant with Drive-thru or Drive-in Facilities: A restaurant where the customers are either served in their vehicles or at a drive-thru window but may include a walk-up window.

Retail, General: An establishment that sells, leases, or rents new or used products, including wholesaling-to-the-general-public. This shall not include any other use identified in Sec. 5.4, Principal Use Table.

Retention Basin: An area where excess stormwater is stored or held on a more permanent basis than a detention basin. Water often remains in a retention basin indefinitely, with the exception of the volume lost to evaporation and the volume absorbed into the soils.

Review Body/Review Authority: The commission, board, group or person authorized to conduct a specified review as provided in this Ordinance.
Riding Academy; Equestrian Center: Commercial horse, donkey, and mule equine facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses.

Riparian Lands: Of or relating to or located on the border or banks of any natural water body, wetland or marshland.

Road: The exterior form created where the building meets the sky, generally at the roof.

Roofline: A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height does not constitute a roofline variation.

Roofline Variation: A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height does not constitute a roofline variation.

Roofline: A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height does not constitute a roofline variation.

Roofline: A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height does not constitute a roofline variation.

Salvage Yard: An establishment that is characterized by the buying, storage, handling, sale, exchange, packing or disassembly of scrap materials or goods, including vehicles and watercraft.

Savannah National Historic Landmark District (NHLD): The Savannah NHLD is comprised of General Oglethorpe’s plan of wards, squares and garden lots. The boundaries are the centerlines of the Savannah River to the north, Martin Luther King, Jr. Boulevard to the west, Gwinnett Street to the south, and East Broad Street on the east, including the area in the northeast quadrant known as Trustees Garden.

School, public or private (K-12): A facility approved by the state to provide formal primary or secondary education (i.e., kindergarten through twelfth grade). Pre-kindergarten instruction is permitted as an accessory use.

Seasonal Sales: The sale of holiday seasonal products including fireworks, pumpkins and Christmas trees.

Self-service Storage: A facility providing individual storage spaces designed to allow private access by the tenant for storing personal property.

Services, general: An establishment generally providing personal, business, or financial assistance to customers where tangible products are not customarily or principally produced or sold. This shall not include any other use identified in Sec. 5.4, Use Table.
Shelter, Emergency: A shelter facility which is owned and operated by a not-for-profit agency or organization for the purpose of providing temporary overnight shelter, sleeping accommodations and/or meals on an emergency basis for a period not to exceed 12 hours every 24 hours.

Shelter, Transitional: A shelter which is owned and operated by a not-for-profit agency or organization to provide temporary residences, and which may provide by referral or may provide on the site a variety of social services and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves. Includes Family Violence Shelters as defined by Georgia Administrative Code 290-5-46.

Shopping Center: Two (2) or more commercial establishments that are planned, designed and managed as a single development regardless of the number of properties.

Short Term Residential Vacation Rental: A transient accommodation where an entire residential dwelling unit is rented for lodging for a period of time not to exceed 30 days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types except live-work units and shall not include group living or other lodging uses. An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for a period of time not to exceed 30 consecutive days. Use may or may not include an on-site manager. This term includes all housing types but does not include facilities in the “Group Living” or “Lodging” categories of the Principal Use Table (Sec. 5.4).

Commentary: Where the property owners live on-site, an accessory dwelling unit that is available for rent to transient guests is considered a bed and breakfast homestay or bed and breakfast inn, depending on the number of bedrooms.

Shutter: A hinged panel that covers a window or door opening in addition to the standard window or door; may be solid panels, louvers, or cutouts or slats for ventilation; located on the exterior or interior; and sized to fit the opening when closed.

Single-Family Detached: A dwelling unit located on a single lot that is not attached to another unit.

Single-Family Attached: Two (2) attached dwelling units located side-by-side on separate lots. Such use shall be constructed with not less than 50% of one (1) or more exterior walls attached to the exterior wall of another dwelling unit.

Single Room Occupancy Residence (SRO): A residential building or buildings where multiple single room residential units are provided to persons who do not require custodial care. A single room occupancy residence shall be under single management and operated only under a government assistance program or a non-profit program. This term does not include multi-family residential, assisted living facilities, rooming houses, correctional transition facilities, dormitories, substance recovery facilities, assisted living facilities or personal care homes. This term also does not include transient lodging, such as hotels, bed and breakfasts and short-term residential rentals.

Solid Waste Transfer Station: An intermediate waste facility in which solid waste collected from any source is temporarily deposited to await transportation to the final disposal site or facility.

Soup Kitchen: A facility used to prepare and serve food to indigent persons onsite on a regular basis either without cost or a low cost insufficient to generate a profit.

Special Use: Any use that requires approval of the Governing Body and compliance with specified conditions before it can be established.

