

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
Residential Types:																		
(1) One-family dwelling:																		
a. Detached	X	X	-	-	-	-	X	X	-	-	-	X	-	-	-	X	X	-
b. Semidetached or end-row	X	X	-	-	-	-	X	X	-	-	X	X	-	-	-	X	X	-
c. Attached or row	X	X	-	-	-	-	X	X	-	-	X	X	-	-	-	X	X	-
(2) Two-family dwelling:																		
a. Detached	X	X	-	-	-	-	X	X	-	-	-	-	-	-	-	X	X	-
b. Semidetached or end-row	X	X	-	-	-	-	X	X	-	-	X	-	-	-	-	X	X	-
c. Attached or row	X	X	-	-	-	-	X	X	-	-	X	-	-	-	-	X	X	-
(3) Multifamily dwelling:																		
a. Detached	X	X	-	-	-	-	X	X	-	-	X	-	-	-	-	X	X	-
b. Semidetached or end-row	X	X	-	-	-	-	X	X	-	-	X	-	-	-	-	X	X	-
c. Attached or row	X	X	-	-	-	-	X	X	-	-	X	-	-	-	-	X	X	-
(4) Upper-story residential	-	-	-	-	-	X	-	X	-	-	-	-	-	-	-	-	-	-
a. Such use shall be permitted only within the boundaries of the Savannah Historic District.																		
b. Permissible ground level non-residential uses are those uses permitted within the base district and within the following categories of Sec. 8-3025(b): Community Facilities; Animal Care; Recreation; Retail Sales and Service (not to include adult entertainment establishments); Unclassified Retail Sales and Service (not to include principal use storage of any type, and any vehicular sales, rentals or service with the exception of bicycles and scooters); and automobile parking lots or parking garages (only if required parking is located on-site of the upper-story residential development). This limitation applies as of June 22, 2017 to any building constructed to include the upper-story residential use.																		
<i>[Use 4 amended 11-21-17 (17-002807-ZA); 6-22-17(17-002242-ZA); 1-21-16 (15-005698-ZA)]</i>																		
(5) Garage apartment or carriage house	-	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	X	-
a. Such use shall be permitted only within the boundaries of the Savannah Historic District.																		
<i>[Amended October 12, 2017 (17-004799-ZA)]</i>																		
(6) Manufactured home park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provided such use shall comply with the manufactured home park regulations of the City of Savannah.																		
Lodging Facilities:																		
(7) Hotel or apartment hotel	X	-	X	-	-	X	X	X	-	-	X	-	-	-	-	X	B	-
Provided the uses front onto an arterial street.																		
<i>[Use 7 amended April 3, 2014 (14-000202-ZA)]</i>																		
(7a) College dormitory	-	-	-	-	-	X	X	X	-	-	-	X	-	-	-	X	X	-
a. Such use shall abut a collector or greater classified street.																		
b. No more than two students shall reside within a dormitory unit.																		
c. The facility shall have a full-time resident manager.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
d. Such use shall be protected by the college or university security force or the equivalent.																		
e. No signs, banners, clothing or similar items (except the name of the dormitory) shall be displayed in any window, on any railing, or on any exterior portion of the building.																		
f. No loud noise(s) shall emanate from the dormitory in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041.																		
g. Provided further, that within the R-B-C and R-B-C-1 districts, such use shall contain no more than 150 dormitory units per net acre.																		
(8) Apartment building used by a college (mixed use) Provided that within the R-B-C and R-B-C-1 districts, the following shall apply:	-	-	-	-	-	X	X	X	-	-	-	X	-	-	-	X	X	-
a. Such use shall abut a collector or greater classified street.																		
b. There shall be no more than two students per bedroom.																		
c. Such use shall contain no more than 70 apartment units or dormitory equivalent units per net acre.																		
d. The facility shall have an on-site resident manager.																		
e. Such use shall be protected by the college or university security force or the equivalent.																		
f. No signs, banners, clothing or similar items (except the name of the building) shall be displayed in any window, on any railing, or on any exterior portion of the building.																		
g. No loud noise(s) shall emanate from the building in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041.																		
(9) Motel	-	-	X	-	-	X	-	X	-	X	X	X	X	X	-	X	X*	-
Including such ancillary uses as barber shops, beauty shops, restaurants with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature.																		
Provided that within the R-B-C-1 district, no pouring license or alcoholic beverage sales shall be allowed.																		
(9a) Recreational vehicle park	-	-	X	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
Provided that:																		
a. Such use shall only be allowed as a rear yard accessory use to an existing motel on land under same ownership with entrance from a driveway also used by the motel.																		
b. Each vehicle parking pad shall be no less than ten feet wide by 50 feet long and shall be screened from adjoining spaces with a 30-foot distance from centerline pad to centerline pad.																		
c. The park shall be enclosed by a solid wall or opaque fence not less than six feet in height, to screen the park from view of surrounding properties not under the same ownership.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
d. Each space shall provide electricity and water and the park shall provide facilities to dump sewage into existing sewage lines previously approved for use by the motel operation and shall provide proper lighting and a separate structure with toilets, washbasins, and showers. All applicable codes must be complied with.																		
e. The park shall be so designed as to provide for a proper flow of traffic and each interior street or driveway shall be at least 12 feet in width for one-way traffic and shall be designed for the proper turning, backing, parking and maneuvering of trailers as approved by the traffic engineer.																		
f. Driveways shall be surfaced with asphalt, concrete or the equivalent. Trailer parking area shall be concrete.																		
g. Design of park must be approved by the Bureau of Community Development and all necessary permits, fees and licenses obtained prior to start of construction.																		
(9b) Inn Provided that such use shall contain not more than 15 bedrooms or suites. Such use may serve meals, provided such service shall be limited to guests occupying rooms in the inn. <i>[Use 9b amended April 3, 2014 (14-000202-ZA)]</i>	-	-	X	-	-	X	X	X	-	-	X	-	-	-	-	X		-
(9c) Bed and breakfast homestay Provided such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purposes. The sign requirement for such use shall be those established for home occupations. <i>[Use 9c amended January 19, 2017 (16-006759-ZA)]</i>	-	-	X	-	-	-	X	X	-	-	X	-	-	-	-	X		-
(9d) Short-term vacation rental a. The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator. 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 vacation rental. c. The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 ("Short-term Vacation Rentals"). <i>[Use 9d adopted 10-10-14; in effect 1-1-15 (14-003621-ZA); amended 9-28-17 (17-004372-ZA)]</i>	-	-	X	-	-	X	X	X	-	-	X	-	-	-	-	X	X	-
(10) Boardinghouse or roominghouse 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.	X	X	-	-	-	-	X	X	-	X	-	-	-	-	-	X	X	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(10a) Caretakers' quarters	-	-	-	-	B	-	-	-	-	-	-	X	X	X	-	-	-	
Provided that:																		
a. Such use is incidental to the principal use of the land.																		
b. Such quarters shall be constructed so as to meet the minimum building and housing code standards for a dwelling unit.																		
(10b) Group care home for the mentally ill (seven to 15 persons)	-	-	-	-	-	-	X	X	-	X	-	-	-	-	-	X	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.																		
(10c) Congregate mental care facility (over 15 persons)	-	-	-	-	-	-	X	X	-	X	-	-	-	-	-	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	X	-	-	-	-	X	X	X	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	X	-	-	-	-	X	X	X	X	-	-	-	-	-	X	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	X	-	-	-	-	X	X	X	X	-	-	-	-	-	X	X	-
(10g) Congregate care home for the elderly (over 15 persons)	X	X	-	-	-	-	X	X	X	X	-	-	-	-	-	X	X	-
(10h) Group care home for the mentally retarded	X	X	-	-	-	-	-	X	X	X	-	-	-	-	-	X	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	X	-	-	-	-	-	X	X	X	-	-	-	-	-	X	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.																		
(10j) Emergency shelters for homeless persons	-	-	X	-	-	X	-	X	-	X	-	X	X	X	-	X	-	-
Provided that the following conditions shall be met:																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
a. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that in addition to the other criteria, the use is oriented in the best manner to protect adjacent uses.																		
b. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time.																		
c. There shall be at least 50 square feet of space in the building for each occupant, including staff.																		
d. Meals may be provided only for individuals temporarily housed within the shelter unless food service centers are permitted elsewhere in this district.																		
e. One responsible representative of the not-for-profit organization responsible for the operation of the shelter shall be on the site for each 25 persons housed in the facility overnight.																		
f. 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.																		
(10k) Transitional shelters for homeless persons.	X	X	X	-	-	X	X	X	-	X	-	X	X	X	-	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.																		
f. Within the BC-1 district, such use shall also meet the following conditions:																		
1. It shall front onto an arterial street.																		
2. It shall not be located adjacent to a retail trade or residential use.																		
3. It shall be located within a freestanding building.																		
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	X	X	-	-	X	X	X	X	X	-	X	X	X	-	X	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
Provided that within BC-1 districts, such facilities shall be located within a building designed and constructed as a church, synagogue or within a secondary related religious structure owned and used by a church or synagogue for other religious functions. When such uses are located within a secondary related religious structure within the BC-1 district, or within any structure within any other district, they shall meet the following design criteria:																		
a. The homeless food service center shall be located within a freestanding structure.																		
b. The use shall not be located adjacent to a retail trade use or a residence.																		
c. The structure housing the center shall be located on a collector street or greater.																		
d. All queuing shall be conducted entirely on private property.																		
