



Staff Report

Subject: Amendment – Home Occupation Section 3.15
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Department: Development Services
Meeting Date: March 3, 2026

Proposed Zoning: N/A
Existing Zoning: N/A
Map & Parcel: County-wide application
Parcel Size: N/A
Proposed Use: Home Occupation. The proposed ordinance amendments revise Section 3.15 to remove zoning compliance barriers for nonconforming properties and allow residents to engage in home-based business activities without requiring rezoning.
Applicant: Effingham County Board of Commissioners
Owner(s): Effingham County
Location: County-wide

Purpose:

The purpose of this amendment is to update the Home Occupation Ordinance by removing provisions that create zoning barriers for residents. The redline revisions shift the ordinance away from zoning compliance triggers and toward operational compatibility.

The Proposed Amendments:

REDLINE AMENDMENT TO PART II, APPENDIX C, ARTICLE III, SECTION 3.15
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

How to Read This

- **Strikethrough** = text being removed
- **Underline** = text being added
- Unchanged text remains normal
- Edits appear inline where the change occurs



Amendment – Part II, Appendix C, Article III, Section 3.15 Home Occupations

DEFINITIONS

~~*Nonconforming Property:* A parcel, structure, or use of land that was lawfully established prior to the adoption or amendment of this Development Code, but which does not conform to one or more of the current zoning, dimensional, or development standards applicable to the district in which it is located.~~

DEVELOPMENT STANDARDS

Home occupations shall be permitted in ALL Districts provided the following criteria are met:

~~*(e) Nonconforming Property Compliance.* Any parcel determined to be a legal non-conforming use, structure, or lot under this Development Code shall be required to come into full compliance with all applicable zoning, development and property maintenance standards prior to consideration of a Conditional Use Permit or business approval by the Board of Commissioners. The Zoning Administrator shall verify compliance status before the application is scheduled for hearing.~~

Summary of Items Removed by the Redline Ordinance

The following provisions are **removed** from Section 3.15 as part of the proposed amendment:

1. Removal of the Nonconforming Property Compliance Requirement

The redline ordinance removes the requirement that a property determined to be nonconforming must first be brought into full zoning compliance before a home occupation can be considered.

- This provision previously required residents on nonconforming lots, structures, or uses to pursue rezoning to the home occupation itself.
- Its removal prevents residents from being forced into zoning actions solely to conduct low-impact, home-based work.

2. Removal of Zoning Status as a Threshold Eligibility

Under the current adopted ordinance, zoning compliance status operated as a gatekeeping condition for home occupation approval.

- The redline removes zoning conformity as a prerequisite.
- Home occupations are now evaluated based on operational impacts and compliance with performance standards, rather than whether the parcel is conforming or nonconforming.

Conditions for Consideration:

The redline amendments remove a single regulatory barrier to home occupations and would reduce the need for rezoning actions.

Planning and Zoning Services

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