Stacked Townhouse: A multi-family residential building with four (4) to 16 attached dwelling units consolidated into a single structure. Each unit shares a common wall. Units are mixed vertically;
however, no more than one (1) unit is permitted above another unit. Each unit must have its own
external entrance.

**Story:** That portion of a building, other than the basement, included between the surface of any floor and
the surface of the next floor above it, or if there is no floor above it, then the space between the
floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely
underground; a crawl space or partial basement that is four (4) feet or less above grade; and
rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses
used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus
shall not count as a story. An enclosed roofed structure above the roof of a building, containing
habitable space for occupancy, shall be construed as a story.

**Steeple:** A tall structure usually having a small spire at the top and surmounting a church tower.

**Storefront:** The ground floor area of a retail building featuring large glass windows.

**Street:** A right-of-way that is intended for vehicular travel. A street includes the entire right-of-way and
varies by function, volume and speed. This term includes public and private right-of-way, unless
otherwise indicated in this Ordinance. A public right-of-way must be accepted for public use and
is maintained by a political jurisdiction. A private right-of-way must be built to the standards of the
applicable political jurisdiction but is owned and maintained by a private entity.

**Street, Limited Access:** A multi-lane street having full access control and separation of
directional traffic. Such streets accommodate large volumes of high speed traffic and provide
efficient movement of vehicular traffic for interstate and through traffic.

**Street, Major Arterial:** A street that may have partial access control and that is designed with an
emphasis on mobility rather than access to adjacent land. Such streets typically provide access
from minor arterial and collector streets to limited access streets. Such streets generally extend
throughout the metropolitan area and connect adjacent communities.

**Street, Minor Arterial:** A street that is primarily used for interconnectivity of major arterials. As
compared to a major arterial street, minor arterial streets emphasize access to adjacent land over
mobility.

**Street, Collector:** A street that distributes traffic between arterial streets and all other street
classifications with the exception of limited access streets and lanes.

**Street, Local:** A street designed for low vehicular volume and speed. Because the emphasis is
on access to adjacent land rather than mobility, through traffic is discouraged.

**Street, Frontage:** A street that is generally parallel to an arterial or limited access street. In order
to preserve mobility and speed on the arterial or limited access street, access to adjacent
properties is available only from the frontage street. For the purposes of the Zoning Ordinance,
the frontage street shall have the same classification as the street it serves.

**Lane:** A street designed to serve the rear or side property that has principal frontage on another
street. Because lanes primarily function as a service road for adjacent properties, through traffic
is discouraged or may be prohibited.

**Streetscape:** The space and features between buildings on either side of a street that constitute the
physical makeup of a street; the features that, as a group, defines the street’s character, including
building frontage/façade, landscaping, street paving, street furniture, signs, awnings, and lighting.

**Structure:** Anything constructed or erected with a fixed location on the ground, or attached to
something having a fixed location on or in the ground. This shall not include paving and
sidewalks.

**Stucco:** Exterior plaster applied as a two- (2) or three- (3) part coating directly onto masonry. Historic
stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as
a binder.
Studio/Multimedia Production Facility: A facility for the staging and recording of video or audio productions such as, but not limited to, music, television, radio, commercials, or motion pictures. This use includes the studio and associated workspaces, but not any facilities that fall under the definition of broadcast/transmission towers.

Substance Recovery Facility: A state-licensed in-patient facility, except not including the use of dwellings protected under the Fair Housing Act, 42 U.S.C. §3601 et seq, where treatment and/or therapy is provided for the rehabilitation of persons who are drug and/or alcohol dependent. Drug treatment programs include all treatment programs identified by G.A.C. Chapter 290-4. For the purposes of this Ordinance, this definition also includes narcotic treatment facilities as defined by G.A.C. Chapter 290-4-12.

Surface Mine; Borrow Pit: An area from which soil or other unconsolidated materials are removed.

Teen Club: A private establishment where indoors entertainment is provided, with or without dancing, to underage patrons primarily between the ages of 13 and 20. No alcoholic beverages shall be possessed, sold, served, or consumed on the premises. This term does not include uses operated by public agencies or private organizations with 501(c)(3) status, such as community centers, religious youth centers and girls' and boys' clubs. This term also does not include the indoor amusement use.

Theater/Cinema/Performing Arts: An establishment devoted to showing of motion pictures or live performances. Does not include any uses that fall under the definition of adult entertainment.

Three-family/Four-family: A building located on a single lot that contains three (3) or four (4) dwelling units consolidated into a single structure that contains common walls. Such units may be either wholly or partially over or under other dwelling units. The building may share a common entrance.

Tithing Block: A component of Oglethorpe’s Plan for Savannah. Tithing blocks are located on the north and south sides of a square and usually consist of five (5) 60-foot by 90-foot lots.

