

TRADITIONAL COMMERCIAL-2 REGULATIONS

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5.1.3 Nonresidential Districts

Where the phrase “nonresidential district” is used in this Ordinance, the phrase shall be construed to include the following districts:

- a. Any Agriculture (A-) district;
- b. Any Office-Institutional (OI-) district;
- c. Any Business (B-) district;
- d. Any Industrial (I-) district; and
- e. Any Military Installation (MI) district (Sec. [6.2](#)).

5.1.4 Mixed-use Districts

Where the phrase “mixed-use district” is used in this Ordinance, the phrase shall be construed districts:

- a. Any Traditional Neighborhood (TN-) district;
- b. Any Traditional Commercial (TC-) district; and
- c. Any Downtown (D-) district.

TC-2 Uses

TC-2	√= Permitted Use L= Limited Use S=Special Use	L
Single-family detached	√	
Single-family attached	√	
Two-family	√	
Three-family / Four-family	√	
Townhouse	√	
Stacked townhouse	√	
Apartment	√	
Upper story residential	√	
Child caring institution	L	
Dormitory/student housing	√	
Fraternity/sorority house	S	
Monastery/convent	√	
Rooming house	L	
Single room occupancy	L	
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Museum	√	
Post office	√	
Police/fire station or substation	√	
Emergency Medical Services (EMS) substation/ Ambulance Service	S	
Shelter, emergency	S	

TC-2	✓= Permitted Use L= Limited Use S=Special Use	L
Shelter, transitional	L	
Soup kitchen	L	
Child/adult day care home	L	Sec. 8.1
Child/adult day care center	L	Sec. 8.2
Child/adult care home, 24 hour	L	Sec. 8.3
Child/adult care center, 24 hour	S	Sec. 8.4
College, university, seminary	✓	Sec. 8.5
Educational building used by a college, university or seminary	✓	Sec. 8.6
School, public or private (K-12)	✓	Sec. 8.7
School, trade, vocational or business	✓	
All places of worship	✓	Sec. 8.8
Private club/Lodge	S	
Correctional transition facility	S	
Hospice	✓	
Nursing home	✓	
Assisted living facility	✓	
Personal care home, registered	✓	
Personal care home, family	✓	
Personal care home, group	✓	
Substance recovery facility	S	
Office, general	✓	
Call center	✓	
Day labor employment center	L	
Office, medical	✓	
Office, utility/contractor	L	
Studio/multimedia production facility	L	
Indoor amusement	✓	
Indoor sports facility	✓	
Teen Club	L	
Theater/cinema/ performing arts	✓	
Retail, general	✓	
Art/photo studio; gallery	✓	

TC-2	√= Permitted Use L= Limited Use S=Special Use	L
Convenience store	L	
Fuel/gas station	L	
Food-oriented retail	√	
Garden center	L	
Pawnshop	L	
Pharmacy	√	
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	
Warehouse or Office Showroom / Flex Space	S	
Services, general	√	
Animal services, indoor	L	
Bank	√	
Body art services	√	
Business support services	√	
Catering establishment	√	
Check Cashing; Title Pawn;	L	
Crematorium	S	
Funeral home; mortuary (not including crematorium)	√	
Hall, banquet or reception	√	
Instructional studio or classroom	√	
Laundromat;	√	
Dry Cleaner/Laundry, Neighborhood	√	
Personal service shop	√	
Psychic; palmist; medium; fortune teller	√	
Repair-oriented services	√	
Tour company terminal	√	
Distillery, craft,	S	
Bar; tavern	S	Sec. 8
Nightclub	S	Sec. 8
Restaurant	√	Sec. 8.4.32,
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8
Ancillary retail dealer (off-premise consumption of alcohol)	√	Sec. 8
Package store (not including wine specialty shops)	S	

TC-2	√= Permitted Use L= Limited Use S=Special Use	
Wine Specialty Shop (not including package stores)	S	
Winery; Meadery; Cidery	S	
Brewery, Micro	S	
Bed and Breakfast Homestay	L	
Bed and breakfast	L	
Inn	L	Sec. 8.
Hotel/motel, 16-74 rooms	S	
Short-term vacation rental	L	Sec.
Vehicle sales, rentals and leasing	S	Sec. 8.
Moped/motor scooter sales, rentals and leasing	S	
Vehicle service, minor	L	
Vehicle service, major	S	
Vehicle wash, full or self-service	L	
Manufacturing, Artisan/Craft	L	
Manufacturing, Limited/Light	S	
Parking facility	S	
Passenger terminal	S	
Transportation dispatch and storage	L	
Utilities, major	S	
Utilities, minor	√	

