

STATE OF GEORGIA  
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.8  
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.8 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:

**5.8 R-5 Single-family traditional neighborhood design residential district.**

*5.8.1 Intent.* The R-5 District represents a balanced trade-off—allowing for increased residential density in exchange for thoughtfully designed and accessible open space, ensuring that growth is compact yet livable, and community-oriented.

The intent of the R-5 Single-Family Traditional Neighborhood Design Residential District is to promote compact, higher-density residential development that reflects the principles of traditional neighborhood design. This district encourages walkable, interconnected communities, smaller lot sizes, and pedestrian-oriented streetscapes. The R-5 District is designed to accommodate single-family detached dwellings in a pattern that fosters a strong sense of community and efficient land use. Key features may include reduced setbacks, alley access, front porches, and integrated open spaces contributing to neighborhood character and livability. This district supports long-term planning goals related to housing diversity, affordability, and sustainable growth by offering an alternative to conventional suburban development patterns, while still preserving the identity of single-family neighborhoods in a higher-density format.

Refer to Article V, Table of Permitted Uses TPU) (link to be added)

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.

Minimum lot area	6,600 sq. feet (0.15 acres)
Maximum number of principal residences	1
Maximum number of accessory dwelling units	1
Minimum Road Frontage	N/A
Minimum lot width at building line	50 feet
Minimum front yard setback	15 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	7.5 feet (or 3 feet, provided minimum building separation of 15 feet is maintained)
Minimum side yard (street/road easement) setback	15 feet
Minimum side yard (secondary street) setback	15 feet
Maximum building height	35 feet

Maximum lot coverage	45%
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**\*\*All building setbacks shall be shown on final subdivision plat\*\***

*5.8.2 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 and can provide assurance of capacity.

*5.8.3 Required utilities.* All properties in the R-5 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.

*5.8.4 Planned single-family home communities with the following requirements:*

- (a) A homeowners' association shall be established, or management company identified. Said association or company shall operate pursuant to subdivision covenants, which are submitted to county with the final plat. It is the intent that said association or company will provide oversight of the development standards and maintenance of common areas and amenities.
  - 1. Covenants shall include a provision that no more than 20 percent of homes in the community may be rented until at least 12 months has elapsed since issuance of the certificate of occupancy.
- (b) The management company overseeing rentals shall pay an occupation tax and register with the county annually, pursuant to article II, business and occupation tax, for a license to operate a planned single-family home community.
- (c) Walls in excess of 20 feet in length facing a street shall be broken up with entry elements, windows or wall offsets at least two feet deep.
- (d) A minimum of two decorative elements shall be added to the front façade including but not limited to decorative shutters, decorative lighting, trellises, cornices, or similar architectural elements.
- (e) Maximum lot coverage of 45 percent shall be applied per lot on which each individual single-family residence sits.
- (f) Up to 35 percent of the total number of dwelling units within a development in the R-5 zoning district may be constructed in accordance with the design and development standards of the R-2 zoning district and must be clearly identified on the preliminary plat and all subsequent development plans.

*5.8.5 Open space requirements.*

Refer to Appendix C – Zoning Ordinance, Article III – General Provisions for Open Space requirements. All developments in the R-5 zoning district shall provide 25 percent net usable area as common outdoor open space. (link to be added)

*5.8.6 Subdivision design requirements.*

#### 5.8.6.1 Roads and rights-of-way.

- (a) Roads in R-5 developments shall have a minimum of 60-foot right-of-way, with a minimum paved area as follows:
  - 1. Twenty-two-foot road pavement width is only permitted if homes have rear alley access. Signage is required indicating that on-street parking is prohibited.
  - 2. Twenty-eight-foot road pavement width, with parking on one side, is permitted if parking side is clearly delineated. Signage indicating parking side is required. This configuration is permitted without the inclusion of bulb-out parking.
  - 3. Thirty-six-foot road pavement width, with parking permitted on both sides.
- (b) A deceleration lane shall be provided if the development is over 50 units.
- (c) R-5 developments shall have high back curbing and gutter throughout.
- (d) Streets in the R-5 developments shall have four-foot-wide sidewalks on any side of any street that contains houses. A tree no less than two inches dbh shall be planted at a rate of one for every one home in the two-foot section of grass between the sidewalk and the curb. Corner lots shall have one (1) tree on each side of the lot with road frontage.
- (e) If lots are platted parallel to arterial, collector, or local (if outside of existing platted subdivision) road right-of-way, the following is required:
  - 1. Provide minimum 20-foot landscaped strip and a residential street, with residential lot facing arterial, collector, or local road right-of-way.
  - 2. Either provide a minimum 30-foot vegetative buffer when a residential lot has a rear yard facing an arterial, collector, or local road right-of-way, or, install a six (6) foot tall berm with approved landscaping material at the apex, with a minimum base width of fifteen (15) feet.

5.8.6.2 *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. One additional space per every five units shall be provided for overflow off-street parking.

#### 5.17.9 Development standards. The following design elements shall be included:

- (a) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone; manufactured stone including imitation field stone, marble terrazzo, and other similar manufactured finish stone; and wood, cement plank, fiber plank, traditional three coat stucco, or other materials of like appearance.
- (b) Buildings shall utilize design features from the following list, totaling at least four points, to provide visual relief along the front of the dwelling unit. Unless otherwise specified, features are worth one point:
  - 1. Dormers (functional or false);
  - 2. Gables;
  - 3. Recessed entries;
  - 4. Covered front porches, at least six feet in depth (two points);
  - 5. Pillars or posts;

6. Two or more brick masonry pattern bond treatments;
7. Bay windows (minimum 24-inch projection);
- (c) If a garage occupies more than 40 percent of the total front façade of the principal building, an architectural garage door and an eyebrow roof or architectural overhang shall be required to enhance visual interest and reduce the prominence of the garage on the streetscape.
- (d) At least 20 percent of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.
- (e) The minimum roof overhang shall be 12 inches, exclusive of porches and patios.
- (f) The following amenity requirements shall apply:
  1. The mail kiosk and/or bus stop shall be covered.
  2. All amenities in current phases shall be completed prior to the approval of any subsequent phases.
- (g) Entrance features. Designed entrance features shall be permitted where they contribute to the overall aesthetic and identity of the development. Such features must be thoughtfully integrated into the site and complement the surrounding area's character and the proposed development. Minimal clearing within required buffers shall be allowed only to the extent necessary to accommodate the entrance feature, and this disturbance shall be limited to the smallest area practicable. At the discretion of staff, additional landscaping or buffering may be required to ensure visual cohesion and to mitigate potential impacts on adjacent properties or public rights-of-way.
- (h) The minimum landscaping shall be as follows:
  1. Two large trees (one in the front yard, one in the rear yard).
  2. One small tree (one in the front yard, one in the rear yard).
  3. Four large shrubs (near foundation; 25 percent in rear yard).
  4. Eight small shrubs (near foundation; 25 percent in rear yard).

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

This \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

BOARD OF COMMISSIONERS,  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
DAMON RAHN, CHAIRMAN

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

STEPHANIE JOHNSON  
EFFINGHAM COUNTY CLERK

DRAFT