

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.13
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.13 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:

5.13 Light Industrial districts

5.13.1 Intent. The Light Industrial District (L-I) is established to promote and sustain economic growth and employment opportunities by providing dedicated areas for a broad range of industrial, manufacturing, processing, and distribution activities. This district is designed to accommodate industries that operate in a clean, efficient, and non-intrusive manner, ensuring compatibility with adjacent commercial and residential areas while supporting the needs of industrial businesses. Serving as a hub for businesses that require flexible operational space but do not generate excessive noise, pollution, vibration, or other nuisances that could negatively impact surrounding properties.

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 L-I zoning district.

5.13.2 Storage of toxic or hazardous waste, chemicals, and materials. Any applicant who intends to store, handle, or transport toxic or hazardous waste, chemicals, or materials shall submit to the county Fire Marshall or designee a listing of all compounds and contents to be contained on the proposed site. Upon approval by the county Fire Marshall or designee that the use, transport, and storage of said materials meets the federal and state guidelines, the applicant shall be issued a permit authorizing such secured storage. Disposal of toxic or hazardous wastes, chemicals, and materials is prohibited. No accumulation of solid waste conducive to the breeding of rodents or insects shall be permitted.

5.13.3 Vibration. Any use creating intense earthshaking vibration shall be set back as far as possible from the lot lines on all sides, and in no case shall any such vibration be perceptible along any lot line.

Minimum lot area (public water and sewer)	21,780 sq. feet
Minimum lot area (public water only)	21,780 sq. feet
Minimum lot area (private water and sewer)	43,560 sq. feet
Minimum lot width at building line	100 feet
Minimum front setback	N/A; must meet the required design standards
Minimum rear setback	N/A; must meet the required design standards
Minimum side setback (interior)	N/A; must meet the required design standards
Minimum side setback (street)	N/A; must meet the required design standards
Maximum building height	N/A

5.13.4 *Greenspace requirement.* At least 15% of the total lot area shall be designated as greenspace. Greenspace may include landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly spaces such as plazas or seating areas.

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