Tour Company Terminal: An establishment that provides pedestrian and vehicular based sightseeing services to the general public, where the pickup and drop off of customers occurs on private property. This term may include the sale of tickets, distribution of information and similar functions related to sightseeing. This does not include tour related activities that occur within the right-of-way. The term does not include the storage or dispatch of vehicles used in the tour operation, which is included in Transportation Dispatch and Storage.

Townhouse: A single-family residential building containing at two (2) attached dwelling units in which each unit is either located on a single lot with at least one (1) attached dwelling unit located on a separate lot and where there is a common wall along the lot line or where all units are under condominium ownership and located on the same lot. Such unit must be situated side-by-side (i.e., no such units can be located above or below another unit) and each unit must have its own external access.

Transient Guest: A person who resides at a place other than his usual place of residence for no more than 30 consecutive days. For the purposes of the Ordinance, a person staying 31 consecutive days or longer is not considered transient even if the place is not his usual place of residence.

Transportation Dispatch and Storage: Includes taxi dispatch, limousine, charter and tour bus/trolley, and all other similar vehicles that provide passenger transportation.

Tree Farming/Forestry: The use of land for the raising and harvesting of timber, pulp woods and other non-edible forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut from that parcel or adjacent parcels.

Trellis: A screening device that has a foundation or that is mounted to a wall, fence, building or structure.
Truck Stop: A facility intended to provide services to the trucking industry that may include such uses as fuel sales, repair shops, vehicle washes, convenience stores and restaurants; all as part of the facility.

Trust Block: A component of Oglethorpe’s Plan for Savannah. Trust blocks are located on the east and west sides of a square. There are four (4) trust blocks in each ward.

Two-Family: One (1) building on a single lot containing two (2) attached dwelling units with either a side-by-side or over-under arrangement. May include condominiums.

Upland(s): The area of land that does not include coastal marshlands or wetlands as defined by the State of Georgia Coastal Marshlands Protection Act.

Upper-Story Residential: A residential dwelling unit located on a floor above a floor which contains at least 80% a commercial uses. At least 80% of the ground floor shall be comprised of a commercial use.

Use: Any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land. Uses are classified as by-right, limited or special. (See Sec. 5.3.2 more information.)

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

Utilities, minor: All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.

Variance: A modification of a dimensional standard where such modification would not be contrary to the public interest and where owing to conditions peculiar to a specific property, and not the results of any action taken by the applicant, a literal enforcement of this Ordinance would result in unnecessary hardship or practical difficulty.

Vehicle: A device, in, upon or by which any person or property is or may be transported or drawn upon a road or highway, except devices moved by human power or devices used exclusively upon stationary rails or tracks. Examples include but are not limited to automobiles, trucks, motorcycles, mopeds, and recreational vehicles.

Vehicle and Freight Terminal: A transportation establishment that furnishes services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal bulk mailing distribution centers. Includes rail, air and motor freight transportation.

Vehicle Sales/Rental/Leasing: An establishment offering the sale, rental, or lease of passenger vehicles including scooters, mopeds, motorcycles, Segways, recreational vehicles, light and medium trucks. This shall also include the sales, rentals or leases of watercraft and trailers.

Vehicle Sales, Rentals and Leasing: Any establishment primarily engaged in the sale, rental or leasing of passenger vehicles transporting fewer than 15 persons; light and medium trucks (less than 26,001 pounds); and, all two and three-wheeled motorized vehicles not to include motor scooters with more than two cylinders, mopeds or personal transporters. If accessory repair and maintenance services are offered, they shall comply with the use standards for minor or major vehicle repair, as applicable. This term does not include heavy equipment and heavy vehicle sales, rentals and leasing.

Vehicle Service, minor: A facility involved in providing limited service to passenger vehicles and other small consumer vehicles, including mopeds. Such minor operations are typically 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; and tire sales and mounting.

A facility engaged in the repair and servicing, as described herein, of passenger vehicles for fewer than 15 persons, light and medium trucks and other small consumer vehicles, including motorcycles, scooters and mopeds that produce relatively low levels of noise, vibration and fumes. Permitted services and repairs include: maintenance; air conditioning, starting and charging services; brake services; oil changes, fluids replacement; exhaust system work; electrical work; shock absorber, spring and strut replacement; tire sales, balancing and installation, wheel alignment; glass services; tune-up services; audio systems and other repairs and services of a similar nature. If any major vehicle repair or services are provided, as defined by this Ordinance, the use shall be considered major vehicle repair and service.

Vehicle Service, major: A facility involved in providing major services to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Major vehicle service shall include the following: engine repair, towing service; vehicle body shop; vehicle painting facility; vehicle upholstery shop; or any similar use.