(10m) Singleroom occupancy residences	X	X	-	-	-	X	X	X	-	X	-	X	-	X	-	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.																		
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.																		
Religious Facilities:																		
(10n) Community correctional center	-	-	-	-	-	-	-	X	-	X	-	X	X	X	-	-	-	-
a. Such use shall not be located within 300 feet of any conforming one-family, two-family, or multifamily dwelling structure, nor on a lot where within the same block face a conforming one-family, two-family, or multifamily dwelling structure is located, nor across the street from an R (residential) zoning district.																		
b. A 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.																		
c. One hundred square feet of space shall be provided in the building for each occupant, including staff.																		
d. Each center shall have a staff manual setting forth established procedures for emergency evacuation, medical emergencies, and security procedures.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
e. A maximum of 50 persons, in addition to the staff, shall be housed in the center. One staff security guard and one staff supervisor shall be on-site at all times the facility is occupied.																		
(10o) Hostel Provided that such use shall have a full-time resident manager.	-	-	X	-	-	X	X	X	-	X	X	X	-	X	-	X	-	-
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons) 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.	X	X	-	-	-	X	X	X	X	X	-	X	X	-	-	X	X	-
(10q) Hospitals and long-term care facilities <i>[Use 10q adopted June 27, 2013 (13-002015-ZA)]</i>	-	-	X	-	-	X	-	X	-	-	-	-	-	-	-	-	-	-
(11) Church or other place of worship A church or other place of worship may be allowed to house a care-takers quarters and/or beds for the housing of temporary guests within the principal use structure as incidental uses subject to the following conditions:	X	X	X	-	X	X	X	X	X	X	-	-	-	-	-	X	X	X
a. The site shall be located on and have direct access to a collector or greater classified street.																		
b. A maximum of one permanent care-taker 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 an individual or group of persons for greater than three (3) 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 service related activity to the community, missionary training personnel, and similar types of 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 places of worship. Meals in the facility shall not be prepared or served for members of the general public, shall not be prepared for take out, 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 (1) parking space for each four (4) beds in the temporary housing section. <i>[Use 11 amended March 1, 2007 (Z-061227-50089-2)]</i>																		
(12) Church or monastery	-	-	-	-	-	-	X	X	-	X	-	-	-	-	-	X	X	-
(13) Temporary uses 1. Provided that the following specific conditions shall apply to such uses not located on public property.	X																	

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
a. A site plan shall be approved by MPC pursuant to the provisions of section 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 of fire retardant materials.																		
k. Such use shall comply with the requirements of the city noise ordinance.																		
2. Temporary uses shall include the following activities:																		
a. Temporary outdoor religious services.	-	-	X	-	-	-	-	X	-	X	-	X	X	X	-	-	-	-
Provided that:																		
1. The use shall be at least 100 feet from any conforming dwelling.																		
2. Tents may be utilized for tent revivals.																		
b. Carnival, community fair, athletic event or other event of public interest.	-	-	B	-	-	B	-	B	-	B	B	X	X	X	-	-	-	-
1. Such event shall be permitted only on a site which faces and is adjacent to B districts or I-L and I-H districts except for existing designated fair grounds.																		
2. All activities connected with such event shall be set back at least 100 feet from the nearest property line.																		
3. Tents and/or mobile vehicles/structures may be utilized for such activities.																		
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest.	X	-	X	-	-	X	-	X	-	X	X	X	X	X	-	X	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.																		
d. Temporary or portable sawmill	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	-	-	X	-	-	X	-	X	-	X	X	X	X	-	-	-	-	-
1. The use shall extend for not more than 14 consecutive days.																		
2. The use shall be located on a site occupied by a retail center or public facility.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
3. Tents may be utilized provided they do not encroach into landscaped areas or required building setbacks.																		
f. The sale of seasonal plants and/or produce	-	-	X	-	-	X	-	X	-	X	-	-	X	X	-	-	-	-
g. Consumer fireworks retail sales stand	-	-	-	-	-	X	-	X	-	-	-	X	X	X	-	-	-	-
In addition to the licensing requirements of O.C.G.A. § 25-10-2, the following shall be required:																		
1. Such use shall maintain a separation of not less than 500 feet from any other consumer fireworks retail sales stand, as measured from property line to property line.																		
2. Such use shall maintain a separation of not less than 1,000 feet from any residential use, as measured from property line to property line. This requirement is not variable.																		
<i>[Use 13g adopted December 22, 2015, (15-005416-ZA)]</i>																		
Community Facilities:																		
(14) Eleemosynary or philanthropic institution	X	X	-	X	X	X	X	X	X	X	X	-	-	-	-	X	X	X
(15) Public uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Including, but not restricted to libraries, fire and police stations, park and recreation facilities.																		
<i>[Use 15 amended September 5, 2013 (13-002493-ZA)]</i>																		
(15a) Heliport, helistop	-	-	B	B	-	B	B	B	-	-	B	X	X	X	-	B	B*	-
(15b) School, public or private (K-12)	X	X	X	X	X	X	X	X	X	X	-	-	-	-	X	X	X	X
<i>[Use 15b amended September 5, 2013, (13-002493-ZA)]</i>																		
(16) Public utility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(17) Sewage treatment plant	-	-	-	-	X	-	-	-	-	-	-	X	X	X	-	-	-	-
(18) Telephone exchange	-	-	-	X	X	X	X	X	X	X	-	-	-	-	-	X	X	X
(19) Cultural facilities	X	X	X	X	X	X	X	X	X	X	X	B	-	B	-	X	X	X
Art galleries, museums, legitimate theaters, Libraries, Amphitheatres and other facilities of a similar nature.																		
Provided that: a. A site development plan shall be submitted for review and approved by the MPC for an amphitheatre.																		
<i>[Use 19 amended August 21, 2014, (14-002983-ZA)]</i>																		
(20) Club or lodge	X	-	B	X	-	B	X	B	-	B	X	B	-	B	-	X	-	-
(20a) Assembly halls	X	-	X	X	-	X	X	X	-	X	X	X	X	X	-	X	X*	-
<i>[Use 20 amended November 19, 2013 (13-002021-ZA)]</i>																		
(20b) Day nurseries and kindergartens	B	B	-	X	X	X	X	X	-	X	-	-	-	-	-	B	B	X
a. Provided, that the site must have 100 square feet of designated outdoor play space for each of the maximum number of children permitted.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
b. Such uses shall be limited to a maximum of 150 children, generally. When located within an R-B, RB-1, R-B-C or R-BC-1 district, such uses shall be limited to a maximum of 18 children when located on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial. When located within an R-B, RB-1, R-B-C or R-BC-1 district on a residential or lesser classified street, such uses shall be limited to a maximum of 12 children. A day nursery or kindergarten located on the same parcel as a school or church with a minimum lot area of 12,000 square feet shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply.																		
c. When located within an R-B, RB-1, R-B-C or R-BC-1 district, 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 as 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.																		
<i>[Use 20b amended December 9, 2016 (16-005208-ZA)]</i>																		
(20c) Child care center	X	X	-	X	X	X	X	X	-	X	-	-	-	-	-	X	X	X
a. Provided, that the site must have 100 square feet of designated outdoor play space for each of the maximum number of children permitted.																		
b. Such uses shall be limited to a maximum of 150 children, generally. When located within an R-B, RB-1, R-B-C or R-BC-1 district, such uses shall be limited to a maximum of 18 children when located on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial. When located within an R-B, RB-1, R-B-C or R-BC-1 district on a residential or lesser classified street, such uses shall be limited to a maximum of 12 children. A day nursery or kindergarten located on the same parcel as a school or church with a minimum lot area of 12,000 square feet shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply.																		
c. When located within an R-B, RB-1, R-B-C or R-BC-1 district, 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."																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
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. <i>[Use 20c amended December 9, 2016 (16-005208-ZA)]</i>																		
(20d) Adult day care center	X	X	-	X	X	-	X	X	-	X	-	-	-	-	-	X	X	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	X	X	X	-	X	X	X	X	X	X	-	-	-	-	-	-	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.																		
Agriculture, Forestry, Mining:																		
(21) Agriculture restricted <i>[Use 21 amended Dec. 10, 2015 (12-001930-ZA)]</i>	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	
(22) Agriculture general Provided that all buildings for housing animals and poultry shall not be set back less than 50 feet from any property line. <i>[Use 22 amended Dec. 10, 2015 (12-001930-ZA)]</i>	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	-		
(22a) Agriculture personal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
<i>[Use 22a amended Dec. 10, 2015 (12-001930-ZA)]</i>																		
(23) Greenhouse and plant nursery	-	-	X	X	X	X	-	X	X	X	-	X	X	X	-	-	-	
(23a) Tree cutting/ pruning contractor	-	-	X	-	-	X	X	X	X	X	-	X	X	X	-	-	-	
a. Such use shall not be located less than 75 feet from a conforming residential dwelling.																		
b. Such use shall provide a buffer when adjoining any R district in accordance with section 8-3066 of this chapter.																		
c. Such use shall not store or process any wood materials on-site.																		