(Ord. of [5-25-2023\(9\)](#), § 1)

Effective on: 5/25/2023

Sec. 5.13 Traditional Commercial Districts

5.13.1 District Descriptions

The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use areas that were developed in the 19th and early 20th centuries. Several factors, including location of streets, development standards that emphasize pedestrianism and the continuation of historic architecture combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the district name, with the TC-1 being the most limited district and TC-2 the most intense. The TC- districts are

a. Traditional Commercial-1 (TC-1)

The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhood development patterns characteristic of Savannah during the streetcar and early automobile era for commercial areas that are developed at a mass and scale harmonious with nearby residential

b. Traditional Commercial-2 (TC-2)

The TC-2 district is established to ensure the vibrancy of historic mixed use neighborhood development patterns characteristic of Savannah during the streetcar and early automobile era for the creation of commercial corridors along higher classifications of streets that traverse historic

5.13.2 Comprehensive Plan Future Land Use Map Consistency

The TC- districts are allowed only in the Future Land Use Map categories as shown below:

Traditional Commercial: Traditional Commercial-1 (TC-1); Traditional Commercial-2 (TC-2)

5.13.3 Permitted Uses

Permitted uses within the TC- districts are located in [Sec. 5.4, Principal Use Table](#).

5.13.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in [Sec. 8.7, Accessory Structures and Uses](#)

5.13.5 Development Standards for Permitted Uses

Development in any TC- district shall meet the development standards as set forth below.

5.13.5 Development Standards for Permitted Uses		
Standards	TC-1	
Lot Dimensions (min)		
<u>Single-family Detached</u>		
Lot area (sq ft)	3,000	
Lot width (ft)	30	
<u>Single-family attached & Two-family (side-by-side)</u>		
Lot area per unit (sq ft)	1,450	
Lot width per unit (ft)	18	
Two-family (over-under)		
Lot area per unit (sq ft)	1,500	
Lot width (ft)	30	
<u>Three- & Four-Family</u>		
Lot area per unit (sq ft)	1,450	

5.13.5 Development Standards for Permitted Uses

Standards	TC-1	
Lot width (ft)	30	
Townhomes		
Lot area per unit (sq ft)	1,450	
Lot width per unit (ft)	18	
Upper Story Residential		
Lot area per unit (sq ft)	No min.	
Lot width per unit (ft)	No min.	
Apartments		
Lot area per unit (sq ft)	435	
Lot width (ft)	30	
Nonresidential		
Lot area (sq ft)	--	
Lot width (ft)	20	
Building		
Building Coverage (max)	--	
Building Frontage (min)	70%	
Building Footprint (max sq ft) [1]	5,500	
Building Setbacks (ft)		
For blocks without contributing structures*		
Front yard	5 (max)	
Side yard (interior) [2]	10 (min)	
Side yard (corner)	5 (max)	
Rear yard	10 (min)	
For blocks with contributing structures*		
Front yard	Avg of block face	
Side yard (interior) [2]	10 (min)	
Side yard (corner)	Avg of block face	
Rear yard	10 (min)	
Building separation	See Fire Code	
Height (max) [1]	3 stories up to 45 ft	
Accessory Structure Setback	See Sec. 8.7	

* Refer to Contributing Resources Map in Sec. [7.11.4](#)

[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards if compatibility criteria are met.

[2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

5.13.6 General Site Standards

Development in any TC- district shall be required to meet the applicable general site standards as

Standard	
Access Management and Connectivity	
Off-street Parking and Loading	
[Reserved]	
Screening and Buffers	
Fences and Walls	
Principal Use Outdoor Storage Areas	
Outdoor Site Lighting	
Signs	
[Reserved]	

5.13.7 Natural Resource Standards

Development in any TC- district shall be required to meet the applicable natural resource standards [10.0](#).

Standard	
Protected River Corridor Buffer	
Groundwater Recharge Areas	
Wetlands Assessment	
Wetland and Marsh Buffers	

5.13.8 Additional Requirements Applicable to the Traditional Commercial Districts

a. All TC- Districts

[Principal use dwelling](#) shall be at least 450 square feet.

b. TC-1 District

[Reserved]

c. TC-2 District

[A building footprint](#) may exceed the maximum allowed by this Section if approved as a Special Use [3.12](#), Special Exceptions.

