

**Sec. 8-3216. Traditional Commercial Districts (TC-).**

(1) **Purpose.**

(a) **Traditional Commercial – Neighborhood (TC-1).**

The TC-1 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

(b) **Traditional Commercial – Corridor (TC-2).**

The TC-2 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and as well as local markets.

(2) **Principal Uses.**

(a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

<b>TC- Districts</b>	<b>TC-1</b>	<b>TC-2</b>	<b>Standards</b>
<b>Key: ✓ = Permitted * = Subject to Special Use Review</b>			
<b>RESIDENTIAL USES</b>			
Single-family detached, semi-detached or end-row, attached or row	✓	✓	
Two-family detached, semi-detached or end-row, attached or row	✓	✓	
Multifamily (3 or more units)	✓	✓	8-3217(3)
Conversion to provide additional units in existing structure	*	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	✓	✓	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	✓	8-3217(4)
Upper-story residential	✓	✓	
Short-term vacation rental <i>[Adopted 11/10/14; effective 1/1/15 (14-003621-ZA)]</i>	✓	✓	8-3217(5)
<b>CIVIC USES</b>			
Adult group day care home (7 to 18 people)	✓	✓	8-3218(1)
Adult day care center (over 18 people)		✓	8-3218(1)
Ambulance service, rescue squad	*	✓	8-3218(2)
College, university	✓	✓	
Congregate care home (over 15 people)	*	*	8-3218(3)
Convent, monastery	✓	✓	
Day care home, Group (7 to 18 children)	✓	✓	8-3218(4)
Day care center (over 18 children)		✓	8-3218(4)
Eleemosynary or philanthropic institution	✓	✓	

<b>TC- Districts</b>	<b>TC-1</b>	<b>TC-2</b>	<b>Standards</b>
<b>Key: ✓ = Permitted * = Subject to Special Use Review</b>			
Food service center for homeless	✓	✓	
Group care home (7 to 15 people)	✓	✓	8-3218(5)
Homeless shelter (emergency)	*	*	8-3218(6)
Museum, library	✓	✓	
Place of worship	✓	✓	
Public uses, including recreation sites	✓	✓	
School, public or private (K-12)	✓	✓	
Single room occupancy residence	✓	✓	8-3218(8)
Special needs housing	✓	✓	8-3218(9)
Technical, trade or business school	✓	✓	
Utility, minor	✓	✓	
<b>COMMERCIAL USES</b>			
Artist studio, gallery	✓	✓	
Bar, nightclub, tavern	*	*	8-3219(2)
Boarding or rooming house (up to 10 people)	✓	✓	8-3219(3)
Club, lodge	*	*	
Contractor's office	✓	✓	8-3219(4)
Dormitory for college or university		✓	
Fraternity, sorority house	*	*	
Funeral home	✓	✓	
Gas station with convenience retail	*	✓	8-3219(5)
Greenhouse, plant nursery		✓	
Hotel, motel		✓	
Indoor recreation (commercial)	✓	✓	
Inn, hostel	✓	✓	8-3219(6)
Manufacturing, Limited		✓	8-3219(7)
Office, General	✓	✓	8-3219(8)
Office, Medical	✓	✓	
Outdoor recreation (commercial)		✓	
Package alcohol sales	*	*	8-3219(9)
Restaurant without alcohol sales	✓	✓	8-3219(10)
Restaurant with alcohol sales	*	*	8-3219(10)
Retail, General	✓	✓	8-3219(11)
Retail, Neighborhood	✓	✓	8-3219(11)
Self-storage facility		✓	8-3219(12)
Service, General	✓	✓	8-3219(13)
Service, Neighborhood	✓	✓	8-3219(13)
Shooting range, indoor		*	
Tattoo Studio		✓	8-3219(17)
Taxi dispatch, limousine service, messenger service		✓	
Vehicle repair	*	*	8-3219(14)
Vehicle sales and service, Minor	✓	✓	8-3219(15)
Vehicle sales and service, Major		*	8-3219(15)
Veterinarian, animal hospital	✓	✓	8-3219(16)

- (b) Drive-thru service shall not be permitted in the TC-1 District, but is permitted by right with any use in the TC-2 District.
- (c) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J City of Savannah Code of Ordinances.

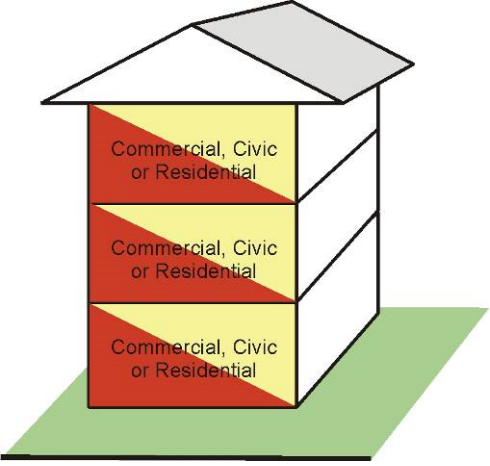
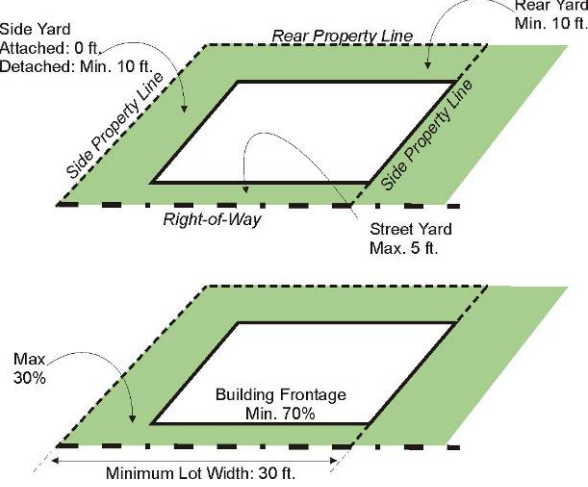
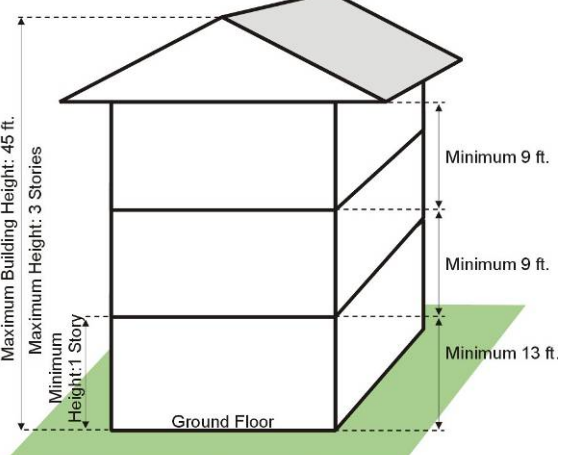
(3) ***Design Standards.***

