

CITY OF SAVANNAH ZONING ORDINANCE

R-B-1 ZONING DISTRICT

R-B-1 residential-business. The purpose of this district shall be to create an area in which certain types of convenience-shopping-retail sales and service uses can be established and at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development.

R-B-1 ZONING DISTRICT	
List of Uses	Use #
Accessory uses	90
Administration building	38a
Adult day care center	20d
Animal grooming establishment	25a
Automobile parking lot or parking garage	55a
Banks and offices	37
Boardinghouse or roominghouse	10
Catering services	49b
Child care center	20c
Child sitting center	20e
Church or other place of worship	11
Clothing stores and dry goods	34
Congregate care home for the elderly (over 15 persons)	10g
Congregate care home for the mentally retarded (over 15 persons)	10i
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Department stores	39
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Eleemosynary or philanthropic institution	14
Food service centers for homeless persons	10l
Food stores and drugstores	32
Furniture repair	35a
Garage apartment or carriage house	5
Group care home for the abused or mistreated (seven or greater persons)	10e
Group care home for the elderly (seven to 15 persons)	10f
Group care home for the mentally retarded	10h
Home furnishing and hardware	35

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R-B-1 ZONING DISTRICT	
List of Uses	Use #
Home occupation	89
Homes for chemically dependent persons	10d
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Mixed use, nonresidential	37a
Mixed use, residential	37b
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Public uses	15
Public utility	16
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Satellite dish	90a
Secondary use (professional office)	47a
Single-room occupancy residences	10m
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Transitional shelters for homeless persons	10k

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CITY OF SAVANNAH ZONING ORDINANCE

R-B-1 Zoning District

Provisions Regarding Use in the R-B-1 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 “B2” and contain:
 - a. Less than ten acres shall be subject to the approval of the board of appeals.
 - b. Ten or more acres shall be permitted only within a PUD district.

R-B-1 Zoning District List of Uses with Standards	
Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district	
(1) One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(3) Multifamily dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(5) Garage apartment or carriage house	X
(10) Boardinghouse or roominghouse	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10d) Homes for chemically dependent persons	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10e) Group care home for the abused or mistreated (seven or greater persons)	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10f) Group care home for the elderly (seven to 15 persons)	X
(10g) Congregate care home for the elderly (over 15 persons)	X
(10h) Group care home for the mentally retarded	X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10i) Congregate care home for the mentally retarded (over 15 persons)	X
(10k) Transitional shelters for homeless persons.	X
Provided that the following conditions shall be met:	
a. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is oriented in the best manner to protect adjacent uses.	
b. A maximum of 50 persons, in addition to the responsible representative(s) of the not-for-profit organization, shall be housed overnight in the shelter at any one time. One organization representative responsible for operation of the shelter shall be on the site for each 25 persons housed in the facility overnight.	
c. There shall be at least 100 square feet of space in the building for each occupant, including staff.	
d. Meals may be provided only for the individuals temporarily housed within the shelter.	
e. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies.	
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	
(10l) Food service centers for homeless persons	X
(10m) Single-room occupancy residences	X
Provided that:	
a. A site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is developed in the best manner to protect adjacent uses.	
b. A maximum of 50 units shall be permitted within a SRO, provided that the net density for the zoning classification within which the use is located is not exceeded.	
c. A specific site development plan, that meets the standards for planned districts as provided for under section 8-3031, shall be submitted to and approved by the MPC before development can commence.	

