

- **ARTICLE IV. - USES PERMITTED IN DISTRICTS**

- **5.1 - AR-1 Agricultural residential districts.**

- ~~5.1.1.1~~ Site-built single-family detached dwellings and their customary uses, ~~on the basis of~~ one dwelling for each five acres of land or more under the same ownership. Land that has been established and used as a rental mobile home site prior to September 23, 1980, will be allowed to continue this practice.
- ~~5.1.1.2~~ Class A and Class B mobile homes ~~single family detached~~ dwellings and their customary uses, ~~on the basis of~~ one dwelling unit for each five acres of land or more under the same ownership.

**modified**

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*5.1.1 Permitted uses.*

- **Refer to Article V, Table of Permitted Uses**

~~5.1.1.1~~ Site built single family detached dwellings and their customary uses, on the basis of one dwelling for each five acres of land or more under the same ownership. Land that has been established and used as a rental mobile home site prior to September 23, 1980, will be allowed to continue this practice.

~~5.1.1.2~~ Class A and Class B mobile homes single family detached dwellings and their customary uses, on the basis of one dwelling unit for each five acres of land or more under the same ownership.

~~5.1.1.3~~ All commercial agricultural pursuits, and structures incidental thereto, including dairy products, livestock, poultry and poultry products, field crops, truck crops, and forestry.

~~5.1.1.4~~ Public and private parks, open space, and recreational facilities, excluding commercial amusement facilities such as game parlors, and recreational vehicle and travel trailer overnight camping sites.

~~Go cart, all terrain vehicle (ATV), and motorbike tracks and trails may be allowed as a conditional use on parcels of at least less than 100 acres. Such uses would also have to meet the requirements of 5.1.2.3 and the buffering requirements of the industrial zoning district.~~

~~5.1.1.5~~ Churches, charitable, semi-private, or philanthropic institutions, or camps and state parks.

~~5.1.1.6~~ Reserved.

~~5.1.1.7. Home occupations and residential businesses, as provided in article III, section 3.15 and 3.15A. (Move to 5.1.2)~~

~~5.1.1.8 Government-owned utilities.~~

~~5.1.1.9 Bed and breakfast lodging facility.~~

~~5.1.2 Conditional uses. The following uses may be allowed permitted in accordance with the provisions of section 7.1.6 in the agricultural residential (AR-1) district on a conditional basis upon approval by the county commissioners. after review by the planning board.~~

~~5.1.2.1 Commercial riding stables, provided that no building or enclosure for animals is located closer than 100 feet from any property line. and the requirements of section 3.33 are met.~~

~~5.1.2.2 Cemeteries, when accessory to and on the same property as a permitted use in the agricultural residential district.~~

~~5.1.2.3 Commercial recreational facilities that do not have more than five percent of impervious surface coverage.~~

~~5.1.2.4 Rural business, as provided in article III, section 3.15B.~~

~~5.1.2.5 One additional single family detached dwelling and its customary uses, provided that said dwelling meets all state and county health requirement, unless prohibited by other applicable laws or regulations, and provided the additional dwelling is inhabited by a person who is related to the owner of the real property in one of the following ways: parent, child, grandparent, grandchild, sister, or brother. The zoning administrator shall administer this conditional use.~~

~~5.1.2.6 Day care facilities.~~

~~5.1.2.7 Airfields for general aviation purposes, together with subordinate uses.~~

~~5.1.2.8 Impervious lot coverage over 45 percent.~~

~~5.1.2.9 Solar farms. An array of solar panels that is not an accessory to other uses on the property provided that the array meets all applicable buffer requirements; no new roads may be created for this use. The structures must meet all wind load requirements as referenced in the building code.~~

~~5.1.2.10 Private and public events venue. Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or assembly which takes place on a public street, sidewalk or right-of-way, or occurs on private property and impacts government services on public rights-of-way. This includes locations that are in the business of~~

~~renting out their location to hold private and public functions. The property must be at least 5 acres in size.~~

(1)

~~*General operating regulations.* The following operating regulations shall be enforced by the permittee:~~

(a)

~~No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of [Chapter 30], Article II, Noise Control.~~

(b)

~~No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.~~

(c)

~~Camping on site by persons attending an event is permitted; provided that no on site camping shall be permitted more than two days prior or two days after an event.~~

(d)

~~Handicapped access shall be provided to activities that are open to the public.~~

(e)

