

# CITY OF SAVANNAH ZONING ORDINANCE

## R-6A ZONING DISTRICT

*R-6A one- and two-family residential.* The purpose of this district shall be to maintain one- and two-family residential dwelling density to not more than 12 units per net residential acre in order to protect the property in this district from the depreciating effects of more densely developed residential uses. Limited fraternal order or lodge meeting halls are also permitted within a structure which previously or presently houses a church or school that has been such for a period of not less than five years.

This district shall only be established on a lot or tract of land which meets the following conditions:

- (a) *For a limited fraternal order or lodge.* The lot contains an existing structure designed and constructed to house a church or a school that was utilized as such for a period of not less than five years.
- (b) *For a duplex.*
  - 1. The lot contains at least 7,200 square feet, is vacant and is adjacent to or across the street from a structure containing two or more dwelling units; or
  - 2. The lot contains at least 7,200 square feet, is vacant and is across the street from a parcel of land located within a business-zoned district or 100 percent of the vacant lot's frontage is across the street from a nonresidential use; or
  - 3. The lot contains at least 7,200 square feet, is vacant and is visually oriented to a parcel of land within an existing business zoned district or 100 percent of the vacant lot's frontage is across the street from a nonresidential use so as to adversely impact the use of such vacant lot for a single-family detached dwelling.
- (c) *For a freestanding accessory dwelling.* The lot contains at least 9,000 square feet, a single-family dwelling and an accessory structure which is intended to be utilized as an accessory dwelling unit for a relative of the resident of the principal dwelling.

<b>R-6A Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory dwelling structure	6
Accessory use	53
Administrative office for city-sponsored neighborhood housing service district	48
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Convent or monastery	16
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Dwelling, two-family	2a
Eleemosynary or philanthropic institutions	18
Golf course	30
Home occupation	52
Limited fraternal order or lodge meeting hall	34a

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Private or residential community boat dock or pier	32a
Public schools	20
Public use	23
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Temporary use	15a

### Provisions Regarding Use in the RIP-C 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-6A 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
b. Semidetached or end-row	X
(2a) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
Note: Development plan required for R-6-A and R-6-B districts; see Sec. 8-3062.	
(6) Accessory dwelling structure	X
a. Except as required elsewhere, herein, the lot shall contain at least 1,800 square feet above the minimum area required for the principal use.	
Within the R-6-A district there shall be a minimum of 9,000 square feet of lot area.	
b. Within the R-6-A and R-4 district, such use shall be permitted only on a lot with an existing single-family dwelling.	
Within the R-6-A district, the residents of the accessory structure shall be related by blood or marriage to the principal use dwelling.	
c. The total building coverage shall not exceed the maximum lot coverage for the respective zoning district.	
Within the R-6-A district, buildings housing accessory dwellings shall not be extended to occupy a greater area of land.	
d. Such use shall be at least two feet from a lane and shall be separated from the principal structure by a minimum distance of ten feet and shall otherwise meet the setback and off-street parking requirements for the respective district within which it is located.	
e. Accessory dwelling structures in R-6-A districts shall comply with the provisions of Sec. 8-3051.	
(15) Church and other places of worship	X

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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 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	X
(20)	Public schools	X
(22a)	Day nurseries and kindergartens	X
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 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.	
(23)	Public use	X
(27)	Public utilities	X
(30)	Golf course	X
(32a)	Private or residential community boat dock or pier	X
(34a)	Limited fraternal order or lodge meeting hall	X
a.	Provided its charter contains a prohibition against the use of malt or alcoholic beverages on the premises.	
b.	Provided no commercial sale of food or the sale or consumption of alcoholic beverages, including beer or wine, shall be permitted on the premises.	
(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

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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.	

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<b>R-6A 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 Nonresidential	6,000 3600 6,000
<b>Minimum Lot Width (feet)</b>	Residential: 1. Single-family 2. Two-family Nonresidential	60 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	12

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