

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.10
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.10 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:

5.10 B-1 Neighborhood commercial districts.

5.10.1 Intent. The Neighborhood-Business District (B-1) is intended to accommodate small-scale commercial uses that primarily serve the daily needs of nearby residential areas. These businesses provide convenient shopping, dining, and personal services that enhance the livability of surrounding neighborhoods without generating excessive traffic, noise, or other disruptions. Due to their close proximity to residences, businesses within this district are expected to operate at a low-intensity level, maintaining a scale and character that harmonizes with adjacent residential development. Design and site standards emphasize compatibility with the neighborhood, encouraging pedestrian-friendly environments, attractive landscaping, and architectural styles that blend with residential surroundings. Public service demands, including infrastructure, utilities, and transportation impacts, remain minimal, ensuring that the district supports economic activity without overburdening community resources.

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.

Refer to Article III, 3.4 for the required buffers for the B-1 zoning district.

Minimum lot area (public water and sewer) Minimum lot area (public water only) Minimum lot area (private water and sewer)	N/A; must meet the required design standards.
Minimum lot width at building line	N/A; must meet the required standards
Minimum front setback	N/A; must meet the required standards
Minimum rear setback	N/A; must meet the required standards
Minimum side setback (interior)	N/A; must meet the required standards
Minimum side setback (street)	N/A; must meet the required standards
Maximum building height	30 feet
Total maximum sq. footage for building footprint	8,000 sq. ft.

5.10.2 Greenspace requirement. At least 20% of the total lot area must be designed as greenspace. This includes landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly areas. At least 50% of the street frontage shall be landscaped to enhance highway aesthetics and contribute to the overall visual quality of the corridor.

5.10.3 Sidewalk requirement. Sidewalks shall be required along all public street frontages within commercial

districts. If no existing sidewalk or pedestrian network is located within 500 feet of the subject property, the developer may provide a payment in lieu of construction. The payment shall be equal to the estimated cost of sidewalk installation and shall be used by the County for future pedestrian infrastructure improvements in the area.

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: _____
CHAIRMAN

SECOND READING: _____

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK