

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.3
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.3 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:

5.3 AR-3 Agricultural residential districts.

5.3.1 Intent. Agricultural Residential 3 (AR-3) is designed to preserve the rural fabric of the county by allowing widely spaced residential development on large lots, with a minimum of 2.5 acres. This district prioritizes agricultural viability, low-impact development, and the conservation of open space and natural features. AR-3 discourages intensive land uses and supports a landscape-driven design approach to uphold the county's rural identity.

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.

5.3.2 Non-Conforming Uses. The AR-3 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	2.5 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	35 feet
Minimum side yard (interior) setback	20 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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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