

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO PART II – APPENDIX C- ARTICLE VI- EXCEPTIONS AND
MODIFICATIONS- SECTION 6.2 YARDS OF THE EFFINGHAM COUNTY ZONING
ORDINANCE

AN ORDINANCE TO AMEND ARTICLE VI- EXCEPTIONS AND
MODIFICATIONS- SECTION 6.2 YARDS 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:

The text of Sections 6.2.2 is deleted in its entirety and replaced with the following:

6.2.2 Definitions.

Solid Fence is a type of fence constructed without gaps or openings between its components (such as boards, panels, or materials). It forms a continuous barrier and provides complete visual blockage

Opaque Fence: is a fence that does not allow light or vision to pass through it. Like a solid fence, it blocks visibility, but the term "opaque" focuses more on the visual and light-blocking aspect than the physical structure.

The text of Section 6.2.3 will be replaced with the following:

6.2.3. Projections into yards and courts.

Fences may be constructed directly on the property line. Property owners are strongly encouraged to notify and coordinate with adjacent property owners prior to installation of a fence along a shared boundary.

Residential Zones:

- Front Yard: Fences shall not exceed 4 feet in height.
- Solid or opaque fences are not permitted in the front yard.
- Side and Rear Yards: Fences may be up to seven feet in height and may be solid or opaque.
- All front yard fences must be located a minimum of 10 feet from the edge of the road (measured from the edge of pavement or improved surface).

Agricultural-Residential (AR) Districts:

- Front Yard Fences: Fences may be constructed up to a maximum height of 60 inches.
- Solid or opaque fences are not permitted in the front yard.

- Side and Rear Yards: Fences may be up to seven feet in height and may be solid or opaque.
- All front yard fences must be located a minimum of 10 feet from the edge of the road (measured from the edge of pavement or improved surface).

Patios must meet all setback requirements except for rear yards where the patio must be a minimum of five feet from a property line.

Architectural projects. Chimneys, leaders, cornices, eaves, shutters, and bay windows, and the like may extend not more than 24 inches into any required yard.

6.2.4 Accessory structures. An accessory structure less than ten feet from a principal structure must be connected thereto by a breezeway or similar structure and will be considered as a component of the principal structure and comply with all yard setbacks for a principal structure.

No more than two accessory structures are allowed on one lot in any R or PD-R district, with a detached garage counting as one structure.

A new section _____, is inserted, as follows:

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ____ day of _____, 20__.

BOARD OF COMMISSIONERS,
EFFINGHAM COUNTY, GEORGIA

BY: _____
CHAIRMAN

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK

FIRST READING _____

SECOND READING _____