

STATE OF GEORGIA
EFFINGHAM COUNTY

**An Ordinance to Amend Appendix C Zoning Ordinance, Article VI & V of
the Official Code of Effingham County, Georgia**

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof, as follows by double underlined text and text to be removed with strikethrough

Section 1. Amendment.

(a) The Official Code of the County of Effingham, GA, Appendix C Zoning Ordinance, Article VI, 4.1 Zoning of Districts, with the following:

Sec. 4.1. Zoning of districts

For the purpose of this ordinance the area of Effingham County, Georgia, is hereby divided into the following zoning districts:

AR-1	Agricultural residential districts (five acres or more)
AR-2	Agricultural residential districts (less than five acres)
R-1	Single-family residential districts
R-2	Two-family residential districts
R-3	Multifamily residential districts
R-4	Planned manufactured home community districts
<u>R-6</u>	<u>Single-family residential districts (six dwellings per acre)</u>
B-1	Neighborhood commercial districts
B-2	General commercial districts
B-3	Highway commercial districts
I-1	Industrial districts
FH	Flood hazard districts
CP	Conservation preservation districts
PUD	Planned unit development districts

(b) The Official Code of the County of Effingham, GA, Appendix C Zoning Ordinance, Article V, Uses Permitted in Districts, with the following:

Sec. 5.8. R-6 Single-family residential district (six dwellings per acre)

R-6 Single-family residential district

Where applicable.

This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available or a state permitted, privately owned community water and sewer system is constructed or available.

Required utilities. All properties in the R-6 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.

Maximum density

Six dwelling units per acre.

Permitted uses.

Site-built single-family detached dwellings

Unlighted regulation size, or par three golf courses, consisting of nine holes or more, including normal clubhouses and pro shop activities, and other business activity associated with country clubs.

Home occupations and residential business, as provided in Article III, section 3.15 and 3.15A.

Government owned utilities, except publicly owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities must be enclosed by a painted or chain link fence or wall at least six feet in height above the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

Parks, recreational areas, playgrounds, public or private swimming pools.

Libraries or museums.

Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the single-family residential (R-6) district on a conditional basis upon approval by the county commission after review by the planning board.

Churches, synagogues, mosques, temples, or other places of worship provided that:

Such use is housed in a permanent structure;

No structure on the lot is closer than 25 feet to any abutting residential property line.

Public and private school engaged in teaching general curriculum for educational advancement, provided the structure are placed not less than 50 feet from any residential property line. Such schools shall be day schools only and have no rooms regularly used for housing or sleeping purposes.

Public utilities substation or subinstallation including water towers provided that:

1. Such use is enclosed by a painted or chain link fence or wall at least six feet in height above finished grade;
2. There is neither office nor commercial operation nor storage of vehicles or equipment on the premises;
3. A landscaped strip not less than five feet in width is planted and suitably maintained around the facility.

Day care facilities.

Nursing homes

Lot and building requirements.

Lot Size:

<u>Area</u>	<u>6600 sq. feet (0.15 acres)</u>
<u>Width</u>	<u>minimum 60 feet</u>

Principle buildings:

<u>Maximum height</u>	<u>35 feet</u>
<u>Minimum front setback</u>	<u>15 feet</u>
<u>Stairs (but not porches) may encroach up to five feet into front yard setback.</u>	
<u>Maximum front setback</u>	<u>The average of the houses on either side or 20 feet, whichever is less.</u>
<u>Minimum side setback (interior)</u>	<u>7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)</u>
<u>Minimum side setback (street)</u>	<u>15 feet</u>
<u>Minimum rear setback</u>	<u>25 feet</u>
<u>Maximum lot coverage</u>	<u>45%</u>

Accessory buildings:

<u>Maximum height</u>	<u>20 feet and not to exceed the height of the principle building</u>
<u>Minimum rear and side setback</u>	<u>5 feet</u>
<u>Lot coverage</u>	<u>15%</u>

****All building setbacks shall be shown on final plat****

Open space requirements.

All developments in the R-6 zoning district must provide 20% of total acreage as common open space. Open space calculations must be on the subdivision plat. Common open space shall mean areas accessible to all residents of the development. Common open space can include passive or active recreation areas, pathways, swimming pools, and open areas for congregating. Ponds and lakes

may be used for up to 50% of required open space. Wetlands may be used for up to 10% of open space.

A homeowners association or some other entity acceptable to the administrator must be created to maintain the open space in good condition.

Sidewalk requirement.

Streets in the R-6 zoning district shall have sidewalks on any side of any street that contains houses. A tree no less than 2" dbh must be planted at a rate of one for every two houses between the sidewalk and the street.

Parking requirements.

Two off street parking spaces shall be provided for each single-family dwelling.

These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel.

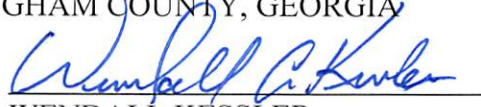
- ~~5.8~~ 5.9- B-1 Neighborhood commercial districts.
- ~~5.9~~ 5.10- B-2 General commercial districts.
- ~~5.10~~ 5.11- B-3 Highway commercial districts.
- ~~5.11~~ 5.12- I-1 Industrial districts.
- ~~5.12~~ 5.13- FH Flood hazard districts.
- ~~5.13~~ 5.14- CP Conservation preservation districts.
- ~~5.14~~ 5.15- PD Planned development district.
- ~~5.15~~ 5.16- Historic village overlay district.

All ordinances or parts of ordinances in conflict herewith are repealed.

This 16th day of August, 2016.

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY:


WENDALL KESSLER

ATTEST:


STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK

FIRST READING - 07/19/2016

SECOND READING – 08/16/2016