(23b) Tree cutting/ pruning contractor and related services, including storage, processing and sales	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	
a. Such use shall not be located less than 100 feet from a conforming residential dwelling.																		
b. Such use shall provide a buffer when adjoining any R district in accordance with Sec. 8-3066 of this chapter.																		
c. Storage areas shall be screened from view of adjacent properties occupied by residential, institutional, office and retail uses by a minimum of an eight foot high solid architecturally designed fence.																		
d. Access to the site shall be from a collector or greater arterial.																		
(24) Livestock sales pavilion or farmers' market	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
Animal Care:																		
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	-	-	X	X	-	X	-	X	X	X	-	X	X	X	-	-	-	X
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.																		
(25a) Animal grooming establishment	X	X	X	X	X	X	-	X	X	X	-	X	X	X	-	-	-	X
Provided, that such establishments shall not board animals overnight.																		
Recreation:																		
(26) Reserved.																		
(27) Miniature golf course	-	-	X	-	-	X	-	-	-	-	-	X	X	X	-	-	-	-
(28) Golf or baseball driving range	-	-	X	-	-	X	-	-	-	-	-	X	X	X	-	-	-	-
(29) Amusement or recreational activities carried on wholly within a building, including theater, billiard parlor, dance hall, and activities of a similar nature.	-	-	X	-	-	X	X	X	-	-	X	X	-	-	-	-	-	-
(29a) Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	-	-	X	X	-	X	X	X	-	-	-	X	-	-	-	-	-	-
a. Such use shall front onto a major or secondary arterial, as shown on the street classification map of the city.																		
b. No alcoholic beverages shall be sold or consumed on the premises.																		
c. At least one class II bicycle parking space shall be provided for every three game machines. Bicycle racks shall not be located in any required motor vehicle parking space or landscaped area or in such a fashion as to obstruct any entrance, exit or public way.																		
(30) Indoor shooting range	-	-	B	-	-	B	-	B	-	B	-	B	B	B	-	-	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
a. Indoor target range shall meet U.S. Government Design Standards prepared by the Public Buildings Service, General Service Administration, as set forth in the "Construction of Indoor Rifle and Pistol Range," published by the National Rifle Association.																		
b. The indoor target range shall be of soundproof construction whereby the sound from the discharge of any firearm shall not be transmitted across any adjoining property line.																		
(31) Drive-in theater	-	-	X	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
a. The theater screen, projection booth or other building shall be set back not less than 50 feet from any property line.																		
b. Driving and parking areas shall be treated with a suitable material(s) to prevent dust.																		
c. Ingress and egress from a public street shall be so designed and constructed as to provide for safe traffic movement.																		
d. Central loud speakers shall be prohibited.																		
e. The theater screen shall not face an expressway, major arterial or secondary arterial.																		
f. The theater shall be enclosed by a wall or fence of adequate height to screen the parking area from view of surrounding property. Such fence shall be separated from adjoining property by shrubbery and landscaping.																		
Retail Sales and Services:																		
(32) Food stores and drugstores	X	X	X	X	X	X	X	X	X	X	X	X	X	-	-	X	X	-
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.																		
(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X	-	X	X	-	X	X	X	-	-	X	X	-	-	-	X	-	-
(32b) Sale of beer and wine by the package when incidental to other principal retail grocery, drug or variety stores.	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-
(32c) Plant and produce shops	X	X	X	X	X	X	X	X	X	X	-	X	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.																		
Provided further that within the RB-1 district, the use shall not occupy more than 2,000 square feet of floor area; shall abut a business district which specifically allows this use; and shall abut and have access from a street classified as a collector or greater.																		
(33) Personal service shops	X	X	X	X	X	X	X	X	X	X	X	X	X	-	-	X	X	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	X	X	X	X	X	X	X	X	X	X	-	-	-	-	X	X	-
Shoestore, men's shops, women's shops, variety stores and stores of a similar nature.																		
(35) Home furnishing and hardware	X	X	X	X	X	X	X	X	X	X	-	X	X	-	-	X	X	-
Appliance store, hardware store, paint store, appliance repair, sporting goods store, furniture store, and stores of a similar nature; provided, that, unless permitted in these regulations, an incidental storage yard within the B-C, B-G, BG-1, and B-H districts shall be only permitted subject to the following provisions:																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
a. Access to or from the storage yard shall not be from a minor or collector street serving R zoned districts or residentially developed properties.																		
b. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of a storage yard. Provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area and finished masonry fence with supplemental landscaping established along the exterior of the fence.																		
c. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.																		
(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X	X	X	X	X	X	X	X	X	X	X	X	X	-	-	-	-	-
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 (See Sec. 8-3002 - Definitions)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	-
(36b) Craft shops	X	X	X	X	X	X	X	X	X	X	X	-	-	-	-	X	X	-
Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.																		
(36c) Adult entertainment establishment	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	-	-
a. Each adult entertainment establishment shall be located a minimum of 1,000 feet from any existing adult entertainment establishment. Such measurement shall be the horizontal distance between the nearest property lines of the proposed and existing adult entertainment establishments.																		
b. Each adult entertainment establishment shall be located a minimum of 1,500 feet from any residentially-zoned area, dwelling, church, school, government-owned or managed building open for public assembly, or park. Such measurement shall be the horizontal distance between the nearest property lines of the proposed and existing adult entertainment establishments.																		
c. Any display, device or sign that depicts or describes specified sexual activities or specified anatomical areas shall be out of view of the public way and surrounding property.																		
d. Such use shall abut a collector or greater classified street.																		
(36d) Tattoo studio	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-
Provided, however, within the B-C district,																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
a. Such use shall be located a minimum of 300 feet from any residentially-zoned area, dwelling, church, school, government-owned or managed building open for public assembly, or park. Such measurement shall be the horizontal distance between the property line of the proposed tattoo studio and the nearest residential zoning line or the property line of any dwelling, church, school, or park, unless specifically approved by MPC under the provisions of section 8-3031.																		
b. Such use shall be located a minimum of 500 feet from any existing tattoo studio. Such measurement shall be the horizontal distance between the nearest property lines of the proposed and existing tattoo studios.																		
(37) Banks and offices	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	X
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature.																		
(37a) Mixed use, nonresidential	X	X	X	X	-	X	X	X	-	X	X	X	X	X	-	X	X	X
(37b) Mixed use, residential	X	X	-	-	-	X	X	X	-	-	X	X	X	-	-	X	X	-
(38) Janitorial services contractor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	-	-	-
Provided that:																		
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.																		
b. Within the RB-1 district, the following conditions shall apply:																		
1. Such use shall not exceed 800 square feet of floor area.																		
2. A site development plan shall be reviewed under the provisions of section 8-3031 of this chapter.																		
3. Such use shall not be housed in any building with a residential unit or directly abutting any property with a conforming residential use.																		
4. There shall be no outdoor storage.																		
5. Combustible materials and chemicals shall be stored in compliance with all local, state, and federal regulations. No hazardous chemicals, as defined by EPA, shall be stored on site.																		
(38a) Administration building	X	X	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	-
Provided that such office facility shall be directly related to the administration and operation of industrial uses.																		
(39) Department stores	-	-	-	-	-	X	X	X	X	X	-	-	-	-	-	-	-	-
(39a) Reserved.																		
(39b) Confectionery	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
(39c) Sale and display of monuments and stones	-	-	X	-	-	-	-	X	-	X	-	X	X	-	-	-	-	-
(39d) Sale and display of monuments and stones	-	-	X	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-
(Provided sale and display are conducted wholly within the confines of the building.)																		
Unclassified Retail Sales and Services:																		
(40) Photography studio	X	X	-	X	X	X	X	X	X	X	X	-	-	-	-	X	X	X
(41) Funeral homes and crematory	-	-	X	X	-	X	X	X	-	X	-	-	-	-	-	B	-	X
Provided that within the B-N district:																		
a. The use shall have access only from an arterial roadway.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
b. A site plan shall be submitted to and approved by MPC under the provisions of section 8-3031.																		
Provided that within the O-I district, a crematory shall not be permitted.																		
(42) Ambulance service or rescue squad	X	-	X	X	X	X	X	X	X	X	X	-	-	-	-	X	X	-
(42a) Horse stables	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
Provided that:																		
a. Horses shall be stabled or housed not less than 50 feet from any property line.																		
b. Such use shall be not less than 100 feet from any residence.																		
c. At least 120 square feet of open, ventilated stall area shall be provided for each horse. Ceilings in the stalls and stables shall be at least 9 feet from the bedding and floor.																		
d. At least 8,000 square feet of area shall be provided for open earthen runs.																		
e. The use shall comply with Chatham County Health Department regulations.																		
(42b) Riding stables	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
Provided that:																		
a. Such use shall be on a lot of not less than five acres.																		
b. Buildings to house horses shall be set back not less than 50 feet from any property line.																		
c. Such use shall be not less than 100 feet from any residential structure unless it is the owner's dwelling; then such use shall be not less than 25 feet from the structure.																		
d. At least 120 square feet of open, ventilated stall area shall be provided for each horse. Ceilings in the stalls and stables shall be at least 9 feet from the bedding and floor.																		
e. At least 8,000 square feet of area shall be provided for open earthen runs.																		
f. The use shall comply with Chatham County Health Department regulations.																		
(43) Radio and television towers (including radio and television tower farms)	-	-	X	-	-	X	X	X	-	-	-	X	X	X	-	-	-	-
Provided that a site development plan shall be reviewed under the provisions of section 8-3031.																		