A facility engaged in the repair and servicing of all passenger vehicle, consumer vehicle, and truck types (excluding heavy trucks) and, recreational vehicles. Permitted services and repairs include: any minor repair and service; fender, frame and body work; transmission repair and replacement; painting; and, other repair and service of a similar nature. Accessory towing service and vehicle storage for vehicles to be repaired on the premises may be provided. This term does not include vehicle dismantling, salvaging and tire retreading or recapping.

Vehicle Towing and Impound Yard: An establishment engaged in the towing and storage of vehicles. This term does not include salvage yard.

Vehicle Wash, full or self-service: Permanent, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services.

Vermicomposting: The controlled biological decomposition of organic matter into a stable, odor-free humus utilizing various species of worms to create vermicast, also known as worm castings, worm humus or worm manure.

**Visual Compatibility:** The positive relationship of any alteration(s) or new construction to their context based on the application of adopted standards, including visual compatibility criteria as specified by this Ordinance, and accepted guidelines, such as those adopted by the Board or those published by the Secretary of the Interior, that establish the visual and historic character of the surrounding area. This term shall apply only to local historic districts and historic properties.

**Ward:** A component of Oglethorpe’s Plan for Savannah consisting of four (4) tithing blocks (each containing 10 tithing lots) and four (4) trust blocks around a central square, with blocks divided by a series of variously scaled streets and lanes.

**Warehouse or Office Showroom/Flex Space:** A facility which has the combined uses of warehouse with a showroom and/or office for the primary purpose of wholesale or retail sales, display and storage of inventory of products. The showroom/office component is the portion of this use which provides area for the regular transaction of business and for the presentation of displayed merchandise. The ratio of warehouse to showroom and/or office shall not exceed three to one (3:1).

**Warehouse Distribution Facility:** A facility with more than one (1) dock per five thousand (5,000) square feet of warehouse, storage, or related use and used for either: (1) the loading, unloading, dispensing, receiving, interchanging, gathering or otherwise physically handling freight for shipment, or (2) any other location at which freight is exchanged by motor carriers between vehicles. This includes but is not limited to cross-dock operations and does not include a package delivery service, which is classified as vehicle and freight terminal. Excludes buildings with six (6) or fewer loading docks. May include operation facilities such as maintenance, storage, or fueling.
**Warehousing:** A facility for the storage of household or commercial goods, including cold storage. Includes wholesaling. This definition does not include self-service storage facilities or vehicle and freight terminals or yards, which are classified in transportation services.

**Waste Incinerator:** A facility where waste material is reduced or destroyed through the application of high temperature.

**Waste-Related Services:** Characterized by uses that receive solid or liquid wastes from others for transfer to another location; by the collection of sanitary wastes, or other approved waste materials for on-site disposal; or by the manufacture or production of goods or energy from the composting of organic material.

**Watercraft:** Water-oriented vehicles with or without trailers including, but not limited to power boats, cruisers, personal watercraft, fishing/hunting boats, pontoon boats, as well as, row boats, sail boats, and other non-motorized craft with greater than a two (2) person capacity. This definition excludes non-motorized one (1) and two (2) person crafts such as canoes, kayaks, and pedal boats.

**Watercraft Launch/Ramp:** A stand-alone facility for the launching and retrieval of watercraft for water access. Such use may include the temporary parking of vehicles and trailers.

**Watercraft, Personal:** A motorboat less than 16 feet in length which uses an inboard motor powering a jet pump as its primary motive power and which is designed to be operated by a person sitting, standing or kneeling on, rather than in the conventional manner of sitting or standing inside the vessel.

**Watercraft Sales, Repair and Service:** An establishment primarily engaged in the retail and wholesale sales or repair of watercraft and other marine products, equipment, systems and parts. This does not include watercraft sales, repair or service that are associated with a marina. This term does not include salvage operations or the construction of watercraft, which is a general manufacturing use.

**Wetland:** An area that is inundated or saturated by surface water or groundwater at a frequency and distribution sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Wetlands generally include swamps, marshes, bogs and similar areas.

**Wetland and Marsh Buffer:** An area of land of a specified width adjacent to a wetland or marshland which serves to protect such area(s).

**Wholesaling:** Any entity that is primarily engaged in selling and/or distributing merchandise to retailers to industrial, commercial, institutional, or professional business users, or to other wholesalers; and/or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not a general commercial category or use.

**Wildlife Refuge:** A place of refuge or protection for the management, regulation and conservation, but not sale, of fish or wildlife populations.

**Wine or Beer Specialty Shop:** An establishment where alcohol sales are limited to only wine or beer as defined by Georgia law. This term does not include package stores. A retail establishment primarily engaged in the sales of wine as defined by O.C.G.A. §3-1-2. This term does not include the sales of other alcoholic beverages as defined by O.C.G.A. §3-1-2, package stores, or the accessory sales of any alcoholic beverages.
Article 13.0 Abbreviations and Definitions

**Commentary:** The front property line is the property line that is adjacent to a right-of-way and to which a building is typically oriented. In the case of a “stacked” lot that is served by an access easement and which does not have direct road frontage, the front property line is considered to be that which is generally parallel to the nearest right-of-way.