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d. There shall be a minimum of 100 square feet of space in each residential unit and at least 15 square feet of common area for each residential unit. However, the common area shall not be less than a total of 200 square feet in area.	
e. Within the R-B, RB-1, and BC-1 districts, the use shall:	
1. Front onto an arterial street.	
2. Not be located adjacent to a retail trade or residential use.	
3. Be located within a freestanding building.	
(10p) Personal care home for the handicapped and/or elderly (six 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.	
(11) Church or other place of worship	X
A church or other place of worship may be allowed to house a caretakers quarters and/or beds for the housing of temporary guests within the principal use structure as incidental uses subject to the following conditions:	
a. The site shall be located on and have direct access to a collector or greater classified street.	
b. A maximum of one permanent caretaker quarters or a maximum of 25 beds, available to temporary guest residents directly involved in activities sponsored by and/or affiliated with the church or other place of worship shall be allowed;	
Provided further that the temporary beds shall not be occupied by any individual or group of persons for greater than three months per calendar year.	
Nothing in this section shall be construed to mean that a church or other place of worship can establish a homeless shelter or other group home by right under the auspices of this section.	
A temporary guest resident shall include volunteer teams performing a service related activity to the community, missionary training personnel, and similar type activities approved by the zoning administrator.	
c. Meals in the facility may be prepared for and served only to individuals housed within the facility, minor tutorial students served by the facility, and/or for the membership of the church or other place of worship. Meals in the facility shall not be prepared or served for members of the general public, shall not be prepared for takeout, and shall be consumed on premises only.	
d. On-site vehicular parking spaces shall be available for all uses on site as determined by the zoning administrator, and shall include one parking space for each four (4) beds in the temporary housing section.	
(14) Eleemosynary or philanthropic institution	X
(15) Public uses	X
Including, but not restricted to schools, libraries, fire and police stations, park and recreations facilities.	
(16) Public utility	X
(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
(20b) Day nurseries and kindergartens	X
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 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 street 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 church property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or church shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The board of appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.	
c. The architectural character, including the orientation 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. When 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 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 principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.	
(20c) Child care center	X
a. Provided that 100 square feet of outdoor play space is provided each child in any group using the play area at one time.	
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 street 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 church property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or church shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The board of appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.	
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.	

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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. When 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 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 principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.	
(20d) Adult day care center	X
a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The zoning board of appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on a minor or residential street without creating traffic congestion and traffic hazards to the neighborhood served by such streets. When such use is located on a minor or residential street, the board may limit the number of persons utilizing the facility and the hours of operation based on the traffic to be generated, the size of the property, the characteristics of the neighborhood, and the location of the use in relation to adjacent properties.	
b. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.	
c. The parking layout and design shall be characteristic of the neighborhood within which such use is located.	
d. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the city traffic engineer, shall be provided.	
e. When the building housing such use is located across the street from or adjacent to a dwelling unit the use shall operate only between the hours of 6:30 a.m. and 9:00 p.m.	
f. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 prior to the issuance of a building permit or an occupancy permit.	
(20e) Child sitting center	X
All appropriate licenses from the Georgia Department of Human Resources shall be obtained by the applicant prior to receiving an occupancy permit.	
A minimum of 25 square feet of space per child shall be provided.	
(25a) Animal grooming establishment	X
Provided, that such establishments shall not board animals overnight.	
(32) Food stores and drugstores	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.	
(32c) Plant and produce shops	X
Provided that a site plan shall be submitted and approved under the provisions of section 8-3031. The design and location of any outdoor sales and storage activity shall be permitted only in conformance with the approved site development plan.	
(33) Personal service shops	X
Barbershop, beauty shop, health club, massage parlor "as an incidental use," shoe repair, dry cleaning and laundry pick-up station, laundromats, watch repair and services of a similar nature.	
(34) Clothing stores and dry goods	X
Shoestore, men's shops, women's shops, variety stores and stores of a similar nature.	
(35) Home furnishing and hardware	X
Appliance store, hardware store, paint store, appliance repair, sporting goods store, furniture store, and stores of a similar nature;	
(35a) Furniture repair	X
Including furniture refinishing, refurbishing and upholstery shops	
a. Provided, all business, display, and work area conducted wholly within the confines of the building; and unless storage yards are permitted in this district, no outside storage shall be permitted.	
b. No residential dwelling unit shall be located within the same structure where furniture refinishing or refurbishing work utilizes chemicals, paints, paint thinners, varnishes, or similar products.	
(36a) Specialty shops	X
<i>Specialty shops.</i> Specialized retail sale shops which are normally associated with and restricted to general gift items, or special-interest boutique items. Such shops shall include gift, candy, florist, jewelry, craft, hobby, book, video, clothing shops; interior decorating sales; bicycle rental, excluding bicycle sales and repair; and stores of a similar nature not to include adult bookstores as defined in this section, adult video stores, or the sale or distribution of any obscene materials as set forth in O.C.G.A. § 16-12-80.	
(36b) Craft shops	X
Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.	
(37) Banks and offices	X
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature.	
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	X
(38) Janitorial services contractor	X
Provided that:	
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.	
(38a) Administration building	X
Provided that such office facility shall be directly related to the administration and operation of industrial uses.	
(39) Department stores	X

