

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO PART II, APPENDIX C.
ARTICLE III OF THE EFFINGHAM COUNTY ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE III OF THE EFFINGHAM COUNTY ZONING
ORDINANCE AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, Effingham County continues to experience unprecedented growth from new development; and

WHEREAS, it is incumbent upon the County to continue to update, enhance and improve the County's Code of Ordinances, and

WHEREAS, the existing language in Article III – General Provisions, Section 3.3 *Accessory Buildings in residential districts* is unclear on requirements for the placement of accessory structures in the AR-agricultural residential districts, and

WHEREAS, the Board of Commissioners of Effingham County desires to provide consistent and fair guidelines for the development of properties within the County's jurisdictions, and

NOW THEREFORE, the Board of Commissioners of Effingham County has revised the existing Zoning Ordinance sections regarding the requirements for the construction of Accessory Structures in the agricultural residential districts.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof.

The text of the following section is to be revised and shall be re-inserted in **Section 3.3**:

Article III General Provisions, Section 3.3

3.3 Accessory Structures in residential districts

Accessory structures in **the R and PD-R** residential districts may be erected in any required court within any side or rear yard, **and accessory structures in the AR-1 and AR-2 agricultural residential districts may be erected in the front, side, or rear yard**, provided they conform to the following:

Maximum Height: one and a half story or 15 ft above finished grade in the R and PD-R districts; 35 ft in AR-1 and AR-2 districts.

An accessory structure shall not be less than five feet from the rear property line and not less than 10 feet from interior side setback lines.

An accessory structure shall not be less than 10 ft from a principal structure.

Accessory structures in the AR-1 and AR-2 agricultural residential districts may be placed in the front yard, on a property of at least five acres. All structures on the property must comply with the front setback requirements for a principal structure.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This 19th day of January, ~~2020~~²⁰²¹.

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

BY: 
WESLEY CORBITT, CHAIRMAN

ATTEST: 
STEPHANIE JOHNSON, CLERK

FIRST READING: ~~12/~~ 01/05/2021

SECOND READING: 01/19/2021