

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.5
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.5. 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:

5.5 R-2 Two-family residential districts.

5.5.1. Intent. The intent of the Two-Family Residential District is to provide for the development and preservation of residential neighborhoods characterized by a mix of single-family and two-family (duplex) dwellings. This district supports moderate-density housing options that promote affordability, efficient land use, and diverse household needs, while maintaining the residential character of the area. The R-2 district is intended to serve as a transition between lower-density single-family neighborhoods and higher-intensity residential or mixed-use areas, encouraging a variety of housing choices in walkable, livable communities.

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.

Minimum lot area Maximum number of principle residences – Maximum number of accessory dwelling units -	7,200 sq. feet
Minimum Road Frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	35 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street) setback	25 feet
Maximum building height	35 feet
Maximum percentage of lot coverage	30%

5.5.2. Required utilities. The minimum lot area (7,200 square feet per unit) is only permitted for property served by a central water system and a central sanitary sewer service system. If no central sanitary sewer service is available, an applicant for a building permit must have a minimum of 21,780 square feet. If neither central sanitary sewer service nor central water service is available at the time of the building, the applicant must have a minimum of 43,560 square feet, and the permit will be issued with the requirement that, upon such time that either central water service or central sanitary sewer service

is extended to the property, hook-up will be required within 90 days.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.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