**Side (Interior) Yard:** The area between the side (interior) property line and the side façade of the building between the front and rear yard.

**Side (Street) Yard:** The area between the side (street) property line and the side façade of the building between the front and rear yard.

**Rear Yard:** The area between the rear property line and the rear façade of the building and extending the entire width of the property.

**Yard, Street:** A landscaped buffer located adjacent to a street right-of-way.

**Yellow Grease Bin:** A receptacle utilized for the temporary collection and storage of waste cooking oils until emptied by a state-licensed waste cooking oil collector.

**Zoning Map:** The official zoning map of Chatham County and/or of the city of Savannah.
Sec. 13.3 Defined Terms, Wireless Telecommunications Facilities

The following definitions are specific to Wireless Telecommunications Facilities and are in addition to the definitions in Sec. 13.2, Defined Terms, General. Where the same or similar definitions exist, the definitions of this Section shall govern.

Abandonment: The intent to abandon or discontinue operations as evidenced by voluntary conduct or failure to use a wireless telecommunications facility for a period of six months or more.

Ancillary Structures: Any development associated with a wireless telecommunications facility, including but not limited to foundations, concrete slabs on grade, guy wire anchors, generators and transmission cable supports. This definition does not include equipment compound.

Antenna: Any apparatus designed for transmitting and/or receiving electromagnetic waves that includes but is not limited to: telephonic, radio or television communications. Types of antennas include, but are not limited to: omni-directional (whip) antennas, sectorized (panel) antennas, or parabolic (dish) antennas.

Antenna Array: A single set or group of antennas and their associated mounting hardware, transmission lines or other appurtenances which share a common attachment device such as a mounting frame or mounting support.

Antenna Support Structure: A vertical projection, typically composed of metal, with or without a foundation that is for the express purpose of accommodating antennas at a desired height above grade.

Applicant: A person or entity with an application for the permit of a wireless telecommunications facility. A co-applicant is any person or entity that joins with an applicant in an application for the same permit, including the property owner, antenna support structure owner, and any proposed tenants for the facility.

Attached Wireless Telecommunications Facility: An antenna or antenna array that is secured to an existing building or structure (except an antenna support structure) with any accompanying pole or device which attaches it to the building or structure, together with transmission cables, and an equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless telecommunications facility is considered to be an accessory use to the existing principal use on a site.

Base Station: The primary sending and receiving site in a telecommunications facility network. More than one base station and/or more than provider can be located on a single antenna support structure.

Breakpoint Technology: The engineering design of a monopole wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent more susceptible to failure than any other point along the monopole. In the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole.

Cellular Telecommunications: A commercial Low Power Mobile Radio Service bandwidth licensed by the FCC to providers in a specific geographical area in which the radio frequency spectrum is divided into discrete channels which are assigned in group to geographic cells within a service area and which are capable of being reused in different cells within the service area.

Collocation: A situation in which two or more wireless personal service providers place a wireless telecommunications antenna or antennas and feed lines on a common antenna support structure or other structure on which there is an existing antenna array. The term “collocation” shall not be
applied to a situation where two or more wireless personal service providers independently place equipment on an existing building.

**Combined Antenna:** An antenna or antenna array designed and utilized to provide services for more than one wireless provider for the same or similar type of services.

**Concealed:** A wireless telecommunications facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure, to include antennas, ancillary structures, and utilities. Concealment is further explained in Sec. 8.9 (Wireless Telecommunications Facilities).

**Contributing Structure:** A structure listed on the Georgia Register of Historic Places; the National Register of Historic Places; or that is at least 50 years old, has not had any major exterior alterations that has changed its original architectural character, and that has had an historic survey which documents the structure as contributing to the historic district in which it is located.

**Coverage:** The geographic area reached by an individual wireless telecommunications facility installation.

**Decision:** The conclusion of a wireless telecommunications facility application review that results in an approval or denial with or without conditions.

**Dual Lighting Systems:** Strobe lights during daytime and flashing red lights during non-daytime.

**Equipment Cabinet:** A structure located at a base station that is above the base flood elevation and designed exclusively to contain radio or other equipment necessary for the transmission or reception of wireless telecommunication signals. A cabinet cannot be used for storage and/or habitable space.

**Equipment Compound:** The area or structure surrounding a ground-based wireless telecommunications facility including, but not limited to, the areas inside or under the following: an antenna support structure’s framework and ancillary structures such as equipment necessary to operate the antenna on the facility that is above the base flood elevation including: cabinets, shelters, pedestals, generators and other similar structures.

