

Official Zoning Map of Effingham County 2026

- Legend

Railroads

Roads

Municipal Boundary

County Boundary
- Zoning

AR-1

AR-2

AR-3

R-1-A

R-1

R-2

R-3

R-4

R-5

R-6

B-1

B-2

B-3

I-1

H-1

L-1

PD

PD-MR

PD-R

CP

FH

SPLIT

This map reflects zoning map amendments approved by the Board of Commissioners of Effingham County through September 15, 2026. This map does not reflect any special conditions of rezoning that may have been imposed by the Board of Commissioners in connection with such zoning map amendments. Such conditions, which are reflected in the minutes and ordinances of the Board of Commissioners, are adopted and incorporated by reference as if set forth fully herein.

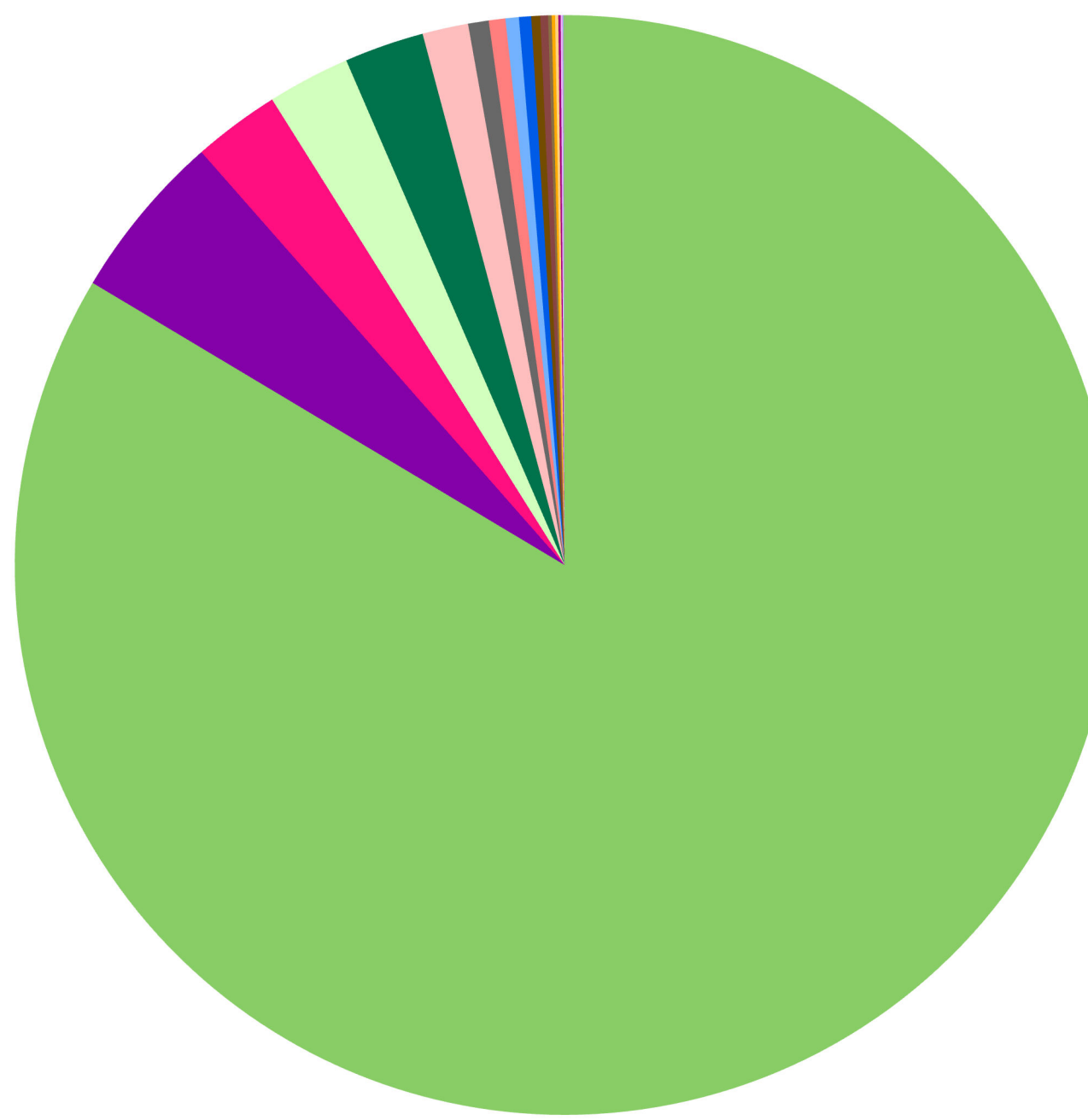
Future land use will be subject to the boundaries as depicted on this map as approved by the Effingham County Board of Commissioners. Any future changes to the zoning boundaries will be subject to the Code of Ordinances for Effingham County, Georgia.

APPENDIX C ZONING ORDINANCE
ARTICLE IV. ESTABLISHMENT OF DISTRICTS

4.2.01 (a) & 4.2.02 (a) Zoning map.
The official zoning map of Effingham County, Georgia is hereby adopted and identified as that map or series of maps, adopted by the board of commissioners, that show the precise location and boundaries of the zoning districts and that is certified by the county clerk of Effingham County, Georgia. The Official Zoning Map may be amended by the Board of Commissioners in accordance with the applicable procedures of this ordinance and State law. No amendment to the Official Zoning Map shall become effective until approved by the Board of Commissioners.

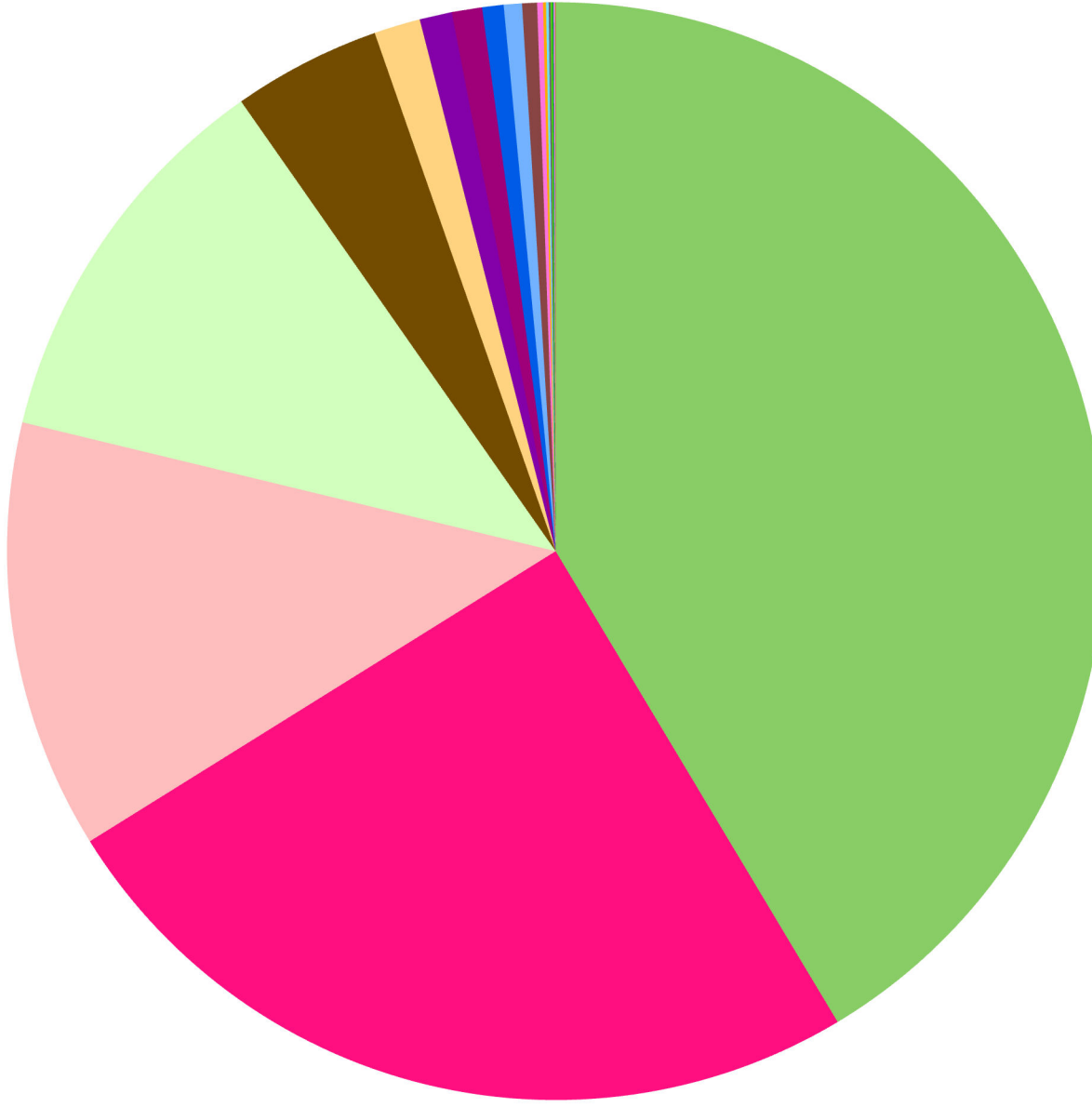
4.3 District boundary lines.
The district boundary lines of the zoning maps are intended to follow property lines or the centers of streets, alleys, railroads, or watercourses. In the case of unsubdivided property, the district boundary lines shall be determined using the appropriate scale.

