

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.6
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.6. OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HERewith.

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

5.6 R-3 Residential Multifamily - High districts.

5.6.1 Intent. The intent of the R-3 Multifamily Residential – High district is to provide for a variety of higher-density residential housing types, including townhomes and apartments in a manner that supports both fee simple and in-common ownership development formats. This district is designed to accommodate compact and efficient land use patterns that contribute to housing diversity, affordability, and accessibility. R-3 developments may include stacked or attached housing configurations and shall be in areas with access to infrastructure. The district promotes high-quality, livable communities that offer a range of housing choices while integrating harmoniously with surrounding uses.

Refer to Article V, Table of Permitted Uses TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Density (applicable to single family and multifamily)	
Minimum lot width at building line	
Minimum setback from public street	
Minimum front yard setback	
Minimum rear yard setback	
Minimum side yard (interior)	
Minimum side yard (street)	
Maximum building height	

5.6.2 Concept Plan Review Requirements. At the time of a rezoning request to this district, a concept plan shall be submitted for review by planning staff. The concept plan must illustrate the proposed layout, land uses, access points, open space, and general site design intent.

While not binding, the concept plan will serve as a framework to evaluate the appropriateness of the rezoning request in the context of the surrounding area, infrastructure capacity, and consistency with the comprehensive plan.

5.6.3 Design standards.

- (a) *Attached and detached townhomes.* Both are intended to provide compact, fee simple housing options that support neighborhood diversity and efficient land use.
 - *Attached townhomes* are defined as three or more units connected by shared walls, typically constructed in linear or clustered arrangements. These units may have no side yard setbacks between interior units, with end units subject to the minimum setback standards of the district.
 - *Detached townhomes*, while appearing similar in scale and design to their attached counterparts, are physically separated from adjacent units. Each detached townhome must provide a minimum 6-foot side yard setback between structures, allowing for greater privacy and separation. Detached townhomes are permitted on lots with widths less than 50 feet, subject to compliance with all other dimensional standards and design guidelines. These standards ensure flexibility in site planning while maintaining a cohesive neighborhood character and high-quality design.
- (b) *Apartments.*

5.6.4 Open Space requirements. Refer to Appendix C – Zoning Ordinance, Article III – General Provisions for Openspace requirements. All developments in the R-3 zoning district shall provide 25 percent of the net usable area as common outdoor open space.

5.6.5 A maintenance association, homeowners association, condominium association or some other entity acceptable to the county administration must be created to maintain all amenities and common areas in good condition.

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

This ____ day of _____ 20__.

BOARD OF COMMISSIONERS,
EFFINGHAM COUNTY, GEORGIA

FIRST READING: _____

BY: _____
DAMON RAHN, CHAIRMAN

SECOND READING: _____

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK