

# CITY OF SAVANNAH ZONING ORDINANCE

## R-6 ZONING DISTRICT

*R-6 one-family residential.* The purpose of this district shall be to maintain single-family dwelling density to not more than six single-family dwellings per net acre of residential land, in order to protect the property in this district from depreciating effects of more densely developed residential uses.

R-6 Zoning District	
List of Uses	Use #
Accessory use	53
Administrative office for city-sponsored neighborhood housing service district	48
Child care center	22b
Church and other places of worship	15
Convent or monastery	16
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Eleemosynary or philanthropic institutions	18
Family adult day care center	18n
Family personal care home for the elderly six (6) or fewer persons	18q
Family personal care home for the handicapped six (6) or fewer persons	18p
Golf course	30
Home occupation	52
Private and parochial schools	22
Private or residential community boat dock or pier	32a
Public schools	20
Public use	23
Public utilities	27
Satellite dish	53a
Temporary use	15a

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

## Provisions Regarding Use in the R-6 Zoning District:

1. Permitted uses are identified by the letter "X".
2. Uses permitted subject to the approval of the board of appeals are indicated by the letter "B".
3. Uses marked with a "B1" shall require the submittal of a site development plan to the metropolitan planning commission for review and approval when the use contains three acres or more.

<b>R-6 Zoning District List of Uses with Standards</b>	
<b>Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval</b>	
(1) One-family dwelling:	
a. Detached	X
(15) Church and other places of worship	B1
a. The use shall abut a collector or greater arterial.	
b. The use shall be at least 100 feet from any conforming residential dwelling.	
(15a) Temporary use:	
1. Provided that the following specific conditions shall apply to such uses not located on public property.	
a. A site plan shall be approved by MPC pursuant to the provisions of Sec. 8-3031.	
b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site.	
c. The use complies with the sign requirements for the districts in which it is located.	
d. Such use shall not be located adjacent to or across a street from a conforming residential use.	
e. The use shall not be permitted for greater than 30 days within any six month period unless a different length of time is specifically provided for hereunder.	
f. Such use shall be located along a collector or arterial street.	
g. Such use shall be located on not less than a one acre site.	
h. The use shall not occupy off-street parking spaces required for another use nor extend into the required building setback lines of the site.	
i. Sanitation facilities shall be approved by the Chatham County Health Department prior to the issuance of an occupancy permit.	
j. Tents and/or mobile vehicles/structures shall not be permitted in conjunction with such use unless specifically provided for hereunder. Where so allowed, such tents and/or mobile vehicles/structures shall be located as shown on the approved site development plan. Tent(s) shall be constructed on fire retardant materials.	
k. Such use shall comply with the requirements of the city noise ordinance.	
2. Temporary uses shall include the following activities:	
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
Provided that:	
1. Public parks shall be owned and operated by either an agency of government or unit of government.	
2. Tents and/or mobile vehicles/structures may be utilized for such activities.	
(16) Convent or monastery	B1
Provided that within the R-20, R-10, and R-6 districts such use shall be located on a parcel not less than four 4 acres in size.	
Provided further, on a site containing not less than four 4 acres, a cemetery solely for the interment of the residents of the convent or monastery shall be permitted subject to the following conditions:	
a. All graves shall be set back not less than 100 feet from any property line.	
b. All grave markers and crypts, mausoleums, columbariums or other such facilities over three feet in height as measured from ground level shall be screened from view from the adjacent properties by an architecturally designed fence or dense evergreen hedge adequate to block vision between or through the planted material, at least six feet in height.	
c. Provided, further that all cemetery burial plots, mausoleums, columbariums and other facilities shall be located as shown on a site plan approved by the MPC under the provisions of Sec. 8-3031.	
(18) Eleemosynary or philanthropic institutions	B1
(18n) Family adult day care center	X
a. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.	
b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.	
c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.	
d. Within an R-6, R-4 or R-M district, the operator shall reside in the structure.	
e. The use shall only be established in a building designed as an occupied as a one- or two-family dwelling structure.	
(18p) Family personal care home for the handicapped six (6) or fewer persons	X
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home.	
(18q) Family personal care home for the elderly six (6) or fewer persons	X
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(20) Public schools	X
(22) Private and parochial schools	B
(22a) Day nurseries and kindergartens	B
a. Provided that 100 square feet of outdoor play space is provided each child.	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or religious institution property that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or religious institution shall be limited to a maximum of 36 children provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