**Existing Structures and Facilities:** Any wireless telecommunications facility for which a permit has been properly issued prior to the effective date of the ordinance from which this Section is derived.

**Feed Lines:** The interconnecting media between the transmission / receiving base station and the antenna.

**Functionally Equivalent Services:** Cellular, personal communications services (PCS), Enhanced Specialized Mobile Radio, Specialized Mobile Radio and paging services.

**Geographic Search Area (GSA):** An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

**Guyed Structure:** A style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.

**Lattice Structure:** Typically a tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

**Least Visually Obtrusive Profile:** The design of a wireless telecommunications facility intended to present a visual profile that is the minimum profile necessary for the facility to properly function.
**Location:** The area where a wireless telecommunications facility is located or proposed to be located. Reference to location shall be exact longitude and latitude, to the nearest tenth of a second. Bearing or orientation is referenced to true north.

**Modification:** The change, or proposed change, of any portion of a wireless telecommunications facility from its description in a previously approved permit.

**Monopole:** A style of freestanding antenna support structure that consists of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on the roof of a building.

**Mount:** The surface upon which antennas are mounted. Mounts described in this Article include: roof-mounts (mounted on the roof of a building) and side-mounts (mounted on the side of a building).

**Personal Wireless Telecommunications Services:** Commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access service as identified in the Telecommunications Act of 1996.

**Provider:** Any entity licensed by the FCC to provide subscriber-based personal wireless telecommunications services.

**Radio Frequency Engineer:** An engineer specializing in electrical or microwave engineering, especially the study of radiofrequencies.

**Recognized Historic Area:** Districts or locations identified as having historic and/or architectural significance through an ordinance, guideline, map, listing or designation by a local, state or federal government.

**Review:** A review of a wireless telecommunication facility application by applicable administrators, staff, or commissions that results in a decision.

**Screening:** The use of design, existing buildings and structures, existing and proposed vegetation and color to obscure a wireless telecommunications facility.

**Separation:** The vertical distance between one carrier’s antenna array and the antenna array of another carrier.

**Siting:** The method and form of placement of a wireless telecommunications facility on a specific area of a property.

**Unlicensed Wireless Services:** Commercial mobile services that can operate on public domain.

**Wireless Telecommunications Services:** A staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or groups of antennas, transmission cables and equipment enclosures, and may include an antenna support structure. The following non-exclusive list shall be considered a wireless telecommunications facility: new and existing antenna support structures, replacement antenna support structures, collocations on existing antenna support structures, attached wireless telecommunications facilities and concealed wireless telecommunications facilities.

**WTF:** See Wireless Telecommunications Facility.
Sec. 13.4 Defined Terms, Signs

The following definitions are specific to Sec. 9.9, Signs, and are in addition to the definitions in Sec. 13.2 Defined Terms, General. Unless defined below, individual sign types are defined in Sec. 9.9, Signs. Where the same or similar definitions exist, the definitions of this Section shall govern.

**Bandit or Snipe Sign:** A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects, and the advertising matter is not applicable to the premises where located.

**Billboard:** Any off-premises sign on a permanent structure on which the copy is periodically changed and which is not located on the premises to which such copy pertains.

**Decorative Pole Sign:** A sign permanently affixed to the ground by a pole that is decorative or has design features, such as a post cap or finial, and is constructed of materials that are compatible with the design standards of the special sign district in which the sign is located.

**Digital Billboard:** A billboard with copy that can be changed at intervals electronically or mechanically changed by remote or automatic means. Such signs may use light emitting diodes (LED).

**Fuel Pump Island Sign:** A sign located on a fuel pump island.

**Logo:** The graphic or pictorial presentation of a word or message, including, but not limited to, the use of shapes, designs, decorations, letters, numbers, emblems, trademarks, or symbols often uniquely designed for ready recognition.

**NIT:** candles per square meter (cd/m²)

**Pole Sign:** A freestanding sign permanently attached to the ground by a single support that is less than 40% of the sign width at the widest point of the sign.

**Protected Roadway:** A street classification solely for the purposes of billboard siting. Maps identifying protected roadways are located in Sec. 9.9.15, Billboards. All protected roadways are arterials.

**Restricted Roadway:** A street classification solely for the purposes of billboard siting. Maps identifying restricted roadways are located in Sec. 9.9.15, Billboards. All restricted roadways are arterials.

**Sign:** An object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, idea or location by any means, including words, letters, numbers, figures, design, pictures, symbols, fixtures, colors, illumination or projected images.

**Signable Area:** That area of the façade of a building up to the roofline, free of windows and doors or major architectural detail, to which a sign may be attached or erected; provided, however, that the “signable area” shall be further restricted to the horizontal area along the building façade below any upper story windows or at the top of the façade above any windows when a principal use structure is greater than one story in height. A permitted awning or canopy may also be considered as part of the signable area.