~~Events and activities shall be accessible to emergency and service vehicles.~~

(f)

~~Adequate toilet facilities and trash receptacles shall be provided for all events.~~

(g)

~~The burden of preserving order during the concert or special event is upon the permittee.~~

(2)

~~*Revocation of permit.* The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board of commissioners, the event will disrupt traffic within the unincorporated area of Effingham County beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the~~

~~diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.~~

~~(3)~~

~~Exemptions. The following special events are exempt from the provisions of this article:~~

~~(a)~~

~~Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;~~

~~(b)~~

~~Special events occurring upon a city or county owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;~~

~~(c)~~

~~Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;~~

~~(d)~~

~~Events hosted by a school on property owned by the school or a governmental entity, provided that the property is used on a regular basis, at least weekly, to conduct classes; and~~

~~(e)~~

~~A governmental agency acting within the scope of its agency.~~

~~5.1.2.11 Telecommunications towers.~~

~~5.1.2.12 Surface mines up to ten acres in size, as provided in article III, section 3.17, and subject to article V, sections 5.12.2, 5.12.3, and 5.12.4.~~

~~5.1.3 Prohibited uses. Any business, commercial, or industrial use not permitted conditionally or by right in this district.~~

~~5.1.4 Lot and building requirements. The principal building shall be located so as to comply with the following requirements:~~

~~EXPAND~~

<del>Minimum lot area</del>
<del>Minimum lot frontage</del>
<del>Minimum lot width at building line</del>
<del>Minimum front yard setback</del>
<del>Minimum rear yard setback</del>
<del>Minimum side yard (interior) setback</del>
<del>Minimum side yard (street) setback</del>
<del>Minimum side yard (secondary street) setback</del>
<del>Maximum building height</del>

~~(Ord. of 12-14-99(2), §§ 4, 5; Amend. of 4-4-00(21); Amend. of 10-21-04, §§ 2, 3; Ord. of 5-6-08; Ord. of 4-7-09; Ord. of 6-1-10, § 1; Ord. of 7-17-12, § 1; Ord. of 8-20-13; Ord. of 6-6-17(2); Ord. of 11-3-20; Ord. of 1-3-23(1))~~

- **5.2 - AR-2 Agricultural residential districts.**

- 5.2.1 *Permitted uses.*

- Refer to Table of Permitted Uses*

- 5.2.1.1 Class A single-family detached dwellings and their customary uses ~~on the basis of~~ one dwelling for each 43,560 square feet of land under the same ownership and 100 feet of frontage on a public street.

- ~~5.2.1.2 All uses permitted in section 5.1 except uses specified in subsections 5.1.1.2, 5.1.1.3, 5.1.1.6, 5.1.2.11, and 5.1.2.12.~~

- ~~5.2.1.3 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.~~

~~5.2.2 Conditional uses.~~

~~5.2.2.1 Day care facilities may be permitted in agricultural residential (AR-2) districts on a conditional basis in accordance with the provisions of section 7.1.6 upon approval by the county commissioners after review by the planning board.~~

~~5.2.2.2 Class B single family detached dwellings may be permitted in agricultural residential (AR-2) districts upon approval of the planning board in accordance with the provisions of article III, section 3.2 of the Housing Ordinance of Effingham County, Georgia.~~

~~5.2.2.3 Rural businesses, as provided in article III, section 3.15B.~~

~~5.2.2.4 Bed and breakfast lodging facility may be permitted in the AR-2 districts on a conditional basis where they are not located in a major subdivision and upon approval of the board of commissioners after review by the planning board.~~

~~5.2.2.5 Telecommunications towers.~~

~~5.2.2.6 Surface mines up to ten acres in size, as provided in article III, section 3.17, and subject to article V, sections 5.12.2, 5.12.3, and 5.12.4.~~

~~5.2.3 Lot and building requirements. The principal building, accessory buildings, and other land uses shall be located so as to comply with the following requirements.~~

~~EXPAND~~

<del>Minimum lot area</del>
<del>—With public water but without public sewer</del>
<del>—Without public water or public sewer</del>
<del>Minimum lot width at building line</del>
<del>Minimum front yard setback</del>
<del>Minimum rear yard setback</del>
<del>Minimum side yard setback (interior)</del>
<del>Minimum side yard setback (street)</del>

~~(Ord. of 12-14-99(2), § 6; Amend. of 4-4-00(21); Amend. of 4-4-00(24); Amend. of 4-4-00(25); Amend. of 10-21-04, § 3; Ord. of 7-17-12, § 1; Ord. of 11-3-20; Ord. of 1-3-23(1))~~

- **5.3 - R-1 Single-family residential districts.**

*5.3.1 Permitted uses.*

Refer to Table of Permitted Uses

~~5.3.1.1 Site-built single-family detached dwellings.~~

~~5.3.1.2 Unlighted regulation size, or par three golf courses, including normal clubhouses and pro shop activities, and other business activity associated with country clubs. A par three golf course is at least a nine-hole course.~~

~~5.3.1.3 Noncommercial horticulture or agriculture, but not including the keeping of poultry or livestock.~~

~~5.3.1.4 Home occupations and residential business, as provided in article III, section 3.15 and 3.15A.~~

~~5.3.1.5 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.~~

~~5.3.2 *Conditional uses.* The following uses may be permitted in accordance with the provisions of section 7.1.6 in the single-family residential (R-1) district on a conditional basis upon approval by the county commission after review by the planning board.~~

~~5.3.2.1 Planned unit developments (PUD) in accordance with the provisions of section 5.14 and approval by the county commissioners.~~

~~5.3.2.2 Churches, synagogues, temples, or other places of worship provided that:~~

(1)

~~Such use is housed in a permanent structure;~~

(2)

~~No structure on the lot is closer than 25 feet to any abutting residential property line.~~

~~5.3.2.3 Public and private school engaged in teaching general curriculum for educational advancement, provided the structures are placed not less than 50 feet from any residential property line.~~

~~5.3.2.4 Public utilities substation or subinstallation including water towers, provided that:~~

(1)

~~Such use is enclosed by a painted or chainlink fence or wall at least six feet in height above finished grade;~~

(2)

~~There is neither office nor commercial operation nor storage of vehicles or equipment on the premises;~~

(3)

~~A landscaped strip not less than five feet in width is planted and suitably maintained around the facility.~~

~~5.3.2.5 Cemeteries, provided that such use:~~

(1)

~~Consists of a site of at least five acres;~~

(2)

~~Includes no crematorium or dwelling unit other than for a caretaker;~~

(3)

~~Has a front yard setback of at least 70 feet from the centerline of the street or ten feet from the street right-of-way line, whichever is further;~~

(4)

~~Maintains a nonilluminated sign no greater than 30 square feet and ten feet in height.~~

~~5.3.2.6 Day care facilities.~~

~~5.3.3 Lot and building requirements.~~

~~Principle buildings:~~



~~EXPAND~~

<del>Minimum lot area (public water and sewer)</del>
<del>Minimum lot area (public water only)</del>
<del>Minimum lot area (private water and septic)</del>
<del>Building line</del>
<del>Minimum front yard</del>
<del>Minimum rear yard</del>
<del>Minimum side yard (interior)</del>
<del>Minimum side yard (street)</del>
<del>Maximum percent of lot coverage</del>
<del>Maximum building height</del>
<del>Minimum road frontage</del>

~~-~~

~~*Required utilities.* The minimum lot area 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 nor central water system is available in the area at the time of 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 service is extended to the property, hook up will be required within 90 days. Health department approval must be obtained prior to the issuance of a building permit.~~

~~(Ord. of 12-14-99(2), § 7; Amend. of 4-4-00(21); Amend. of 4-4-00(26); Amend. of 10-21-04, § 3)~~

~~• **5.4 R-1-A Single-family residential district (alternative).**~~

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~~*5.4.1 Permitted uses.*~~

~~5.4.1.1 All permitted uses in R-1 single-family residential district.~~

~~5.4.1.2 Single-family manufactured homes meeting the following minimum standards:~~

~~1.~~

~~Foundation:~~

~~a.~~

~~The structure shall be attached to a foundation to be installed according to the manufacturer's or architect's specifications and soil conditions. Land shall be crowned beneath the structure.~~

~~b.~~

~~Poured runners of concrete with fiber mesh or one-half inch reinforcing rods shall be installed perpendicular to the length of the structure spaced no more than six feet apart on center. Each runner shall be a minimum of 20 inches in width and six inches thick.~~

~~c.~~

~~The area beneath the ground floor of the structure shall be enclosed around the exterior of the structure with a curtain wall constructed of masonry at least three inches thick. The masonry wall shall be constructed on a permanent foundation that is at least six inches deep and 12 inches wide.~~

~~2.~~

~~Exterior siding. Exterior siding materials shall consist of any combination of wood, brick, stone, stucco, or similar materials, or lap siding of hardboard, vinyl, and vinyl covered or painted metal, or similar materials.~~

~~3.~~

~~Roofs:~~

~~a.~~

~~All roof surfaces shall have a minimum pitch of 3:12 (three feet of rise for every 12 feet of run);~~

~~b.~~

~~All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (noncorrugated) tin, clay tiles, slate, or similar materials.~~

4.

