

STATE OF GEORGIA  
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.12  
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.12 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:

**5.12 B-3 Major commercial districts.**

*5.12.1 Intent.* The Major Commercial District (B-3) is intended to accommodate a diverse mix of commercial activities that provide both durable and convenience goods to the broader community. This district supports businesses that benefit from high visibility, easy access, and steady vehicular traffic, making it ideal for commercial uses that cater to both local residents and travelers. Strategically located along major and minor thoroughfares, ensuring direct access to well-traveled roadways and key transportation corridors. Their placement allows for the efficient movement of goods and services while minimizing disruptions to local streets and residential areas. Given the potential for increased traffic volumes and commercial activity, site design standards prioritize buffering, landscaping, and access management to mitigate impacts on adjacent properties. Proper setbacks, screening, and traffic control measures help reduce noise, glare, and congestion, ensuring a smooth transition between commercial corridors and nearby residential or lower intensity uses. Playing a vital role in supporting regional commerce, economic growth, and job creation while maintaining a balance between accessibility, functionality, and community character.

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-3 zoning district.

Minimum lot area (public water and sewer)	N/A; must meet all site design standards and requirements.
Minimum lot area (public water only)	
Minimum lot area (private water and sewer)	
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	N/A
Total maximum sq. footage for building footprint	N/A

*5.12.2 Greenspace requirement.* At least 15% 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.

5.12.3 *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