**Sign Base:** A foundation, pedestal or other structure supporting a sign.

**Sign Clearance:** The vertical distance from the established finished grade of the sidewalk to the lower edge of a sign.

**Sign Copy:** The wording or graphics on a sign surface.

**Signable Quadrant:** The area formed by the measurement of a certain distance from an intersection and a certain distance back from a right-of-way in which a billboard may be placed.

**Tenant Sign:** A wall or ground sign located in a multi-tenant structure or combined development.
**Type I Street:** A street classification solely for the purposes of signage. Maps identifying street types are located in Sec. 9.9.4, Street Type Maps for Building and Ground Signs.

**Type II Street:** A street classification solely for the purposes of signage. Maps identifying street types are located in Sec. 9.9.4, Street Type Maps for Building and Ground Signs.
Article 13.0 Abbreviations and Definitions

Sec. 13.4 Defined Terms, Signs

13-37
### Appendix A-1: Functional Street Classifications for Land Uses

<table>
<thead>
<tr>
<th>Interstate/Limited Access</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-16</td>
<td>Effingham County Line</td>
<td>Montgomery St./MLK, Jr. Blvd.</td>
</tr>
<tr>
<td>I-95</td>
<td>Bryan County Line</td>
<td>Effingham County Line</td>
</tr>
<tr>
<td>I-516</td>
<td>Mildred St.</td>
<td>Brampton Blvd.</td>
</tr>
<tr>
<td>Truman Pkwy.</td>
<td>President St.</td>
<td>SR 204/Abercorn St.</td>
</tr>
<tr>
<td>US Hwy 17</td>
<td>I-16</td>
<td>South Carolina State Line</td>
</tr>
<tr>
<td>Veterans Pkwy.</td>
<td>SR 204/Abercorn St.</td>
<td>I-516</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Major Arterial</th>
<th>From</th>
<th>To</th>
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</thead>
<tbody>
<tr>
<td>37th St. Conn.</td>
<td>I-16</td>
<td>37th St.</td>
</tr>
<tr>
<td>37th St.</td>
<td>37th St. Connector</td>
<td>Habersham Blvd.</td>
</tr>
<tr>
<td>Airways Ave.</td>
<td>I-95</td>
<td>Savannah/Hilton Int'l Airport</td>
</tr>
<tr>
<td>Bay St.</td>
<td>US Hwy 80</td>
<td>General McIntosh Blvd.</td>
</tr>
<tr>
<td>Chatham Pkwy.</td>
<td>Garrard Ave.</td>
<td>Garden City Limits</td>
</tr>
<tr>
<td>DeRenne Ave.</td>
<td>Mildred St./I-516</td>
<td>Skidaway Rd.</td>
</tr>
<tr>
<td>Eisenhower Dr.</td>
<td>White Bluff Rd.</td>
<td>Skidaway Rd.</td>
</tr>
<tr>
<td>Gen. McIntosh Blvd.</td>
<td>Bay St.</td>
<td>President St.</td>
</tr>
<tr>
<td>Islands Expy/President St.</td>
<td>Gen. McIntosh Blvd.</td>
<td>US Hwy 80</td>
</tr>
<tr>
<td>Jimmy DeLoach Pkwy.</td>
<td>US Hwy 80</td>
<td>SR 21</td>
</tr>
<tr>
<td>MLK, Jr. Blvd.</td>
<td>52nd St.</td>
<td>Bay St.</td>
</tr>
<tr>
<td>Montgomery Cross Rd.</td>
<td>SR 204/Abercorn St.</td>
<td>Skidaway Rd.</td>
</tr>
<tr>
<td>Old River Rd.</td>
<td>SR 204/Fort Argyle Rd.</td>
<td>Effingham County Line</td>
</tr>
<tr>
<td>SR 21/Augusta Rd.</td>
<td>End of I-516</td>
<td>Effingham County Line</td>
</tr>
<tr>
<td>SR 204/Abercorn St.</td>
<td>I-95</td>
<td>Victory Dr.</td>
</tr>
<tr>
<td>SR 204/Fort Argyle Rd.</td>
<td>Bryan County Line</td>
<td>I-95</td>
</tr>
<tr>
<td>US Hwy 17/Ogeechee Rd.</td>
<td>Bryan County Line</td>
<td>Victory Dr.</td>
</tr>
<tr>
<td>US Hwy 80</td>
<td>Gray’s Creek</td>
<td>Lazaretto Creek</td>
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<tr>
<td>US Hwy 80/Victory Dr.</td>
<td>Ogeechee Rd.</td>
<td>Downing Dr.</td>
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<tr>
<td>White Bluff Rd.</td>
<td>Windsor Rd.</td>
<td>DeRenne Ave.</td>
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<table>
<thead>
<tr>
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<th>To</th>
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<tbody>
<tr>
<td>52nd St.</td>
<td>Hopkins St.</td>
<td>Montgomery St.</td>
</tr>
<tr>
<td>Anderson St.</td>
<td>Ogeechee Rd.</td>
<td>Skidaway Rd.</td>
</tr>
<tr>
<td>Augusta Ave.</td>
<td>Bay St.</td>
<td>Graham Ave.</td>
</tr>
<tr>
<td>Benton Blvd.</td>
<td>Pooler City Limits</td>
<td>Northern End</td>
</tr>
<tr>
<td>Broughton St.</td>
<td>MLK, Jr. Blvd.</td>
<td>E. Broad St.</td>
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<tr>
<td>Bull St.</td>
<td>DeRenne Ave.</td>
<td>Park Ave.</td>
</tr>
<tr>
<td>DeLesseps Ave.</td>
<td>Waters Ave.</td>
<td>NB Truman Pkwy Ramps</td>
</tr>
<tr>
<td>DeRenne Ave.</td>
<td>Skidaway Rd.</td>
<td>LaRoche Ave.</td>
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</table>
### Appendix A-1: Functional Street Classifications for Land Uses