~~Minimum width.~~ The minimum width of the structure shall be 24 feet.

5.

~~Minimum dimension for landing.~~ Each structure must have a landing with a minimum dimension of 48 inches by 48 inches, steps, and handrails.

6.

~~Driveways.~~ All homes must have a concrete, pavement, brick, paving stone, or gravel driveway.

~~5.4.1.3 Customary accessory buildings incidental to the above permitted uses.~~

~~5.4.2 Conditional uses.~~

~~5.4.2.1 The following uses may be permitted in accordance with the provisions of section 7.1.6 in the single-family residential district (alternative) (R-1-A) on a conditional basis upon approval by the county commission after review by the planning board.~~

~~5.4.2.2 All conditional uses of the R-1 single-family district.~~

~~5.4.2.3 Customary accessory buildings incidental to the above permitted uses.~~

~~5.4.3 Lot and building requirements.~~

Principal buildings:

~~EXPAND~~

<del>Minimum lot area (public water and sewer)</del>
<del>Minimum lot area (public water only)</del>
<del>Minimum lot area (private water and septic)</del>
<del>Building line</del>
<del>Minimum front yard</del>
<del>Minimum rear yard</del>

Minimum side yard (interior)
Minimum side yard (street)
Maximum percent of lot coverage
Maximum building height
Minimum road frontage

~~Required utilities. The minimum lot area 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 nor central water system is available in the area at the time of 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 service is extended to the property, hook-up will be required within 90 days. Health department approval must be obtained prior to the issuance of a building permit.~~

~~(Amend. of 4-16-02; Ord. of 12-8-09; Ord. of 1-3-11, § 1)~~

- **5.5 - R-2 Two-family residential districts.**

*5.5.1 Permitted uses.*

- **Refer to Article V, Table of Permitted Uses**

~~5.5.1.1 All permitted uses in R-1 single-family residential district.~~

~~5.5.1.2 Duplexes and two-family structures.~~

~~5.5.1.3 Customary accessory buildings incidental to the above permitted uses.~~

~~5.5.1.4 Home occupations, as provided in article III, section 3.15.~~

~~5.5.2 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the two-family residential (R-2) district on a conditional basis upon approval by the county commission after review by the planning board.~~

~~5.5.2.1 All conditional uses of the R-1 single-family residential district.~~

~~5.5.2.2 Nursing homes.~~

~~5.5.2.3 Day care facilities.~~

~~5.5.3 Lot and building requirements.~~

~~Principal buildings. The principal building shall be located as to comply with the following requirements:~~

~~EXPAND~~

<del>Living units</del>
<del>Minimum lot area (per unit)</del>
<del>Minimum lot width at building line</del>
<del>Minimum front yard</del>
<del>Minimum rear yard</del>
<del>Minimum side yard (interior)</del>
<del>Minimum side yard (street)</del>
<del>Maximum building height</del>
<del>Maximum percent of lot coverage</del>
<del>Minimum road frontage</del>

~~-~~

~~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.~~

~~(Ord. of 12-14-99(2), § 8; Amend. of 4-4-00(21); Amend. of 4-4-00(27); Amend. of 7-3-01; Amend. of 4-16-02)~~

- **5.6 - R-3 Multifamily residential districts.**

5.6.1 Permitted uses.

- **Refer to Article V, Table of 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, rooming houses, 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.~~

~~5.6.1.4 Customary accessory buildings incidental to the above-permitted uses.~~

~~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.~~

~~EXPAND~~

~~Density (applicable to single-family and multifamily)~~

~~Minimum lot width at building line~~

~~Minimum setback from public street~~

~~Minimum front yard~~

~~Minimum rear yard~~

~~Minimum side yard (interior)~~

~~Minimum side yard (street)~~

~~Maximum building height~~

~~Maximum percent of [lot coverage]~~

~~-~~

~~5.6.4 Amenity requirements.~~

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

~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 4; Ord. of 03-01-22(1); Ord. of 11-15-22(1))~~