(43a) Radio or television broadcasting studio	-	-	-	X	-	-	-	-	X	X	-	-	-	-	-	-	-	-
Provided, however, within B-N, BG-1 and BG-2 districts a site plan shall be reviewed under the provisions of section 8-3031, and the following conditions shall be met:																		
a. Only one accessory satellite dish and/or accessory fixed point microwave transmission tower shall be permitted; provided that the MPC may approve an additional dish and/or tower upon a finding that such addition is necessary for the reasonable functioning of the primary use and will not adversely impact the surrounding areas.																		
b. The maximum height for a satellite dish shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
c. Transmission towers shall be permitted only on a lot which fronts a street classified as an arterial, and is across the street from a business or industrial zoning district. Mountings on the tower shall be limited to no more than two four-foot parabolic antennas, and a two-way communications antenna. Such tower shall be self-supporting with a maximum three-foot-wide base. The height of such tower shall be the minimum necessary to clear neighboring obstructions, but shall not exceed a height of 100 feet. A galvanized finish or silver paint finish shall be applied to the tower, and no lighting shall be erected on the tower unless required by the FAA.																		
d. All dishes and towers shall be located in the rear yard unless otherwise approved by the MPC. The base of such facilities shall be surrounded with an architecturally designed fence with landscaping.																		
(43b) Free-standing radio towers	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
a. Allowed as an accessory use, when located on the same property as the existing principal use.																		
(43c) Commercial wireless telecommunications facilities (monopole) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas.	-	-	X	B	B	X	-	X	B	B	-	X	X	X	B	-	-	-
(43d) Commercial wireless telecommunications facilities (guyed and lattice) as permitted by section 8-31911 et seq. Development Standards for Telecommunications Towers and Antennas).	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
(44) Telegraph or messenger service	-	-	-	X	-	X	X	X	X	X	X	-	-	-	-	X	-	X
(45) Taxi stand	X	X	-	X	X	X	X	X	-	X	X	-	-	-	-	X	X	-
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 of the City Code, for the site in question.																		
(45a) Taxicab company	X	X	-	X	X	X	X	X	-	X	X	-	-	-	-	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 provisions 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.																		
d. Within the RB-1 district, incidental minor taxicab maintenance or service activities shall be permitted provided that:																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
1. Minor repairs and maintenance shall include the installation of tires, carburetors, ignition parts and other minor accessory parts as shall be incidental to the normal upkeep of an automobile.																		
2. Minor repair activities shall be conducted entirely within an enclosed building.																		
3. All parts shall be stored entirely within an enclosed building. Wrecked or immobile taxicabs may be stored up to 14 days within an enclosed screened storage yard as approved by the MPC. Provided that no more than two such vehicles shall be stored at any one time.																		
4. No repair work shall be undertaken for other businesses or individuals.																		
5. Maintenance and service activities shall be subject to board of appeals approval.																		
(45b) Motor coach service and storage	-	-	-	-	-	-	-	X	-	-	-	-	X	X	-	-	-	-
Provided that within the B-G and I-L-B districts the following shall apply:																		
a. A site plan shall be approved under the provisions of section 8-3031.																		
b. All parking spaces and driving surfaces shall be paved as required by the city engineer.																		
c. Such use shall not be allowed within the Savannah Historic District or a planned neighborhood conservation district or within 150 feet of a dwelling unit.																		
(45c) Tour vehicle service and storage facility	-	-	-	-	-	X	X	X	-	X	-	-	X	X	-	-	-	-
Provided that:																		
a. All maintenance and storage shall be completely screened from view of properties occupied by residential, institutional, public and retail uses, and from public rights-of-way.																		
b. All parking spaces and driving surfaces shall be paved as required by the City Engineer.																		
c. Within B-C, B-G, BC-1, BG-2, and I-L-B districts, such use shall be located entirely within an enclosed building and shall not be located adjacent to or across a street from a parcel occupied by a dwelling unit unless specifically approved by MPC upon a finding that the use is adequately screened and separated from the adjoining uses under the provisions of section 8-3031.																		
d. A site plan for such use shall be approved under the provisions of sections 8-3031 and 8-3066.																		
e. When located adjacent to or across the street from a residential dwelling and/or an institutional use, such use shall be in an enclosed building that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52.																		
(46) Freezer locker service, ice storage	-	-	X	X	-	X	-	X	-	X	-	X	X	X	-	X	-	-
(46a) Ice Vending Unit	-	-	X	-	-	X	-	X	-	X	-	X	-	X	-	-	-	-
a. Such units shall not be less than 30 nor more than 250 square feet in size, and shall be considered principal use structures.																		
b. Such units shall only be allowed on a site occupied by another principal use; and further, such units shall be located immediately adjacent to the other principal use as allowed by applicable building codes and ordinances.																		
c. The use shall front an arterial, collector or higher classified roadway.																		
d. A site plan shall be submitted for a review according to Section 8-3031 and shall require review and action by the Planning Commission.																		
e. No ice vending unit shall be located on or in required parking spaces.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
f. Ice vending units shall provide a minimum of two off-street parking spaces.																		
g. Signage shall be permitted on any two sides of the unit only and shall not exceed one square foot for each lineal foot of unit wall as measured along the longest wall. In no case shall permitted signage exceed 20 square feet per side.																		
h. Only one ice vending unit shall be allowed on any single parcel.																		
i. An ice vending unit shall not be located within a 300 foot radius of an existing ice vending unit.																		
j. Ice vending units must be located no more than 5 feet from the principal use structure.																		
k. Any ice vending unit must be at least 100 feet, any direction, from any residential property and in any case must be screened and not visible from an adjacent residential property.																		
l. Ice vending units shall not be allowed within the boundaries of the Savannah National Historic Landmark District.																		
m. A trash receptacle within a minimum capacity of at least 30 gallons shall be placed adjacent to each ice vending unit owner. Such receptacle shall be properly maintained and emptied by the ice vending unit owner or their designee at least once every two (2) days. The suitability of the receptacle shall be approved by the Sanitation Director or their designee.																		
n. Ice vending units shall comply with the Requirements of the Noise Disturbance Ordinance of the Code of Savannah.																		
o. By receipt of permit, the owner shall authorize the City of Savannah to remove any ice vending unit upon abandonment or discontinuation of use after a period of forty-five (45) consecutive days as determined by the Building Official. If removed at the City's expense, a lien shall be placed on the ice vending unit and charged to the owner. Adopted 09/10/09																		
(46d) Post secondary schools	-	-	-	X		X	X	X	X	X	-	X	X	X	-	-	-	-
(47) Vocational and technical schools	X	-	-	X	-	X	X	X	X	X	-	-	-	-	-	-	-	-
(47a) Secondary use (professional office)	X	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.																		
(47b) Fortune telling	-	-	X	X	-	X	X	X	-	X	X	-	-	-	-	-	-	-
(47c) Teaching of music, voice, and dance, and studios for the same	X	-	-	X	X	X	X	X	X	X	-	-	-	-	-	-	-	X
a. Studios shall not be allowed in the R-B district, and that																		
b. Noise levels associated with a studio operation shall not exceed 65 decibels as measured at the exterior of the building housing said use.																		
<i>[Use 47c amended February 1, 2007 (Z-061116-62656-2)]</i>																		
(47d) Temporary day labor employment center	B	-	X	B	-	X	-	X	-	X	-	X	X	X	-	-	-	-
a. The use shall front onto an arterial or collector roadway.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
b. All activities shall be conducted within an enclosed building.																		
c. Loitering outside of the building shall not be permitted.																		
d. The use shall not be established within 300 feet of any residential use.																		
e. A site plan shall be submitted to and approved by the MPC staff under the provisions of section 8-3031 herein.																		
(47e) Personal service schools	X	X	X	X	-	X	X	X	X	X	X	X	X	-	-	-	-	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.																		
(47f) Consumer fireworks retail sales facility	-	-	-	-	-	B	-	B	-	-	-	X	X	X	-	-	-	-
In addition to the licensing requirements of O.C.G.A. § 25-10-2, the following shall be required:																		
a. Such use shall maintain a separation of not less than 1,000 feet from any residential use, as measured from property line to property line. This requirement is not variable.																		
<i>[Use 47f adopted December 22, 2015 (15-005416-ZA)]</i>																		
Restaurants:																		
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X	-	X	X	X	X	X	X	-	-	X	X	-	X	-	X	X	-
Provided, that alcoholic beverages shall only be sold as part of a meal.																		
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	-
(48b) Cocktail lounges, taverns	-	-	X	B	-	X	X	X	-	-	X	X	-	X	-	-	-	-
<i>[Use 48b amended October, 2008 (Z-08219-32971-2)]</i>																		
(48c) Package store	B	-	X	B	-	X	X	X	-	-	X	X	-	X	-	-	-	-
(48d) Nightclubs	-	-	X	B	-	X	X	X	-	-	X	X	-	X	-	-	-	-
Provided that no nightclub shall be established on property which abuts land zoned in the following classifications: R-20, R-10, R-6, R-6-A, R-6-B, R-6-C or R-4.																		
<i>[Use 48d adopted October, 2008 (Z-08219-32971-2)]</i>																		
(49) Drive-in restaurant	X	-	X	X	-	X	-	X	-	-	-	X	-	X	-	-	-	-
Provided, that no alcoholic beverages shall be sold to or consumed by anyone while within an automobile or other vehicle.																		