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(40) Photography studio	X
(45) Taxi stand	X
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 et seq. of the City Code, for the site in question.	
(45a) Taxicab company	X
Provided that:	
a. Except as otherwise provided herein, all vehicle maintenance or service activities connected with such use shall be conducted only within a B-C or B-G district and only when conducted entirely within an enclosed building unless approved otherwise by the MPC under the provisions of section 8-3031.	
b. All exterior storage or fleet parking areas, excluding an approved taxicab stand, shall be screened from the view of adjacent properties or public rights-of-way.	
c. Within the R-B, RB-1, R-B-C, BG-2, and B-B districts, the following provision shall apply:	
1. A site plan shall be approved by the MPC under the provisions of section 8-3031.	
2. No more than eight taxicabs shall be parked on the site at any one time.	
3. The use shall be located on a lot which fronts onto a collector or greater classified street.	
(47a) Secondary use (professional office)	X
a. Required off-street parking shall meet the requirements of the combined office and residential use.	
b. The necessary function of a professional office shall not occupy over 25 percent of the floor area within the residential structure in which such office is housed.	
c. Secondary use (professional offices) shall meet the residential development standards of the zoning district in which such office is to be established.	
(47e) Personal service schools	X
Barber and beauty schools and similar personal service activities licensed by the State of Georgia.	
Provided that within the RB-1 and R-B districts the following shall apply:	
a. Such use shall front onto a street classified as a collector or greater.	
b. Student enrollment shall not exceed 15 students at any given time.	
c. The school shall operate only between the hours of 8:00 a.m. and 8:00 p.m.	
d. A site plan shall be submitted and approved under the provisions of section 8-3031.	
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X
(49b) Catering services	X
Provided that the sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.	
(55a) Automobile parking lot or parking garage	X
Not including gasoline pumps.	
Provided that principal use parking shall occur only within an authorized off-street parking lot or facility.	
(57) Laboratory serving professional requirements, dentists, medical, etc.	X
(61a) Small electric motor repair	X
Provided that within the RB-1 and RB districts the following conditions shall apply:	
a. A site plan shall be approved by the MPC under the provisions of section 8-3031 of this chapter.	
b. All storage on the property shall be kept within an enclosed building.	
c. The use shall abut a collector or greater arterial roadway.	
d. The use shall not create any electrical interferences, high frequencies, or vibrations to levels that would adversely affect adjacent and surrounding properties.	
e. The use shall not be housed in any building with a residential unit or directly abutting any property with a conforming residential use, except where such building was originally designed as a commercial building.	
f. Such use shall not exceed 1,500 square feet of floor area.	
g. On-site repairs shall be limited to electric motors with a maximum of ten horsepower.	
(63b) Pest control	X
(89) Home occupation	X
(90) Accessory uses	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
(90a) Satellite dish	X
Provided such use shall only be permitted as an accessory use but may be allowed within front or side yards, and	
Provided further, that where such use is located upon a lot which is immediately adjacent to or directly across a street from property upon which is located a conforming dwelling or vacant property zoned to permit residential uses, then the following restrictions shall apply.	
1. A satellite dish within a side or front yard shall be set back a minimum of 15 feet from the property line, and shall be of open mesh construction (except for bi-directional transmit and receive dishes where required by the FCC). Dishes shall be screened from view from ground level from adjoining residential properties.	
2. The maximum diameter satellite dish shall be 16 feet.	
3. No form of advertising or identification shall be permitted upon a permanently placed or mounted satellite dish except for the manufacturer's small identification plate.	

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R-B-1 Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	6,000 3,600 2,500 2,150 2,000 1,900 6,000
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	60 60 60 60 60 60 -
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Side Yard Setback (feet)	Residential: 1. One- and two-family 2. Multifamily Nonresidential	5 10 10 from abutting R district property
Minimum Rear Yard Setback (feet)	Residential Nonresidential: 1. Hotel or Institutional 2. Other	15 5 15
Maximum Height (feet)	Residential Nonresidential	40 -
Maximum Building Coverage (percent)	Residential Nonresidential	- 50
Maximum Density (units per net acre)	-	-

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