- **5.7 - R-4 Planned manufactured home community districts.**

~~It is the intent of county board of commissioners through the regulations of this article to provide separate areas for mobile home development. Separate areas are provided because mobile homes are constructed to different design standards than conventional dwelling units and the mixture of the two in close proximity has a destabilizing effect on both housing types. Separate areas for mobile home development also allow for greater density than is allowed in other residential districts.~~

~~Uses permitted by right include mobile home parks and mobile home subdivisions. Mobile home parks are developments in which individual mobile home pads are rented, leased or held in condominium ownership by occupants. Mobile home subdivisions are developments in which mobile home lots are individually owned as in conventional single family subdivisions.~~

~~Recreational vehicle parks are permitted as conditional uses. It is the intent of this Code that recreational vehicle park facilities may not be mixed with mobile home parks or with mobile home subdivisions.~~

~~Development regulations in the mobile home district are intended to provide a reasonably spacious and well designed environment which offers a desirable level of amenity.~~

*5.7.1 Permitted uses.*

- **Refer to Article V, Table of Permitted Uses**

~~5.7.1.1 Mobile home parks, including mobile homes located on individual sites, under common ownership.~~

~~5.7.1.2 Mobile home subdivisions, including mobile homes located on lots under individual ownership.~~

~~5.7.1.3 Family day care homes.~~

~~5.7.1.4 Utility and essential service facilities.~~

~~5.7.1.5 Enclosed storage for use by park or subdivision residents.~~

~~5.7.1.6 Outdoor storage areas for use by park or subdivision residents provided it is screened.~~

*5.7.2 Conditional uses.*

~~5.7.2.1 Churches, synagogues and other houses of worship.~~



~~5.7.2.2 Day care centers.~~

~~5.7.2.3 Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days.~~

~~5.7.3 Uses permitted accessory to mobile home dwelling units. Any use typically incidental to a principal use permitted by right or as a conditional use when conducted as an accessory to such principal use:~~

~~5.7.3.1 Home based businesses.~~

~~5.7.3.2 Golf courses and other recreational facilities.~~

~~5.7.4 Structures accessory to individual mobile home dwelling units. Accessory structures permitted in required setback areas:~~

~~5.7.4.1 Driveways and parking areas.~~

~~5.7.4.2 Fences and garden walls.~~

~~5.7.5 Accessory structures permitted in conformance with mobile home unit setbacks.~~

~~5.7.5.1 Carports, attached or detached.~~

~~5.7.5.2 Garages, attached or detached.~~

~~5.7.1.3 Screen enclosures.~~

~~5.7.1.4 Storage sheds.~~

~~5.7.6 Structures accessory to mobile home parks, mobile home subdivisions and recreational vehicle parks.~~

~~Accessory structures permitted in required perimeter setback areas.~~

~~5.7.6.1 Decks, patios, porches, terraces and walkways not greater than 12 inches above grade.~~

~~5.7.6.2 Docks.~~

~~5.7.6.3 Driveways and parking areas.~~

~~5.7.6.4 Fences and garden walls.~~

~~5.7.6.5 Parking lots.~~

~~5.7.6.6 Pumps.~~

~~5.7.6.7 Safety and security buildings necessary to control points of access.~~

~~5.7.6.8 Signs.~~

~~5.7.7 Accessory structures permitted in conformance with perimeter setbacks.~~

~~5.7.7.1 All accessory structures permitted in required yards/perimeter setback areas.~~

~~5.7.7.2 Antenna type transmitters and receivers such as radio, television, and ham radio.~~

~~5.7.7.3 Boat houses.~~

~~5.7.7.4 Carports, attached or detached.~~

~~5.7.7.5 Community buildings, including a park office.~~

~~5.7.7.6 Decks, patios, porches, terraces and walkways greater than 12 inches above grade.~~

~~5.7.7.7 Dish type transmitter and receivers such as satellite dish receivers.~~

~~5.7.7.8 Emergency shelters.~~

~~5.7.7.9 Garages, attached or detached.~~

~~5.7.7.10 Greenhouses.~~

~~5.7.7.11 Laundry buildings.~~

~~5.7.7.12 Parking structures.~~

~~5.7.7.13 Recreation facilities, indoor, such as gymnasiums, indoor swimming pools, indoor racquetball courts and indoor tennis courts.~~

