

AMENDMENT TO ARTICLE III, SECTION 3.46
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 3.46 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:

3.46 Accessory Dwelling Units

3.46.1 Accessory Dwelling Units in the AR zoning districts:

A secondary, self-contained residential unit located on the same lot as a principal dwelling. An ADU provides independent living facilities, for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. The ADU may be attached to, detached from, or located within the principal dwelling. . The size of an ADU shall not exceed 75% of the gross floor area of the principal dwelling. ADUs shall adhere to the building setbacks for the specific zoning. The maximum height to the ridgeline of the roof in the AR districts is 35 feet.

3.46.2 Accessory Dwelling Units in the ~~R-1 and R-5~~ R zoning districts:

Subordinate residential dwelling unit located on the same lot as a principal single-family dwelling. An ADU provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. The ADU may be attached to, detached from, or located within the principal dwelling. The size of an ADU shall not exceed 75% of the gross floor area of the principal dwelling. ADUs shall adhere to the building setbacks for the specific zoning. The maximum height to the ridgeline of the roof in the R districts is 25 feet.

3.46.3 Examples of Accessory Dwelling Units include but are not limited to:

