

Staff Report

Subject: 2nd Reading - Ordinance
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: August 19, 2025

Item Description: Consideration to approve an amendment to the Effingham County Code of Ordinances, *Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.25 Nonconforming lots.*

Executive Summary/Background

- In an effort to ensure that residents can continue to utilize their properties even when they are non-conforming, staff has revised the ordinance to clarify that accessory structures are allowed on non-conforming lots, provided the structures meet required setbacks.
- This revision includes that a building permit may also be issued for a single-family dwelling on a non-conforming lot.
- This ordinance revision provides greater specificity and clarity in the zoning regulations.
- The first reading of this ordinance was approved at the August 5, 2025, Board of Commissioners meeting.

Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.25 Nonconforming lots.**
2. **Deny** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.25 Nonconforming lots.**

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments: 1. Draft Ordinances