~~5.7.7.14 Recreation facilities, outdoor, such as golf courses, executive golf courses, parks, outdoor swimming pools and outdoor tennis courts.~~

~~5.7.7.15 Screen enclosures.~~

~~5.7.7.16 Sheds and tool houses.~~

~~5.7.7.17 Storage areas, paved.~~

~~5.7.7.18 Storage buildings.~~

~~5.7.7.19 Swimming pools, in ground or above ground.~~

~~5.7.8 Prohibited uses. Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.~~

~~5.7.9 Development regulations applicable to mobile home parks, mobile home subdivisions and recreational vehicle parks.~~

~~5.7.9.1 Perimeter setback requirements. Mobile home sites, mobile home lots and recreational vehicle sites shall be set back from the perimeter of mobile home parks, mobile home subdivisions and recreational vehicle parks as follows:~~

~~Minimum perimeter setback .....20 feet~~

~~5.7.9.2 Perimeter landscaped buffer. A natural or landscaped buffer not less than 15 feet in depth shall be provided around the entire perimeter of each mobile home park, mobile home subdivision and recreational vehicle park. The landscaped buffer shall be interrupted only where necessary to provide for vehicular and pedestrian access. It shall contain a visual screen consisting vegetation which have a minimum opacity of 75 percent to a height of not less than six feet. It shall be landscaped as set forth. Masonry or wooden fences meeting the requirements may be substituted along common property lines other than street right of way lines.~~

~~5.7.10 Recreation space requirements.~~

~~5.7.10.1 Minimum percent of total mobile home park, mobile home subdivision or recreational vehicle park devoted to recreation space = seven percent.~~

~~5.7.10.2 Maximum percent of total recreation space devoted to recreationally used water bodies = 30 percent.~~

~~5.7.10.3 Minimum size of any single recreation area = 5,000 square feet.~~

~~5.7.10.4 Minimum dimension of any single recreation area on one side = 60 feet.~~

~~5.7.10.5 Minimum separation of active recreation area from any mobile home site = 30 feet.~~

~~5.7.10.6 Developers of new mobile home parks, mobile home subdivisions or recreational vehicle parks shall provide an onsite structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.~~

~~5.7.11 Underground placement of utilities required. All utilities distribution and collection systems, including water supply, sewage disposal, electricity, gas, telephone and television cable, shall be placed underground.~~

~~5.7.12 Water and sewer facilities. Community wells or public water required. No individual wells allowed. Mobile homes may not share a septic system. If public sewer is not available then lots must meet health department size regulations to accommodate individual septic systems.~~

~~5.7.13 Development regulations specific to mobile home parks and mobile home subdivisions.~~

~~Development area regulations.~~

~~5.7.13.1 Size and density regulations.~~

~~Minimum development area = 20 acres~~

~~Maximum number of mobile home dwelling units per gross acre = seven units~~

~~5.7.13.2 Access requirements.~~

~~Minimum number of access points = two~~

~~5.7.13.3 Internal street construction requirements. Internal streets which are dedicated to public use shall be constructed according to Effingham County Regulations.~~

~~5.7.13.4 Internal street width requirements. Right of way and pavement widths for internal streets which are dedicated to public use shall be determined according to the standards contained in the county's subdivision regulations. Right of way and pavement widths for internal streets which are reserved for private use shall be determined according to function, anticipated traffic volume and subject to site plan approval, provided that no right of way or pavement shall be less than as follows:~~

~~5.7.13.5 Minimum right of way width for private interior streets = 30 feet.~~

~~5.7.13.6 Minimum pavement width of private access drives, excluding curbs = 20 feet.~~

~~5.7.13.7 Minimum pavement width of private collector streets, excluding curbs = 24 feet.~~

~~5.7.13.8 Minimum pavement width of one way lanes divided by landscaped median, excluding curbs = 12 feet.~~

~~5.7.15 Common area maintenance provisions for mobile home subdivisions. The zoning administrator shall approve a final plat for a mobile home subdivision only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat consistent with the common area maintenance provisions.~~

~~5.7.16 Individual site regulations. Mobile home site area and width requirements.~~