All uses are subject to the design standards set forth in Division 5, Neighborhood Design Standards.

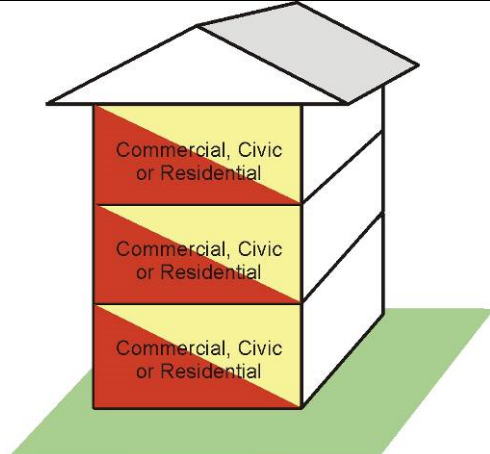
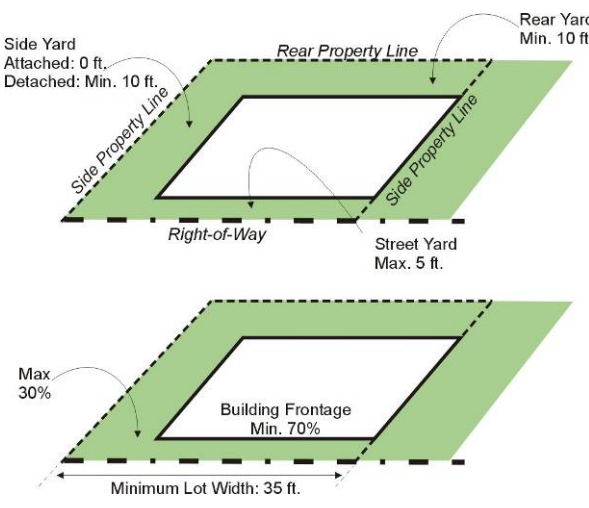
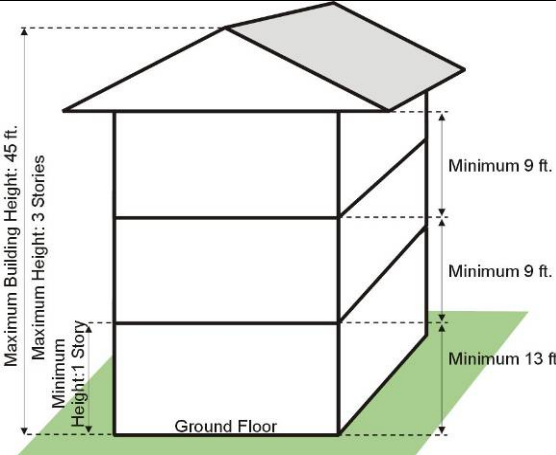
(4) ***General Development Standards.***

All uses are subject to the general standards set forth in Division 6, General Development Standards.

(5) **TC-1 District Development Standards.**

Use		<p><b>Ground Floor</b> Commercial, civic or residential (see use table in 8-3216(2)(a))</p> <p><b>Upper Floors</b> Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p><b>Ground Floor Area</b> 5,500 square feet maximum</p> <p><b>Residential Density</b> 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing</p>
Site		<p><b>Lot Area:</b> 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p><b>Lot Width:</b> 30 feet minimum</p> <p><b>Building Frontage:</b> 70% of lot width minimum[*]</p> <p><b>Street Yard</b> Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p><b>Rear Yard:</b> 10 feet minimum</p> <p><b>Side Yard:</b> 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot setback or 70% minimum building frontage</p>
Height		<p><b>Building Height:</b> 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p><b>Floor Height</b> Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p><b>Ground Floor Elevation</b> Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: no minimum</p>

(6) **TC-2 District Development Standards.**

Use		<p><b>Ground Floor</b> Commercial or civic (see use table in 8-3216(2)(a))</p> <p><b>Upper Floors</b> Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p><b>Ground Floor Area</b> 10,000 square feet maximum</p> <p><b>Residential Density</b> 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing</p>
Site		<p><b>Lot Area:</b> 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p><b>Lot Width:</b> 35 feet minimum</p> <p><b>Building Frontage:</b> 70% of lot width minimum</p> <p><b>Street Yard</b> Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p><b>Rear Yard:</b> 10 feet minimum</p> <p><b>Side Yard:</b> 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum</p>
Height		<p><b>Building Height:</b> 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p><b>Floor Height</b> Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p><b>Ground Floor Elevation</b> Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: No minimum</p>