(49a) Fast-food or drive-thru restaurants	X	-	X	X	-	X	X	X	X	-	X	X	X	-	-	-	-	-
Provided, that no alcoholic beverage sales shall be permitted.																		
(49b) Catering services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	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.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(49c) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	-	-	-	-	B	-	-	-	-	-	-	-	-	-	-	-	-	-
Provided that such beverages shall be sold only as part of a meal.																		
Provided, further, within a B-N-1 district, a lounge area may be established as a secondary or incidental use subject to the following conditions:																		
a. Neither the restaurant nor lounge shall have a dance area.																		
b. Access to and from the lounge area shall be through the restaurant area only, except for any required fire exit.																		
c. There shall be at least three restaurant seats provided for each lounge seat.																		
d. The lounge area shall only operate during the hours the restaurant serves meals.																		
e. Where the use is located across the street from or is adjacent to a residential use, alcoholic beverages shall not be sold between the hours of midnight and 10:00 a.m.																		
Automobile and Boat Sales and Services:																		
(50) Fuel station	B	-	X	X	-	X	-	X	X	X	-	X	X	X	-	-	-	-
a. Gasoline pumps and other service facilities, such as air and vacuum stations shall be set back not less than 12 feet behind the required front yard setback line.																		
<i>[Use 50 amended October 18, 2012 (12-000309-ZA)]</i>																		
(50a) Indoor car wash	X	-	X	X	-	X	X	X	X	X	-	X	X	X	-	-	-	-
Provided that within the BC-1, B-N, and R-B districts:																		
a. Such use shall front into a parcel zoned to allow an indoor car wash. This provision shall not apply to uses within a R-B or BC-1 classification.																		
b. Such use shall front an arterial street.																		
c. All activities shall be carried on entirely within the confines of an enclosed building.																		
d. The use shall not be established on a parcel which abuts or is across a public right-of-way from a R district.																		
e. A site plan shall be approved by MPC under the provisions of section 8-3031.																		
(51) Vehicle service, minor	B	-	X	X	-	X	-	X	X	X	-	X	X	X	-	X	B	-
a. Such use, not to include washing and detailing, shall be conducted only within an enclosed building; however, bay doors are permitted and may be open during hours of operation.																		
<i>[Use 51 amended October 18, 2012 (12-000309-ZA)]</i>																		
(51a) Vehicle service, major	-	-	X	-	-	X	-	X	X	-	-	X	X	X	-	X	B	-
a. Such use shall be no closer than 150 feet from any residential structure as measured from the property line of such use.																		
b. Within the R-B-C, R-B-C-1, BG-1, I-L-B, or B-C Districts, any outdoor storage area shall be enclosed by an architecturally designed fence of at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
c. Such use, not to include washing and detailing, shall be conducted only within an enclosed building. Bay doors are permitted, except as follows, and may be open only during hours of operation. Bay doors shall not be permitted along a façade that is adjacent to a residential property or any R district unless such property or district is located across a street right-of-way, not including lanes.																		
<i>[Use 51a amended October 18, 2012 (12-000309-ZA)]</i>																		
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	-	-	X	-	-	X	X	X	-	-	-	X	X	X	-	-	-	-
a. Within a BC-1 District, automobile, truck or boat service facilities incidental to a franchised new automobile, truck or boat sales establishment shall be located within the same zoning district as such establishment, but need not be on the same lot within such establishment; provided however that:																		
1. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from any R district.																		
2. All services, storage or similar activities connected with service facilities shall be conducted entirely indoors and entirely on the lot on which such facilities are located; and no outside storage or dismantled vehicles shall be permitted.																		
b. Within the B-G and I-L-B districts:																		
1. Such use shall front onto a major or secondary arterial or collector street, as shown on the street classification map of the city. No access shall be provided from a minor or collector street serving R zoned districts or conforming residentially developed properties.																		
2. Such use shall only be established on a lot which is located across from or adjacent to an established B (Business) zoning district.																		
3. Such use shall be located at least fifty feet from any R (Residential) zoning district or any conforming residential use property line and be screened from the view of such residential properties by an architecturally designed fence at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery.																		
4. No auto repair, maintenance, service, storage or parts and/or damaged vehicles shall be established on a lot which is either adjacent to or directly across the street from any R (Residential) zoning district unless such activity is conducted entirely within an enclosed building which is not less than 150 feet from any residential structure unless specifically approved by the MPC under the provisions of section 8-3031.																		
(52a) Motorcycle, motor scooter sales and services.	-	-	X	-	-	X	-	X	X	-	-	X	X	X	-	X	-	-
a. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from an R district when said street has a right-of-way of less than 75 feet.																		
b. All service, storage, or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted.																		
<i>[Use 52a amended July 19, 2007 (Z-070521-32723-2)]</i>																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(52b) Bicycle and moped sales and service	-	-	X	X	-	X	X	X	X	X	X	X	X	X	-	X	-	-
All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which facilities are located, and no outside storage or dismantled vehicles shall be permitted, provided, that within the BC-1 zoning district, the service of mopeds is prohibited.																		
<i>[Use 52b amended July 19, 2007 (Z-070521-32723-2)]</i>																		
(52c) Automobile rental agency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-
Provided that the following provisions shall be complied with:																		
a. Such use shall not be established on a lot which is either adjacent to or directly across the street from any R district listed under section 8-3025(a).																		
b. The use shall front and have direct access onto a major arterial street.																		
c. No outdoor storage, servicing or maintenance of vehicles shall be permitted.																		
d. All automobiles shall be stored or parked within a building or service area totally enclosed (except for approved driveway) by a minimum of a six-foot high architecturally designed fence or wall. The lower three-feet of the wall or fence shall be constructed of a solid masonry material or be of open rail construction with a minimum of three-foot high irrigated evergreen hedge along the base of the fence.																		
e. All vehicle maneuvering to adjust parking or vehicle storage shall be accomplished within the enclosed area and not on a public right-of-way.																		
f. A site plan shall be submitted to and approved by the MPC under the review provisions of section 8-3031 herein.																		
(52d) Automobile sales lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-
Provided that the following conditions are met:																		
a. Such use shall not be established on a lot which is either adjacent to or directly across the street from any R district or single-family dwelling.																		
b. Any repair or service, excluding washing of vehicles, shall be conducted within an enclosed building or fenced storage area enclosed by an architecturally designed fence of at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery approved by the MPC under the provisions of section 8-3031.																		
c. All vehicle maneuvering to adjust parking or vehicle storage shall be accomplished within an enclosed area and not on a public right-of-way.																		
d. No banners, promotional flags, or signs shall be placed on the site which are visible from a residential street or residential property.																		
e. No lighting shall shine onto adjacent residential properties.																		
(53) Automobile upholstery shop	-	-	X	-	-	X	-	X	X	X	-	X	X	X	-	-	X	-
Such use shall not be established in a R-B-C-1, B-C or BG-2 District on a lot which is either adjacent to or directly across the street from any R-District unless such use is conducted entirely within an enclosed building.																		
(54) Retail automobile parts and tire store	-	-	X	X	X	X	X	X	X	X	-	-	-	-	-	-	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
Provided, that the following provisions shall apply:																		
a. There shall be no dismantling of vehicles on the premises to obtain or sell parts.																		
b. The only auto part installation that shall be permitted in connection with such use shall be the installing of tires or minor accessory parts and minor maintenance.																		
c. Major auto repair shall not be permitted in connection with such use. Minor auto repair and maintenance may be permitted provided such repair and maintenance shall be incidental to the normal upkeep of an automobile.																		
d. All services, storage or similar activities shall be conducted entirely indoors.																		
(55) Automobile parking lot or parking garage. May include gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	-	-	X	X	X	X	X	X	X	X	-	X	X	X	-	-	-	-
(55a) Automobile parking lot or parking garage. Not including gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	-	X	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-
<i>[Use 55a amended April 26, 2007 (Z-060817-30621-2)]</i>																		
(55b) Automobile storage garage	-	-	X	-	-	X	X	X	X	-	-	X	X	X	-	-	-	-
(55c) Wrecker service with dead storage yards	-	-	X	-	-	X	-	X	-	-	-	X	X	X	-	-	-	-
Provided that the following provisions are met:																		
a. The dead storage area shall be located totally within an enclosed building or shall be enclosed by an architecturally designed solid fence of at least six feet in height unless otherwise provided for on a site plan approved by the MPC under the provisions of section 8-3031.																		
b. There shall be no dismantling of vehicles on the premises to obtain parts for use or sale.																		
c. Within the B-C, B-G, and B-H zoning districts, the following conditions shall also apply:																		
(1) A site plan shall be approved by the MPC under the provisions of section 8-3031.																		
(2) All vehicles stored on the site shall be totally screened from view from adjacent properties and public rights-of-way.																		
(3) Such use shall not be established along a block face which contains an existing dwelling unit.																		
(56) Residential manufactured home sales room and sales lot	-	-	X	-	-	-	-	X	-	-	-	X	-	X	-	-	-	-
Laboratory:																		
(57) Laboratory serving professional requirements, dentists, medical, etc.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-
(58) Experimental laboratory	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	X	-	-
(58a) Design shop and testing of new products (as a secondary use)	-	-	-	-	-	X	-	X	-	X	-	X	X	X	-	-	-	-
Provided the following provisions shall apply:																		
a. The operation of such use shall be an integral function of a principal office use and shall occupy not more than 25 percent of the floor area of the building in which such office use is located.																		
b. Such use shall be in an enclosed area that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
c. Such use shall not generate any noise, dust or odor as measured along any adjacent property line.																		
d. There shall be no outdoor storage of materials, scraps, or finished products.																		
e. No manufacturing or fabrication of finished products for sale shall be produced on the property.																		