5.14.2 Comprehensive Plan Future Land Use Map Consistency

The D- districts are allowed only in the Future Land Use Map categories as shown below:

a. Traditional Neighborhood: Downtown Residential (D-R)

- b. **Traditional Commercial:** Downtown Commercial (D-C); Downtown Neighborhood (D-N)
- c. **Downtown:** Downtown Central Business District (D-CBD); Downtown Waterfront (D-W)
- d. **Downtown Expansion:** Downtown Expansion (D-X)

7.9.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Plan provides for permitted and prohibited uses.

1. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified. Standards listed below shall apply to any properties having frontage on Martin Luther Montgomery Street in addition to any use standard found in [Article 8.0, Use Standards](#).

i. [Parking Facility](#)

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance, shall provide a six (6) foot high opaque fence along any property line adjacent to the parking facility. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance are required to comply with the requirements of this Section unless substantial modifications are approved.

ii. [Place of Worship](#)

In buildings not originally constructed for a place of worship, such use shall not be allowed. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. [Private Club/Lodge/Membership Club \(with or without facility rental\)](#)

Such use shall not be allowed on the ground floor.

iv. [Hall, banquet or reception](#)

Such use shall not be allowed on the ground floor.

2. Prohibited Uses

In addition to any use not permitted in the base zoning district in [Sec. 5.4, Principal Use Table](#), the following additional uses that are prohibited on any properties having frontage on Martin Luther Montgomery Street:

- i. [Substance Recovery Facility](#);
- ii. Emergency Medical Services (EMS) substation/Ambulance service;
- iii. [Hospital](#);
- iv. [Day Labor Employment Center](#);
- v. Flea Market, not including farmer's market;
- vi. [Outdoor Sales](#);

- vii. Package Store;
- viii. Check cashing/Title pawn;
- ix. Funeral Home; mortuary (not including crematorium);
- x. Crematorium;
- xi. Nightclub;
- xii. Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii. Watercraft sales, rentals and service;
- xiv. Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance nonconforming;
- xv. Self-Service Storage Facility; and
- xvi. Broadcast Transmission Tower.

3. **Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street**

i. **Parking and Access**

New curb cuts along Martin Luther King, Jr., Boulevard or Montgomery Street shall be limited to one per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise approved by the City Manager or his or her designee.

ii. **TC-2 Development Standards**

For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Redevelopment Area and that do not contain a contributing structure, the following standards apply:

1. **Density**. A maximum residential density is not required for multi-family development. A minimum floor area requirement of 450 square feet is applicable.
2. **Height**. The maximum height is four (4) stories or 55 feet maximum up to 150 feet from Montgomery Street. For a distance greater than 150 feet, the maximum height is the limit of the district.

When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

7.10.14 **Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan**

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan provides for permitted and prohibited uses.

a. **Permitted Uses**

The permitted uses are the same as those in the base zoning district unless otherwise specified. The standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard. Any use standard found in Article 8.0, Use Standards.

i. **Parking Facility**

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance shall provide a six (6) foot high opaque fence along any property line adjacent to the parking facility. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are required.

ii. **Place of Worship**

In buildings not originally constructed for a place of worship, such use shall not be allowed. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. **Private Club/Lodge/Membership Club (with or without facility rental)**

Such use shall not be allowed on the ground floor.

iv. **Hall, banquet or reception**

Such use shall not be allowed on the ground floor.

b. **Prohibited Uses**

In addition to any use not permitted in the base zoning district in [Sec. 5.4, Principal Use Table](#), the following are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard:

- i. Substance Recovery Facility;
- ii. Emergency Medical Services (EMS) substation/Ambulance service;
- iii. Hospital;
- iv. Day Labor Employment Center;
- v. Flea Market, not including farmer's market;
- vi. Outdoor Sales;
- vii. Package Store;
- viii. Check cashing/Title pawn;
- ix. Funeral Home; mortuary (not including crematorium);
- x. Crematorium;
- xi. Nightclub;
- xii. Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii. Watercraft sales, rentals and service;
- xiv. Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance shall be grandfathered as nonconforming;
- xv. Self-Service Storage Facility; and
- xvi. Broadcast Transmission Tower.

c. **Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street**

i. **Parking and Access**

New curb cuts along Martin Luther King, Jr., Boulevard shall be limited to one (1) curb cut frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the engineer or her designee.