## R-6 Zoning District List of Uses with Standards

**Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval**

evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.	
d. Such use shall provide the number of off-street parking spaces required for educational and institutional and uses as set forth in section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas."	
e. Where an abutting use is residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.	
f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided, that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.	
g. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.	
(22b) Child care center	B
a. Provided that 100 square feet of outdoor play space is provided for each child.	
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major, arterial or secondary arterial provided that approval of any center located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A childcare center can be located on a school or religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any center located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhoods served by such streets.	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.	
d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in section 8-3089 - "Minimum Space Requirements for Off-Street Parking Areas."	
e. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first.	
f. Where an abutting use is residential, a visual buffers shall be provided as to shield all parking areas, play areas, and outdoor activity from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.	
g. One nonilluminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district.	
h. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.	
(23) Public use	B
(27) Public utilities	X
(30) Golf course	B
(32a) Private or residential community boat dock or pier	X
(48) Administrative office for city-sponsored neighborhood housing service district	X
Provided that such use shall meet the following criteria:	
a. A site plan shall be submitted and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of the use.	
b. The use shall be located within a detached single-family dwelling unit.	
c. The use shall be temporary and shall be replaced only by a permitted use in the district.	
d. The exterior of the structure shall maintain the appearance of a single-family dwelling.	
e. A nonilluminated principal use sign not to exceed two square feet in area may be erected as approved by the MPC.	
(52) Home occupation	X
Provided that:	
a. The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home.	
b. The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood.	
c. No use shall require structural alterations to the interior or exterior of the building which changes the residential character thereof.	
(53) Accessory use	X
Provided, that:	
a. Temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
b. Tents may be used in conjunction with an accessory use for a period not to exceed 14 days within a six-month period.	
c. Shipping containers shall not be permitted as accessory buildings upon any lot upon which exists a dwelling as a principal use.	
d. Shipping containers shall be permitted as accessory buildings upon a lot on which exists a nonresidential building as a principal use, provided that the shipping container:	
1. Is set back not less than ten feet from any lot line, or a greater distance if elsewhere required.	
2. Is placed entirely upon a paved surface or raised off-ground by use of permanent structural supports.	
3. Displays no exterior signs or lettering.	
4. Has an exterior which is painted or otherwise finished in a neutral color and is maintained in a condition free of rust or deterioration.	
5. Is free of major structural damage which alters the original rectangular configuration and is equipped with tight-fitting doors designed and manufactured specifically as container equipment.	
6. Is screened from view from adjoining properties by use of visual buffers along lot lines or by use of a fence or wall.	
(53a) Satellite dish	X
Provided that such uses shall only be permitted as accessory uses, subject to the following restrictions:	
a. Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mount dish is not functional. All dishes shall be located within a rear yard. The base of such facility shall be surrounded with an architecturally designed fence with landscaping.	
b. The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.	
c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h. below.	
d. Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs as approved	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

# CITY OF SAVANNAH ZONING ORDINANCE

## R-6 Zoning District List of Uses with Standards

**Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval**

by the Planning Commission.	
e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.	
f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.	
g. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in light or dark neutral color.	
h. Within R-6, R-6-A, R-6-C, R-M-H, R-6-B, R-4, RIP-A, RIP-A1, RIP-B, RIP-D, and R-D zoning districts and for any lot upon which is located a one- to four-family dwelling structure, the following additional restrictions shall apply:	
1. The maximum diameter satellite dish shall be 12 feet.	
2. A solid satellite dish shall be permitted only where such dish is screened from view from ground level from adjoining residential properties and from any street. Such screening may consist of a fence or wall, hedge, natural vegetation, or building or structures on the lot.	

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**

## CITY OF SAVANNAH ZONING ORDINANCE

<b>R-6 Zoning District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	6,000 - - 6,000
<b>Minimum Lot Width (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	60 - - 60
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
<b>Minimum Side Yard Setback (feet)</b>	Residential Nonresidential	5 5
<b>Minimum Rear Yard Setback (feet)</b>	Residential Nonresidential	25 25
<b>Maximum Height (feet)</b>	Residential Nonresidential	50 50
<b>Maximum Building Coverage (percent)</b>	Residential Nonresidential	30 30
<b>Maximum Density (units per net acre)</b>	One-family dwelling units	6

**THIS DOCUMENT IS NOT INTENDED TO REPLACE THE OFFICIAL CLERK OF COUNCIL'S VERSION. ITS SOLE PURPOSE IS EXPEDIENCY IN COPYING AND DISTRIBUTION. THE OFFICIAL ZONING ORDINANCE OF THE CITY OF SAVANNAH SHALL BE KEPT ON FILE IN THE OFFICE OF THE CLERK OF COUNCIL.**