

STATE OF GEORGIA  
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.6  
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.6. 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:

**5.6 R-3 Multifamily residential districts.**

*5.6.1 Intent.* The intent of the Multifamily Residential District is to accommodate a variety of higher-density residential housing types, including apartments, townhomes, and condominiums, in a manner that supports compact development, housing diversity, and efficient use of infrastructure. This district is intended to provide quality housing opportunities for a range of household sizes, ages, and income levels, and to support walkable, connected neighborhoods. Multifamily districts are strategically located near major roadways, employment centers, transit routes, and community amenities, helping to implement broader goals of smart growth, sustainability, and inclusive community development.

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.

Density (applicable to single family and multifamily)	Maximum 9 per acre
Minimum lot width at building line	150 feet
Minimum setback from public street	35 feet
Minimum front yard setback	10 feet
Minimum rear yard setback	15 feet
Minimum side yard (interior)	15 feet
Minimum side yard (street)	35 feet
Maximum building height	35 feet

*5.6.2 Amenity requirements.* All multi-family residential projects must provide 150 square feet of on-site common outdoor open space per multi-family dwelling unit or 15 percent of net usable area as common outdoor open space, whichever is greater. Open space calculations must be on the subdivision

plat. Common outdoor open space shall be intentionally designed as such and landscaped courtyards, shared decks, gardens with pathways, children's play areas, pools, water features, multipurpose recreational or green spaces to which all residents have access, as defined by article II, definitions. The following requirements apply to common outdoor open space:

- a. The required setback areas may count toward the open space requirement if it is integrated into a common open space amenity.
- b. Common outdoor open space shall feature paths or walkable areas, landscaping, seating, lighting and other amenities to make the area more functional and enjoyable for a range of users, taking into consideration potential noise issues due to the configuration of the site.
- c. Common outdoor open space shall generally be designed so it is oriented at the front of dwelling units and/or community building(s).
- d. 10 percent of common open space shall be greenspace. The implementation of a conservation easement is encouraged.

5.6.4.2 A maintenance association, homeowners association, condominium association or some other entity acceptable to the county administration must be created to maintain all amenities and common areas in good condition.

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: \_\_\_\_\_  
DAMON RAHN, CHAIRMAN

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
STEPHANIE JOHNSON  
EFFINGHAM COUNTY CLERK