<table>
<thead>
<tr>
<th>Minor Arterial</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diamond Causeway</td>
<td>Ferguson Ave.</td>
<td>McWhorter Dr.</td>
</tr>
<tr>
<td>Drayton St.</td>
<td>US Hwy 80/Victory Dr.</td>
<td>Bay St.</td>
</tr>
<tr>
<td>E. Broad St.</td>
<td>Gwinnett St.</td>
<td>Bay St.</td>
</tr>
<tr>
<td>Gwinnett St.</td>
<td>Telfair Rd.</td>
<td>Montgomery St.</td>
</tr>
<tr>
<td>Henry St.</td>
<td>MLK, Jr. Blvd.</td>
<td>Skidaway Rd.</td>
</tr>
<tr>
<td>Highgate Blvd.</td>
<td>SR 204/Fort Argyle Rd.</td>
<td>New Hampstead Pkwy.</td>
</tr>
<tr>
<td>Hodgson Memorial Dr.</td>
<td>Montgomery Cross Rd.</td>
<td>Stephenson Ave.</td>
</tr>
<tr>
<td>John Carter Rd.</td>
<td>SR 204/Fort Argyle Rd.</td>
<td>Bloomingdale City Limits</td>
</tr>
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<td>Johnny Mercer Blvd.</td>
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<td>US Hwy 80</td>
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<tr>
<td>Liberty St.</td>
<td>MLK, Jr. Blvd.</td>
<td>E. Broad St.</td>
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<tr>
<td>Little Neck Rd.</td>
<td>Bloomingdale City Limits</td>
<td>US Hwy 17</td>
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<td>Louisville Rd.</td>
<td>Fair St.</td>
<td>MLK, Jr. Blvd.</td>
</tr>
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### Appendix A-1: Functional Street Classifications for Land Uses

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## Appendix A-1: Functional Street Classifications for Land Uses

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### Appendix A-1: Functional Street Classifications for Land Uses

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## Appendix A-2: Planned Developments

| PD - 1 | The Landings |
| PD - 2 | Staley Ave - Cash-N-Carry |
| PD - 3 | Southbridge |
| PD - 4 | Southchase |
| PD - 5 | Emerald Pointe |
| PD - 6 | Hutchinson Island |
| PD - 7 | Heritage Apartments |
| PD - 8 | Abercorn/Wilshire Offices |
| PD - 9 | Marshview Landing |
| PD - 10 | Berwick Plantation |
| PD - 11 | Bradley Pointe South |
| PD - 12 | Waterway Village |
| PD - 13 | Godley Station - North |
| PD - 14 | Mercy Housing Cuyler - 35th Street |
| PD - 15 | Mercy Housing Cuyler - 41st Street |
| PD - 16 | Cohen's Retreat [Reserved] |
| PD - 17 | Memorial Medical Center |
| PD - 18 | Camoose Landing |
| PD - 19 | Petit Guave |
| PD - 20 | Reserve at Savannah Harbor |
| PD - 21 | Savannah River Landing |
| PD - 22 | New Hampstead |
| PD - 23 | Highlands at Godley Station |
| PD - 24 | Blue Fin |
| PD - 25 | Little Neck Parcel |
| PD - 26 | Godley Station - South |
| PD - 27 | The Residences at Wilmington Island |
| PD - 28 | Little Neck Subdivision |

*Comment [m1]: Rezoned in late 2013.*
### Appendix A-2: Planned Developments

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