Equipment Sales, Grain Sales, Repair:																		
(59) Farm implement sales and storage and similar activities	-	-	X	-	-	-	-	X	-	-	-	X	-	X	-	-	-	-
(59a) Equipment rental	-	-	X	-	-	-	-	X	X	X	-	X	X	X	-	-	-	-
Provided that within the B-H, BG-1, and BG-2 districts, no outdoor storage shall be permitted unless screened from view from other properties or from the public right-of-way with a solid eight-foot high architecturally designed fence.																		
(60) Feed and grain sales and storage	-	-	X	-	-	-	-	X	-	-	-	X	X	X	-	-	-	-
(61) Electrical repair and similar repair	-	-	-	-	-	-	-	X	X	-	-	X	X	X	-	-	-	-
(61a) Small electric motor repair	X	X	-	X	X	X	X	X	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.																		
(62) Locksmith, gunsmith and similar activities	-	-	-	B	-	X	-	X	X	X	-	X	X	X	-	-	-	-
Provided that within the B-N district a gunsmith shall require Zoning Board of Appeals approval in accordance with Section 8-3163(b).																		
(62a) Hydraulic jack repair	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Materials:																		
(63) Building supplies and materials	-	-	X	-	-	-	X	X	X	X	-	X	X	-	-	-	-	-
Provided, that, unless permitted in these regulations, an incidental outdoor storage area within the B-C, B-G, BG-1, BG-2, and B-H districts shall be only permitted subject to the following provisions:																		
a. Access to or from the storage yard shall not be from a minor or collector street serving R zoned districts or residentially developed properties.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
b. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of a storage yard; provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area finished masonry fence with supplemental landscaping established along the exterior of the fence.																		
c. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.																		
(63a) Prefabricated structures sales lot	-	-	X	X	-	X	-	X	-	-	-	X	X	-	-	-	-	-
Provided that:																		
a. All structures shall comply with the front yard setback.																		
b. Minimum of four off-street parking spaces.																		
c. Outdoor storage of individual parts shall not be permitted unless storage yards are permitted in this district.																		
(63b) Pest control	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	-	-	-
Provided that within the RB-1 and B-N-1 districts the following conditions shall apply:																		
a. Such use not to exceed 800 square feet of floor area.																		
b. The site development plan shall be reviewed under the provisions of section 8-3031 of this chapter.																		
c. The use shall not be housed in any building with a residential unit or directly abutting any property with a conforming residential use.																		
d. There shall be no outdoor storage.																		
e. All combustible materials, pesticides and chemicals shall be stored in compliance with all local, state, and federal regulations. All chemicals and pesticides shall be registered with the EPA. No hazardous chemicals, as defined by EPA, shall be stored on-site.																		
(64) Glass sales and installation	-	-	-	-	-	-	-	X	X	X	-	X	X	X	-	-	-	-
Provided, that such use shall not provide more than four glass installation bays when located adjacent to or across a minor street from a dwelling unit unless it abuts along the rear property line and a solid buffer is installed to screen the residential use(s).																		
Provided further that within the B-C, B-G-1 and B-G-2 district the following provisions shall apply.																		
a. Outdoor storage of materials and equipment shall not be permitted and all activities shall be conducted within an enclosed building.																		
b. A site plan shall be approved under the provisions of section 8-3031 of this chapter.																		
c. The loading and unloading dockage facility shall have access to a collector or greater classified street and shall not house or service more than three truck bays.																		
(65) Reserved																		
(66) Lumberyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
(67) Planing mill or sawmill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(68) Building contractor and related construction contractors Provided that outdoor storage of materials and construction equipment shall not be permitted unless otherwise permitted in this district, and provided that the prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrications work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap or finished product, shall generate no noise, dust or odor beyond the confines of the building and shall only be incidental to the contracting activity.	-	-	X	-	-	X	X	X	X	X	-	X	X	X	-	-	-	-
Printing:																		
(69) Newspaper	-	-	-	-	-	X	X	X	X	X	X	X	X	X	-	-	-	-
(70) Printing or letter shop	-	-	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	-
(70a) Printing or letter shop Provided that such use shall be designed to operate in such a manner that noise and odor will not carry beyond the walls occupied by such use.	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
(71) Newspaper and magazine distributor	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	X	-	-
(71a) Book cover processing	-	-	-	-	-	-	-	X	X	X	-	X	X	X	X	-	-	-
Transportation, Storage, Wholesaling:																		
(72) Express office	-	-	-	-	-	-	-	X	-	-	-	X	X	X	-	-	-	-
(73) Cold storage and freezer plant Provided, that within the BG-1 and BG-2 districts all activities shall be conducted within a building and a site plan shall be approved under the provisions of Sec. 8-3030.	-	-	-	-	-	-	-	X	X	X	-	X	X	X	-	-	-	-
(73a) Fur storage vaults Provided that within the B-B, B-C and BC-1 zoning districts fur storage vaults shall be an incidental use to the principal use, retail sale of fur.	-	-	X	-	-	X	X	X	X	X	X	X	X	X	-	-	-	-
(74) Railroad or bus station	-	-	-	-	-	-	-	X	-	-	-	X	X	X	-	-	-	-
(75) Wholesaling or warehousing Provided, that there shall be no external storage of goods and materials. Provided, that within the BG-1 and BG-2 districts, all activities shall be conducted within a building and a site plan shall be approved under the provisions of section 8-3031.	-	-	X	-	-	-	X	X	X	X	-	X	X	X	-	-	-	-
(75a) Reserved																		
(75b) Self-storage miniwarehouse Provided that: a. For all districts except for P-I-L-T, I-L-B, I-L and I-H districts, a mini-warehouse site shall not be less than 0.75 acres nor exceed four acres. b. Roadways: Within the B-H, B-N, B-C, BG-1 and BG-2 zoning districts, self-storage miniwarehouses shall have access to only a street classified as a collector or greater. c. Site Plan: The proposed site development plan shall be reviewed under the provisions of section 8-3031 (Planned Development District).	-	-	X	B	-	X	-	X	X	X	-	X	X	X	X	-	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
d. Building Exterior:																		
1. The exterior walls of a self-storage mini-warehouse structure shall consist of textured or split-face block, brick, or real stucco over concrete block. Other materials may be acceptable for exterior walls if the MPC determines that visual compatibility with the surrounding development can be achieved with the use of such other materials.																		
2. Self-storage mini-warehouses shall be constructed in a manner that would prevent the flow of water from the roof of the structure onto the walls of the structure. The use of eaves to direct water away from the structure is highly recommended; however, other construction methods such as a gutter system or parapet wall shall also be considered where allowed by all applicable building codes.																		
e. Visual buffering and screening: A landscape buffer shall be provided in accordance with section 8-3066 (Visual Buffers and Screening) and section 8-3031 (Planned Development District). The following landscaping standards shall also apply:																		
1. A landscape buffer of not less than 25 feet in width shall be established along any side of the property where the self-storage mini-warehouse abuts a residential zoning district (an R district), or where the use is across the street from an R district.																		
2. Any self-storage mini-warehouse shall have a fence, wall or some combination thereof around the perimeter of the property upon which it is located. An eight-foot-tall fence and/or wall shall be constructed in accordance to section 8-3066 (Visual Buffers and Screening).																		
3. Where the end wall of any self-storage mini-warehouse structure is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet; and																		
4. Wherever possible, tree quality points and landscape quality points shall be located in buffer areas that are visible from the public rights-of-way and adjacent properties.																		
f. Storage: All storage shall be within an enclosed building. However, accessory outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed provided that such storage is not visible from a public right-of-way, an R district or an existing residential use.																		
g. Signage: No animated or neon or flashing signs shall be allowed. Only one principal use sign per street frontage shall be allowed.																		
h. Prohibited activities: Except as provided herein, the following activities shall be prohibited on the premises:																		
1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Georgia regulations.																		
2. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.																		
3. Operation of a transfer-and-storage business.																		
4. 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.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
5. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.																		
6. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials; and																		
7. Habitation of storage units by humans or animals.																		
(75c) Remote dry storage warehouse	-	-	X	-	-	X	X	X	-	X	-	X	X	X	-	-	-	-
Provided that:																		
a. The warehouse shall not exceed 7,500 square feet in size within the B-C district.																		
b. The materials or merchandise stored shall be associated with a principal use permitted within the district in which the warehouse is constructed or operated.																		
c. No wholesaling, transfer and storage business, or contract warehousing shall be permitted unless permitted elsewhere within the district.																		
d. No retail or miscellaneous sales, auctions, servicing, or repair work shall be conducted on the premises.																		
e. All storage shall be enclosed within a building which is architecturally compatible with the adjacent development.																		
f. A comprehensive site development plan shall be submitted to and approved by the MPC before development shall commence, in compliance with the requirements of section 8-3031 of this chapter.																		
