

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.2
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.2 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:

5.2 AR-2 Agricultural residential districts.

5.2.1 Intent. Agricultural Residential 2 (AR-2) is established to foster rural residential living while integrating open space and natural resource conservation. This district supports moderately sized lots (minimum 1 acre), encouraging low-density development that blends residential uses with the rural landscape. AR-2 provides a transitional zone between more intense development and larger-lot rural areas, maintaining moderate spacing between homes and limited pedestrian activity to preserve the rural atmosphere. This district is exclusively designated for family or estate subdivisions, ensuring that development remains consistent with the rural 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.

5.2.2 Subdividing. A signed affidavit shall be required for this zoning district, certifying that the subdivision is intended for a family or estate subdivision.

5.2.3 Non-Conforming Uses. The AR-2 district may serve as a zoning designation for legally established non-conforming uses compatible with its character but not permitted in other districts. This provides a pathway to bring such properties into compliance when rezoning is required due to changes in ownership, development activity, or enforcement actions.

Minimum lot area Maximum number of principal residences – one Maximum number of accessory dwelling units – one	1 acre 1 unit 1 unit
Minimum lot road frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street/road easement) setback	50 feet

Minimum side yard (secondary street) setback	25 feet
Maximum principal building height	40 feet

*Accessory structures used for agricultural purposes are exempt from the height restrictions outlined in this ordinance.

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