Zoning % By Acreage



- AR-1 83.58%
- I-1 4.94%
- R-1 2.55%
- AR-2 2.43%
- CP 2.34%
- PD 1.35%
- SPLIT 0.61%
- PD-MR 0.49%
- B-2 0.39%
- B-3 0.36%
- R-6 0.26%
- PD-R 0.23%
- R-5 0.10%
- R-4 0.10%
- R-3 0.09%
- R-2 0.07%
- LI 0.05%
- HI 0.02%
- B-1 0.01%
- AR-3 0.01%
- R-1-A 0.01%
- FH 0.00%

Zoning % By Parcel Count



- AR-1 41.41%
- R-1 24.73%
- PD 12.64%
- AR-2 11.51%
- R-6 4.37%
- R-3 3.36%
- I-1 0.95%
- R-2 0.89%
- B-3 0.63%
- B-2 0.54%
- PD-R 0.44%
- R-1-A 0.17%
- R-4 0.09%
- B-1 0.08%
- SPLIT 0.07%
- AR-3 0.05%
- CP 0.03%
- LI 0.02%
- HI 0.02%
- PD-MR 0.01%
- R-5 0.01%
- FH 0.00%

APPROVED BY EFFINGHAM COUNTY BOARD OF COMMISSIONERS

FIRST READING DATE: _____

SECOND READING DATE: _____

DAMON RAHN, CHAIRMAN

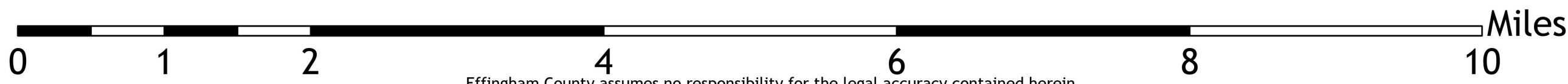
DATE

STEPHANIE JOHNSON, COUNTY CLERK

DATE



County
Effingham
Georgia
Board of Commissioners



Effingham County assumes no responsibility for the legal accuracy contained herein.