

## 5.6 - R-3 Multifamily residential districts.

This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available, or a state permitted, privately owned community water and sewer system is constructed or available, and can provide assurance of capacity. In addition, development must be located in proximity to a school, public park or facility, retail/commercial development, and/or urban service area.

### 5.6.1 Permitted uses.

5.6.1.1 All permitted uses in the R-1 single-family residential district and R-2 two-family residential district.

5.6.1.2 Multiple-family dwellings, Garden apartment communities or buildings, roominghouses, fraternities, sororities, and dormitories.

5.6.1.3 Government-owned utilities, except publicly-owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities must be enclosed by a painted or chain-link fence or wall at least six feet in height above finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

5.6.1.3 Customary accessory buildings incidental to the above permitted uses.

### 5.6.1.4 Townhouses, subject to the following requirements:

- a. A row of townhouses shall not contain more than six (6) dwelling units.
- b. Maximum lot coverage required in this section (40%) shall be applied per lot on which each individual townhouse sits.
- c. In order to provide visual diversity, no more than four contiguous townhouse units shall be allowed with the same setback and the same façade treatment. Variations in setback shall be at least three feet.
- d. Townhouses shall have a front, side, or rear privacy yard having a minimum area of 100 square feet on each lot.
- e. Streets shall have sidewalks with a minimum four (4) foot width on any side of any street that contains townhouses. A tree no less than two inches dbh must be planted at a rate of at least one for every fifty (50) feet between the sidewalk and the street.
- f. If permissible pursuant to Access Management and Encroachment Regulations for Effingham County Roads, these standards apply:
  - a. For developments with 60 or fewer dwelling units, at least one point of access to the roadway network shall be provided.
  - b. For developments with 61 or more dwelling units, at least two point of access to the roadway network shall be provided.

5.6.2 *Conditional uses.* The following uses may be permitted in accordance with the provisions of section 7.1.6 in the multifamily residential (R-3) district on a conditional basis upon approval of the county commission after review by the planning board.

5.6.2.1 Clubs and private recreational facilities.

5.6.2.2 Nursing homes.

5.6.2.3 Day care facilities.

5.6.3 Lot and building requirements.

Density (applicable to <del>single-family</del> <u>townhouses</u> and multifamily)	Maximum 9 per acre
Minimum lot width at building line	150 feet
Minimum setback from public street	<del>35</del> <u>15</u> feet
Minimum <del>front yard</del> <u>length of driveway</u>	<del>10</del> <u>20</u> feet
Minimum rear yard	15 feet
Minimum side yard (interior) <u>for townhouse buildings or single apartment building on a lot</u>	15 feet
Minimum side yard (street) <u>for townhouse buildings or single apartment building on a lot</u>	35 feet
Maximum building height	35 feet
Maximum percent of [lot coverage]	40 percent

5.6.4 Amenity requirements.

5.6.4.1 All multi-family and townhouse residential projects must provide 150 square feet of on-site common outdoor open space per multi-family dwelling unit or 15% of net usable area as common outdoor open space, whichever is greater. Open space calculations must be shown on the Sketch Plan and subdivision plat. Common outdoor open space shall be intentionally designed as such and may include 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% of net usable area allocated as 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.