7.11.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan provides for permitted and prohibited uses.

a. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified. The standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard-Montgomery Street in addition to any use standard found in [Article 8.0, Use Standards](#).

i. Parking Facility

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance shall provide a six (6) foot high opaque fence along any property line adjacent to the parking facility. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall be required to comply with the requirements of this Section unless substantial modifications are approved.

ii. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed unless the applicable zoning standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. Private Club/Lodge/Membership Club (with or without facility rental)

Such use shall not be allowed on the ground floor.

iv. Hall, banquet or reception

Such use shall not be allowed on the ground floor.

b. Prohibited Uses

In addition to any use not permitted in the base zoning district in [Sec. 5.4, Principal Use Table](#), the following are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard-Montgomery Street:

- i. Substance Recovery Facility;
- ii. Emergency Medical Services (EMS) substation/Ambulance service;
- iii. Hospital;
- iv. Day Labor Employment Center;
- v. Flea Market, not including farmer's market;
- vi. Outdoor Sales;
- vii. Package Store;

- viii. Check cashing/Title pawn;
- ix. Funeral Home; mortuary (not including crematorium);
- x. Crematorium;
- xi. Nightclub;
- xii. Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii. Watercraft sales, rentals and service;
- xiv. Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance nonconforming;
- xv. Self-Service Storage Facility; and
- xvi. Broadcast Transmission Tower.

c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street

i. Parking and Access

New curb cuts along Martin Luther King, Jr., Boulevard or Montgomery Street shall be limited to 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise approved by the City Manager or his or her designee.

Ord. of 05-14-2020(39), § 1

Effective on: 5/14/2020

8.7.4 Accessory Dwelling Units (not including Caretaker’s Dwelling Unit)

One (1) accessory dwelling unit shall be permitted as an accessory use to a principal dwelling in RTF-, RMF-1, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the calculations. Manufactured homes, shipping containers, recreational vehicles and travel trailers are not accessory dwelling units, except that manufactured homes may be used as an accessory dwelling unit in Manufactured Home Overlay districts. For such use, the following shall apply:

a. Location

- i. The unit may be attached to or detached from the principal dwelling.
- ii. When the unit is attached, it shall share a common wall with and have a separate entrance to the dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. The setback for the dwelling unit shall meet the setback standards for the principal dwelling unit.
- iii. Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal dwelling. Such units shall be separated from the principal structure by at least 10 feet. Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the unit is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three feet. In all other districts that have no rear-yard setback requirement for the principal structure there shall be no setback requirement for an accessory dwelling unit.

b. Lot Area

For A-1, RSF-, RTF, RMF-1 and TR- districts, the minimum lot size for such use shall be at least 1 area required by the zoning district. This standard shall be variable. If a variance is pursued, the Commission shall provide a recommendation to the Zoning Board of Appeals when the conservation overlay district, as provided in Section [7.15](#), or is located in a designated a N District without a Local Historic Overlay, as defined in Section [13.3](#).

c. Building Coverage

Accessory dwelling units shall be included in the calculations for maximum building coverage district.

d. Building Size

- i. The building footprint of the accessory dwelling unit shall be a maximum of 40% of the principal dwelling not to exceed 700 square feet. In the A-1, RSF-E, RSF-30 and RSF-20 building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 : less.
- ii. The accessory dwelling unit shall contain the minimum square feet as required by the ordi City of Savannah regulating building construction.
- iii. The accessory dwelling unit shall contain no more than one (1) bedroom.

e. Architectural Style

Such use shall be designed in a similar architectural style as the principal dwelling. If the : overlay district, the standards of the overlay district shall apply.

f. Parking and Access

- i. If parking is provided for the accessory dwelling, it shall be provided on the same lot dwelling is located.
- ii. Where there is no lane and parking is provided, the parking space shall be served by th principal dwelling.

g. Water and Wastewater Services, Electrical Meter

- i. An accessory dwelling may be required to connect to the water and sewer system of the p
- ii. A shared electrical meter between the principal dwelling and the accessory dwelling unit r

h. Height

- i. When a parcel is located in a conservation overlay district, as provided in Section [7.15](#), or Register Historic District without a Local Historic Overlay, as defined in Section [13.3](#), acces not exceed 25 feet in height or the height of principal building, whichever is less. If a Historic Preservation Commission shall provide a recommendation to the Zoning Board of
- ii. Within all other permitted zoning districts, accessory dwelling units shall not exceed : principal building, whichever is less.
- iii. Any portion of an accessory dwelling unit over 15 feet in height shall be located at le property line that does not abut a lane.

Effective on: 5/25/2023

