

**Zoning Bulletin: Short-term Vacation Rentals
(as of November 4, 2016)**

Short-term vacation rentals (STVR's) are permitted only within limited mixed-use zoning districts within the Historic District, Victorian District and Mid-City District neighborhoods. The City has no plans to expand this use to other areas of the city.

This bulletin identifies the zoning districts where STVR's are permitted, how they are permitted (explained below) and the applicable use conditions. Minimum off-street parking requirements are also provided.

Where an "X" is shown underneath a zoning district in the below charts, the use is permitted "by-right" and is subject to compliance with use conditions. For districts shown with a "B," Zoning Board of Appeals approval must be obtained for an STVR as a "special use." The use conditions must be met and the ZBA can require additional conditions to ensure greater compatibility with the surrounding area. Please refer to this link for the Zoning Board of Appeals application: <http://www.savannahga.gov/DocumentCenter/View/954>

Zoning districts and zoning standards are subject to change. For confirmation of zoning requirements, please contact the City Development Services Department at 912-651-6510 or visit the department at 5515 Abercorn Street. The Development Services website is: <http://www.savannahga.gov/developmentservices>.

If you are seeking to operate an STVR, additional requirements must be met, including a certification process. For more information on STVR's, please contact the City of Savannah Tourism Management and Ambassadorship Department (TMAD) at 912-525-1500 or visit the department at City Hall, 2 E. Bay Street. The TMAD website is: <http://www.savannahga.gov/STVR>.

I. Zoning Definition of Short-term Vacation Rental and Transient Guest

- **Short-term Vacation Rental.** An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for lodging for a period of time not to exceed 30 consecutive 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 and shall not include group living or other lodging uses.
- **Transient Guest.** A person who resides at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation.

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II. Zoning Districts Where STVR's are Permitted
a. Historic District:

| <i>Reference Zoning Ordinance Sec. 8-3025(a)</i> | | | | | | | | | |
|--|--|--------------|----------------|--------------|----------------|--------------|--------------|------------|------------|
| <i>District</i> | <i>RIP</i> | <i>RIP-A</i> | <i>RIP-A-1</i> | <i>RIP-B</i> | <i>RIP-B-1</i> | <i>RIP-C</i> | <i>RIP-D</i> | <i>I-P</i> | <i>R-D</i> |
| How Permitted | X | X | X | X | X | X | X | X | X |
| Use Conditions | <p>a. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p>b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term residential rental.</p> | | | | | | | | |

| <i>Reference Zoning Ordinance Sec. 8-3025(b)</i> | | | | | | | |
|--|--|------------|--------------|------------|------------|--------------|----------------|
| <i>District</i> | <i>B-B</i> | <i>B-C</i> | <i>B-C-1</i> | <i>B-G</i> | <i>B-H</i> | <i>R-B-C</i> | <i>R-B-C-1</i> |
| How Permitted | X | X | X | X | X | X | X |
| Use Conditions | <p>a. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p>b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term residential rental.</p> | | | | | | |

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b. Victorian District:

| <i>Reference Zoning Ordinance Sec. 8-3028(d)</i> | | | | | | |
|--|--|------------|------------|------------|------------|------------|
| District | 1-R | 2-R | 3-R | 1-B | 2-B | 3-B |
| How Permitted | B | B | B | X | X | X |
| Use Conditions | <p>a. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p>b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term residential rental.</p> | | | | | |

c. Mid-City District:

| <i>Reference Zoning Ordinance Article K</i> | | | |
|---|---|-------------|-------------|
| District | TC-1 | TC-2 | TN-2 |
| How Permitted | X | X | X |
| Use Conditions | <p>a. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p>b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term residential rental.</p> <p>c. In the TN-2 district, such use is permitted only within an accessory dwelling and only when the principal residence is owner-occupied.</p> | | |

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III. Off-street Parking

Off-street parking requirements vary by location. The Historic District and the Victorian District have the same minimum off-street parking requirements; however, certain zoning districts within the Historic District have no parking requirements (B-B and BC-1). Off-street parking for the Mid-City District is based on square footage of the residence.

| Area | Minimum Parking Requirements |
|--|---|
| <i>Historic and Victorian Districts</i> | <p>Studio up to three (3) bedrooms: The requirement for the type of dwelling unit</p> <p>Four (4) or more bedrooms: The requirement for the type of dwelling unit plus one space for each additional two (2) bedrooms.</p> <p><i>Reference Zoning Ordinance Sec. 8-3089</i></p> |
| <i>Mid-City District</i> | <p>Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site.</p> <p><i>Reference Zoning Ordinance Sec. 8-3224</i></p> |