

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.1
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.1 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:

5.1 AR-1 Agricultural residential districts.

5.1.1 Intent. Agricultural Residential 1 (AR-1) is designed to preserve the county's rural character while protecting natural resources and supporting both active and passive recreational uses. This district emphasizes land conservation and resource protection, minimal pedestrian activity, ample open space, and a high degree of separation between structures.

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.

Two principle dwellings are allowed in AR-1 zoning. Land established and used as a mobile rental home site prior to September 23, 1980, will be allowed to continue this practice.

| | |
|--|----------|
| Minimum lot area | 5 acres |
| A maximum of two residential units are permitted per lot. These may consist of two principal dwellings, or one principal dwelling, and one accessory dwelling unit (ADU) | 2 units |
| Minimum lot road frontage | 100 feet |
| Minimum lot width at building line | 150 feet |
| Minimum front yard setback | 50 feet |
| Minimum rear yard setback | 50 feet |
| Minimum side yard (interior) setback | 25 feet |
| Minimum side yard (street/road easement) setback | 50 feet |

| | |
|--|---------|
| Minimum side yard (secondary street) setback | 25 feet |
| Maximum 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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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