

Sec. 8-3214. Traditional Neighborhood-2 (TN-2).

(1) **Purpose.**

The TN-2 District is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. While the district provides for primarily residential streets, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, specifically located as corner stores and limited ground-floor uses.

(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.

TN-2 District	Interior Lot		Corner Lot		Standards
	Ground Floor	Upper Floor	Ground Floor	Upper Floor	
Key: ✓ = Permitted * = Subject to Special Use Review					
RESIDENTIAL USES					
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 4 guest rooms)	✓	✓	✓	✓	8-3217(1)
Bed and breakfast inn (5 to 8 guest rooms)	*	*	*	*	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	✓	✓	✓	8-3217(4)
Upper-story residential		✓		✓	
CIVIC USES					
Convent, monastery	✓	✓	✓	✓	
Day care home, group (7 to 18 children)	*	*	*	*	8-3218(3)
Day care home, adult group (7 to 18 people)	*	*	*	*	
Eleemosynary or philanthropic institution	*		*	*	
Group care home (7 to 15 people)	*	*	*	*	8-3218(4)
Place of worship			*	*	
Public uses, including recreation sites	✓		✓		
Special needs housing	✓	✓	✓	✓	8-3218(8)
Utility, minor	✓		✓		
COMMERCIAL USES					
Artist studio, gallery	✓		✓	✓	8-3219(1)
Office, General	✓		✓	✓	8-3219(8)
Package alcohol sales			*	*	8-3219(9)
Restaurant without alcohol sales			✓	✓	8-3219(10)
Restaurant with alcohol sales			*	*	8-3219(10)
Retail, Neighborhood			✓	✓	8-3219(11)
Service, Neighborhood			✓	✓	8-3219(13)

- (b) Hours of operation for commercial uses shall be limited to:
 - i. 6:00 AM until 10:00 PM, Sunday through Thursday; and
 - ii. 6:00 AM until 11:00 PM, Friday and Saturday.
- (c) Deliveries shall be further restricted to between the hours of 8:00 AM and 8:00 PM, any day of the week.
- (d) Drive-thru service shall not be permitted.
- (e) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J, City of Savannah Code of Ordinances.
- (f) A building with all of the following characteristics shall be permitted to establish any use allowed in the TC-1 District, subject to the development standards of the TN-2 District except as modified herein: Street yard setback (average street yard setback for all structures on the block face); Rear yard setback (10 feet minimum); Side yard setback (10 feet minimum). The specific characteristics of the site must include:

TC-1 (?)

- i. Located on a corner lot in the TN-2 District over 5,000 square feet in area; ✓
- ii. Originally constructed primarily for non-residential purposes; and
- iii. Located abutting one of the following arterial streets:
 - (1) Barnard Street;
 - (2) Bull Street;
 - (3) Abercorn Street;
 - (4) Habersham Street. ✓
- iv. Lots of record existing at the time of enactment of this provision, 20th day of November, 2007, as shown on the map in Appendix A, shall be utilized to determine the extent to which the corner lot provision of this section shall be allowed. Nothing in this provision shall be construed as to prohibit the recombination of parcels. Recombination of parcels could not be used as the basis for the expansion of commercial usage beyond a total of 60 feet distance measured from the property line beginning at the corner. Provided further that the provisions of Section 8-3023 (d) shall not apply to recombined parcels.

[Sec.8-3214(2)(f) amended April 18, 2013 (Z-120404-62503-2)]

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

All uses are subject to the requirements set forth in 0, Neighborhood Design Standards.

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

All uses are subject to the requirements set forth in Article 8.0, General Development Standards.

(5) *TN-2 District Development Standards.*

<p>Use</p>		<p>Interior Lot Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)). Upper Floors: Residential</p> <p>Corner Site Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)). Upper Floors: Residential or mixed use (see use table in 8-3214(2)(a)). No residential use allowed below a commercial use</p> <p>Ground Floor Area: Residential: none. Commercial or office: 2,500 square feet maximum</p> <p>Residential Density 20 units per gross acre maximum 24 units per gross acre maximum for designated affordable housing</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 30 feet minimum</p> <p>Street Yard: Average street yard for all contributing structures on the block face; Blocks without contributing structures: Interior lot: 5 minimum to 10 feet maximum; Corner lot: 5 feet maximum</p> <p>Garage Setback: 20 feet minimum from street</p> <p>Building Frontage: 70% of lot width minimum[*]</p> <p>Building Coverage: 60% maximum</p> <p>Rear Yard: 5 feet minimum; garage with access to lane, 3 feet minimum</p> <p>Side Yard: 0 feet on any attached side; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot side setback or 70% minimum building frontage</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 2 stories minimum on block face with any two-story building, 45 feet maximum</p> <p>Floor Height Ground floor: 11 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Interior lot: 30 inches minimum, including slab construction Corner site: no minimum</p>