(75d) Wholesaling and accessory warehousing (beauty and barber supply, drugs, jewelry, toys, tobacco products, janitorial supplies, bakery products, candies, linens, domestics and soft goods)	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-
Provided that the following conditions shall apply:																		
a. The warehouse shipping and dockage facility shall abut a collector or greater classified street and shall not house more than three truck loading or unloading bays.																		
b. All storage shall be enclosed within a building which is architecturally compatible with the adjacent development.																		
c. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031.																		
(76) Commercial charter or sightseeing watercraft facilities	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-
(77) Marina	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-
(78) Marine supply and service facility	-	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-	-	-
(78a) Coal export terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Permitted only in PUD-IN Districts subject to the following standards:																		
(1) Appropriate environmental control measures as determined by the Georgia Environmental Protection Agency shall be implemented by coal terminal operators. These measures shall include any conditions specified in the permits or any requirements contained in the permits or any requirement.																		
(a) Dust emissions from car dumping, conveyors, stacking/reclaiming, transfer points, and ship loading operations;																		
(b) The establishment of air quality monitoring stations to measure dust emissions from coal terminal sites;																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(c) The retention or treatment of stormwater and spraywater from coal terminal sites to protect surface water quality;																		
(d) The withdrawal of water from surface water or groundwater sources to protect the community water supply.																		
(2) In addition to the state-imposed controls listed above, coal terminal operators shall comply with the following local controls:																		
(a) All roads subject to continuous use within a coal terminal site shall be paved; provided, however, where such road is required for transporting heavy construction equipment, paving shall not be required until construction as shown on the development plan is completed. In the interim such road shall be treated so as to minimize dust emission. All other roads and drives shall be treated so as to minimize dust emissions.																		
(b) Dump trucks shall not be used for the movement of coal within a coal terminal site (except for emergency and maintenance purposes). Dump trucks of coal shall not be used for transportation of coal to the site. In the event that coal is moved from the terminal site by trucks, the exterior of the trucks shall be washed free of coal and coal dust and shall be covered.																		
(c) Noise generated by a coal terminal operation shall not exceed the following standards: Sound Levels by Receiving Land Use as Measured at the Property Line Closest to the Noise Source																		
Zoning Category of Receiving Land Use(1)																		
Residential(2)																		
Time																		
7 A.M.																		
10 P.M.																		
10 P.M.																		
7 A.M.																		
Business																		
At all times																		
Industrial																		
At all times																		
1. As set forth in the zoning ordinance.																		
2. Any zoning district containing the letter "R."																		
3. The noise level generated by railroad operations shall not exceed 85 dBA.																		
(d) Coal dumping activities and coal storage piles shall be visually screened to the extent practical from pedestrian view as seen from any public street or lane within the Historic District as shown on the zoning map for the City of Savannah or any residential zoned area.																		
In determining the need and type of screening, if required, the following factors shall be taken into consideration:																		
1. Type and quantity of material being screened.																		
2. Location and distance of material to be screened from points of view.																		
3. Types of adjoining uses.																		
4. Existing screening such as tree cover and intermittent structures.																		
5. Locations from which the materials can be seen.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(e) The operator of a proposed coal terminal facility shall submit a site development plan to the metropolitan planning commission. The site development plan shall be to scale and shall show the location of major materials handling facilities, storage piles, roadways, rail lines, docks and other appropriate features. Existing tree cover, perimeter buffers and adjoining land uses shall be indicated on the site plan.																		
The site plan shall include or be accompanied by a description of transportation and materials unloading equipment and procedures.																		
(79) Railroad freight station	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
(80) Railroad or freight classification	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
(81) Truck terminal	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
(82) Storage yards	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
a. Such use shall be enclosed on all sides by a solid wall, compact evergreen hedge or uniformly painted fence, not less than six feet in height. Damaged or mismatched corrugated or scrap building materials shall not be utilized in the fence construction.																		
b. No materials shall be stacked or stored to a height such that they will be visible from outside the fence.																		
(82a) Accessory storage buildings	-	-	-	-	-	X	X	X	X	X	-	X	X	X	-	-	-	-
Provided that:																		
a. Such uses shall be adjacent to, on the same lot as, or across the street from the principal business.																		
b. There shall be no outdoor storage of any material.																		
c. Shipping containers and truck trailers shall not be permitted as accessory storage buildings.																		
(82b) Incidental outdoor storage	-	-	X	-	-	-	-	X	X	X	-	X	X	X	X	-	-	-
a. Provided that the storage area shall be adjacent to, on the same lot as, or across the street from the principal use.																		
b. Access to or from the storage area shall not be from a minor or collector street serving R zoned districts or residentially developed properties.																		
c. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of an outdoor incidental storage area; provided that the MPC may require a solid architecturally designed masonry fence, up to a height of 8-feet, with supplemental landscaping established along the exterior of the fence.																		
d. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.																		
(82c) Indoor recycling collection center	-	-	-	-	-	-	-	X	-	-	-	X	X	X	-	-	-	-
a. All activities and storage of materials shall be conducted within an enclosed building.																		
b. All material shall be stored and sorted on dry impervious surfaces and shall be protected from exposure to moisture.																		
c. Provided further, that within the B-G district, the following provisions shall also apply:																		
1. Such use shall not be established along a blockface which contains an existing dwelling unit.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
2. All loading, unloading storage areas shall be screened from view from adjacent properties occupied by residential, institutional, office and retail uses.																		
(82d) Buy-back center for recyclable aluminum, glass, paper and plastics.	-	-	-	-	-	B	-	X	-	-	-	X	X	X	-	-	-	-
Provided that:																		
a. The use shall be established and maintained in conjunction with and accessory to an existing business or industrial use. If the principal use is discontinued, moves or goes out of business, the buy-back center shall not continue on the site unless pre-approved as an incidental or secondary use to another principal use on the site.																		
b. A site development plan shall be submitted for review and approval by the MPC, for a buy-back center, pursuant to the provisions of Sec. 8-3030, Planned Development District. Off-street parking and loading spaces shall be provided as recommended by the traffic engineer and/or approved by the MPC. The plan shall identify proposed signage and screening for the use.																		
c. All required building and development setback lines shall be met. In addition, the hours of operation, the size and location of the buy-back center may be limited, as provided by the MPC.																		
d. 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 nor sorting or processing of materials shall be allowed and the site shall be kept litter-free.																		
e. Except for the I-H and I-L zoning districts, a buy-back center shall be located on a site with a business or industrial use having a minimum of 75 off-street parking spaces.																		
Light Manufacturing:																		
(83) Light manufacturing:																		
Such uses shall be designed to operate in such a manner that it will not emit smoke, odor, or objectionable waste materials, and which will not produce noise levels beyond that permitted by the city noise control ordinance.																		
a. Appliance and electronic device assembly plant including the manufacturing of parts for appliance and electronic devices	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
b. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-
c. Machine shop and related activities	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
d. Construction of signs, including painted signs	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
e. Cooperage	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-
f. Bottling plant	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
g. Light sheet metal products, such as ventilating ducts and eaves	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
h. Ice manufacturing	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
i. Laundry, cleaning and dyeing plants	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
j. Musical instruments, toys, novelties, and similar products	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
k. Ceramic products; provided, that kilns shall only be operated by gas or electricity	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
l. Products from previously prepared materials	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
m. Tinsmith and roofing service	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
n. Dry cleaning plants and laundry plants	X	-	X	X	X	X	X	X	X	X	-	-	X	-	-	B	B	-
Provided that:																		
1. Dry cleaning plants using systems which make use of solvents rated at above 40 according to the Underwriters' Laboratories, Inc., Standard of Classification known as class I Systems shall be prohibited.																		
2. Dry cleaning plants which use cleaning solvents which make use of solvents rated at more than five but less than 40 according to the Underwriters' Laboratories, Inc., Standard of Systems, shall not be established in buildings with other occupancy and shall only be established in buildings which shall be set back not less than ten feet from any side or rear property line.																		
3. Such plants shall serve not more than one pickup and delivery station inclusive of one occupying the same premises as the plant.																		
4. The building for such plant shall not contain more than 4,000 square feet of floor area.																		
5. 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.																		
6. The applicant for such a plant shall certify in writing at the time of the application that all the above conditions shall be met.																		
7. Such dry cleaning plant shall comply with all of the requirements of the city's fire prevention code.																		
8. Within the R-B district, such use shall also be located on and have access to a street classified as an arterial and shall be classified as a Class IV facility.																		
o. Milk processing plants	-	-	X	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-
p. Soft drink bottling plants	-	-	X	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-
q. Unclassified light manufacturing	-	-	-	-	-	-	B2	B2	-	B2	-	-	-	X	-	-	-	-
r. Processing, sale, and display of monuments and stones	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
s. Forming of small concrete products (I.e. stepping stones, fence posts, yard ornaments, etc.) and cultured marble products	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
Provided that:																		
1. All pouring of forms and storage of equipment and materials used in the process occurs entirely within an enclosed building.																		
2. Outdoor storage or display of finished products shall be screened from view from adjoining property by a visual landscaped buffer, solid fence or wall or combination thereof not less than six feet in height.																		
t. Other manufacturing of a similar nature.	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-
(83a) Light manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
a. Appliance and electronic devices assembly plant, including the manufacturing or parts for appliances and electronic devices.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
b. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
c. Machine shop and related activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
d. Light sheet metal products, such as ventilating ducts and eaves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
e. Construction of signs, including painted signs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
f. Musical instruments, toys, novelties and similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
g. Ceramic products: provided, that kilns shall only be operated by gas or electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
h. Tinsmith and roofing service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
i. Products from cloth and canvas material	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	-	-	-
j. Other similar uses																		
Provided that:																		
1. All operations are conducted wholly within an enclosed building, including the storage of all products, good and materials.																		
2. The use shall be designed and operated in such a manner that will not emit smoke, odor or objectionable waste material and will not produce noise that is transmitted across any adjoining property line.																		
Heavy Manufacturing:																		
(84) Heavy manufacturing and heavy nonmanufacturing uses	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
Such uses shall be defined as manufacturing or nonmanufacturing uses which in their operation generate noise, odors, dust, fumes, fire hazards, visual blight, water pollutants and other conditions which if not properly controlled will damage the aesthetic quality of the community.																		
Such uses shall include but not be limited to the following:																		
Manufacturing of cement																		
Asphalt plant																		
Chemical plant																		
Fertilizer manufacturing																		
Drop forge plants																		
Steel-iron works																		
Foundry																		
Refinery																		
Receiving, storage, and/or distribution terminals, except coal terminals																		
Coal terminals																		
See Use No. 78a.																		
Fat rendering-bone distillation																		
Organic material reduction																		
Recycling of used material																		
Ship builders and repairs																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
Rail classification yards																		
All such heavy manufacturing and heavy nonmanufacturing uses as a condition of obtaining a building permit shall be required to submit for the review and approval of the metropolitan planning commission a site development plan pursuant to section 8-3031 of the zoning ordinance of the city. The MPC is to review the site plan to determine whether such plan conforms with the standards set forth in paragraphs (a) through (d), hereinafter set forth. The MPC shall be required to approve or disapprove the site development plan within 30 days unless otherwise agreed by the MPC and the applicant. In the event of disapproval, the MPC shall describe with particularity in written findings, the reason for disapproval, setting forth whether the site plan is or is not in conformity with each separate standard set forth.																		
In submitting an application and site development plan for the proposed use the applicant shall certify, if such is the case, that the proposed use is subject to the environmental quality standards enforced by the Georgia Environmental Protection Division and shall obtain required permits from such agency and submit copies of environmental permits when received to the Metropolitan Planning Commission and to the city inspections department. Such copies shall be submitted prior to issuance of a building permit. Where an applicant certifies the use is not subject to environmental quality standards enforced by the Georgia Environmental Protection Division, the MPC shall impose such environmental standards as it finds necessary to protect the health, safety and welfare of the community.																		
All heavy manufacturing and heavy nonmanufacturing uses shall be required to meet the following development standards:																		
a. All roads subject to continuous use shall be paved or otherwise treated so as to minimize dust emissions.																		
b. Noise generated shall not exceed the following standards:																		
Sound Levels by Receiving Land Use as Measured at the Property Line Closest to the Noise Source																		
Zoning Category of Receiving Land Use(1)																		
Time																		
Sound Level Limit (dBA)																		
Residential(2)																		
7 A.M.																		
10 P.M.																		
10 P.M.																		
7 A.M.																		
Business																		
At all times																		
65																		
Industrial																		
At all times																		
75(3)																		
1. As set forth in the zoning ordinance.																		
2. Any zoning district containing the letter "R."																		
3. The noise level generated by railroad operations shall not exceed 85 dBA.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
c. Any heavy manufacturing or heavy nonmanufacturing facility including outdoor storage facilities located within 1,500 feet of any boundary of the Historic District of Savannah or any residential district when required by the metropolitan planning commission shall be provided with a visual buffer of such dimension and density as necessary to assure that such facilities do not constitute a visual blight on the historic district or any residential district. Such buffers shall consist of trees or other vegetation of such height and depth as necessary or of an appropriate design fence or wall or a combination thereof. The planning commission may defer construction of the visual buffer for a period not to exceed 12 months upon the finding that subsequent phases of development would change permanent buffering requirements. Such development must be initiated within the 12 month period.																		
In determining the dimension and density for such visual buffer to assure that facilities including outdoor storage do not constitute a visual blight on the historic district or any residential district, the planning commission shall take into consideration the following factors.																		
1. Type and quantity of material to be stored outdoors.																		
2. Existing visual buffer such as tree cover and intermittent structures and uses.																		
3. Locations from which the facilities including outdoor storage areas can be viewed.																		
d. Where combustible materials are stored outdoors, the applicant shall submit a description of practices and procedures for fire prevention and protection to the City Fire Department for approval. Such practices and procedures must meet applicable standards and regulations defined by the Fire Code of the City.																		
(85) Salvage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
a. Provided that a site plan shall be submitted for review and approval by the MPC pursuant to the provisions of section 8-3031 of this chapter. 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 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.																		
b. A screening fence shall be erected entirely around the use. The screening fence shall be constructed of either brick, stone, masonry units, wood or other similar material, excluding tin, plastic, doors, woven wire, salvage material or other similar products. A minimum of a 25 foot wide irrigated landscaping buffer or a natural buffer of at least 50 feet in width shall be established along the exterior of the screening fence. Where such operation has frontage onto an expressway, major arterial or secondary arterial, or faces a residential area, the required screen shall be not less than 8 feet in height nor greater than 12 feet. On all other sides the screen shall be not less than 6 feet in height nor greater than 12 feet. No materials shall be stored or stacked above the height of the screening fence.																		
c. There shall be no on-site burning of material except within a furnace or incinerator approved by the city engineer and appropriate state regulatory agencies.																		
d. Access to salvage yards shall be only from a collector street, secondary arterial, or major arterial.																		

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
e. All dismantling, shredding and crushing operations shall be set back at least 100 feet from any property line.																		
f. Provided further that:																		
(1) When a salvage yard existed prior to the effective date of this section and does not comply with the operational and design standards outlined above, the activity shall be deemed to be nonconforming.																		
(2) Within 60 days from the date of this amendment, the zoning administrator shall notify all nonconforming salvage yards, which notice shall specify the nonconforming conditions and the provisions of this section. A nonconforming salvage yard may be continued for not more than one year from the date of notice of nonconforming status sent by the zoning administrator.																		
(3) Within one year from the date of nonconforming status notice, nonconforming salvage yards shall be brought into compliance with the requirements of this section, excluding the separation requirements of Subsection "e" under Sec. 8-3025(b), Use (85). The provision for an irrigated landscaped buffer or natural buffer located adjacent to the exterior of a screening fence shall also be waived for a nonconforming salvage yard if the existing fence construction and maintenance is in compliance with the salvage yard fence design standards as determined by the director of inspections.																		
(4) The metropolitan planning commission may grant a buffer, lot size or setback variance upon a finding that the activities of the operation will not adversely impact the adjacent property values or the public welfare.																		
Signs:																		
(86) Principal use sign	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-
(87) Separate use sign	-	-	X	X	-	X	-	X	X	-	-	X	-	X	-	-	-	-
(See section 8-3112 Sign Permits - Required, Subsection l. Sign Standards, (1-12).																		
Incidental Uses:																		
(88) Incidental use sign	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-
(See section 8-3112 (d) or special sign districts provisions).																		
(88a) Bus stop bench signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	-
Provided such use shall be permitted only at official Chatham Area Transit (CAT) bus stops located outside of the historic and Victorian districts, and shall be permitted only by contract with the city. Such use shall also comply with the provisions of section 8-3112 "Sign Permits - Required," Subsection (u), "Bus Stop Bench Signs."																		
(88b) Portable signs	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-
(See section 8-3112 (n) or special sign district provisions).																		
(89) Home occupation	X	X	-	-	-	-	X	X	-	-	X	X	-	-	-	X	X	-
(90) Accessory uses	X	X	X	X	-	X	X	X	X	X	X	X	X	X	-	X	X	-
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.																		
(90a) Satellite dish	X	X	X	X	X	X	X	X	-	X	X	X	X	X	-	X	X	-

Business ("B") and Industrial ("I") Zoning Districts

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
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.																		
(91) Incidental waterfront uses such as docks, piers, refueling facilities, and pumps	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-
(92) Microbrewery	-	-	-	-	-	-	X	X	-	-	-	X	-	X	-	-	-	-
Provided that within the BC-1 and B-G districts, the following conditions shall apply:																		
a. The use shall be restricted to a production of less than 5,000 barrels of beer and/or ale per year.																		
b. The use shall be located on a major arterial street.																		
c. No offensive odors shall be emitted beyond the walls of the building occupied by such use.																		
d. Except for the residence of the owner or a caretaker's quarters, the use shall not be located within 150 feet of a structure housing a conforming dwelling unit.																		
(93) Craft distillery	-	-	-	-	-	X	X	X	-	-	X	X	-	X	-	-	-	-
Provided that within the BC-1, B-B, B-C and B-G districts, the following conditions shall apply:																		
a. No offensive odors shall be emitted beyond the walls of the building occupied by such use.																		
b. Except for the residence of the owner or a caretaker's quarters, the use shall not be established within 150 feet of a conforming residential dwelling unit.																		
<i>[Use 93 adopted 6/11/15 (15-001952-ZA); amended 1/4/18 (17-006721-ZA)]</i>																		
(94) Winery, Meadery, Cidery	-	-	-	-	-	-	X	X	-	-	-	X	-	X	-	-	-	-
<i>[Use 94 adopted September 1, 2016 (16-003304-ZA)]</i>																		