~~5.7.16.1 Minimum lot area = 4,000 square feet.~~

~~5.7.16.2 Minimum lot width = 40 feet.~~

~~5.7.17 Mobile home unit setback requirements.~~

~~5.7.17.1 Minimum front and street side setback from pavement = 15 feet.~~

~~5.7.17.2 Minimum interior side setback = five feet.~~

~~5.7.17.3 Minimum rear setback = ten feet.~~

~~5.7.18 Mobile home unit parking requirements. Minimum number of hard surface on-site parking spaces per mobile home site = two spaces.~~

~~5.7.19 Site plan review. Applications for a permit to construct a mobile home park shall be processed in a manner similar to the procedures of the Effingham County Subdivision Ordinance. A site plan and construction plans shall be submitted. A final plat of record is required. Applications for a permit to construct a mobile home subdivision shall be processed in accordance with the platting procedures of the Effingham County Subdivision Ordinance.~~

~~5.7.20 Development regulations specific to legal nonconforming mobile home parks and mobile home subdivisions.~~

~~5.7.20.1 Placement and replacement of units permitted. Units may be placed or replaced within legally non-conforming mobile home park developments which were previously approved, provided the resulting density does not exceed that originally approved.~~

~~5.7.20.2 Alterations to meet site improvement requirements permitted. Alterations or development site area expansions which increase conformance with site improvement requirements are permitted. All regulations pertaining to use non-conformities as set forth shall apply to non-conformities within MH districts.~~

~~5.7.20.3 Separation and setback requirements for new or replaced units.~~

1)

~~Minimum separation between side of one mobile home and side or end of another mobile home measured perpendicular to each side or side and end = ten feet.~~

2)

~~Minimum end to end and corner to corner separation between mobile homes = ten feet.~~

3)

~~Minimum separation between noncombustible appurtenances (such as screen rooms, awnings, carports and accessory storage buildings) measured perpendicularly to sides and ends = six feet.~~

4)

~~Minimum setback of permanent buildings and mobile home units from perimeter boundaries = five feet.\*~~

~~\* An existing mobile home located closer than five feet to a perimeter boundary may be replaced with another unit at the same location.~~

~~5.7.24 Mobile home district development regulations specific to recreational vehicle parks.~~

~~5.7.24.1 Recreational vehicle park size and density regulations.~~

a)

~~Minimum recreational vehicle park area = 15 acres.~~

b)

~~Maximum number of recreational vehicle units per gross acre = 12 units.~~

~~5.7.24.2 Vehicle site requirements.~~

a)

~~Minimum area of vehicle site = 2,500 square feet.~~

b)

~~Minimum width of vehicle site = 35 feet.~~

~~5.7.24.3 Access requirements.~~

a)

~~Minimum easement of internal street = 25 feet.~~

b)

~~Minimum pavement width = 18 feet.~~

~~5.7.24.4 Central refuse collection requirements. All refuse shall be stored in water and pest proof containers located within a convenient distance from all vehicle sites and~~

~~shall be collected and placed in one or more central containers daily. Collection from central containers shall be in accordance with the collection schedule [of] Effingham County.~~

~~5.7.24.5 Individual or central sewage disposal system requirements. Facilities for disposal of liquid wastes from vehicle holding tanks may be provided at each vehicle site or at central sanitary stations. Central sanitary stations, if used, shall be provided at a ratio of at least one for every 75 vehicle sites or fractional part thereof. Such sanitary stations shall be separated from any vehicle site by a minimum distance of 50 feet and shall be suitably screened from other activities by visual barriers such as fences, walls or natural barriers.~~

~~5.7.24.6 Site plan review. A site plan shall be submitted with applications for a permit to construct a recreational vehicle park. The site plan shall include complete engineering plans and specifications in sufficient detail to demonstrate full compliance with all applicable provisions of this land development code and other applicable municipal ordinances.~~

~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 5; Ord. of 9-7-10, § 1)~~

~~• **5.8 – R-6 Single-family residential district (four and one-half dwellings per acre).**~~

**modified**

~~[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)~~

~~5.8.1 Where applicable. 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.~~

~~5.8.2 Required utilities. All properties in the R-6 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.~~

~~5.8.3 Maximum density. Four and one-half dwelling units per acre.~~

~~5.8.4 Permitted uses. Site built and class A single family detached dwellings.~~

~~Unlighted regulation size, or par three golf courses, consisting of nine holes or more, including normal clubhouses and pro shop activities, and other business activity associated with country clubs.~~

~~Home occupations and residential business, as provided in article III, sections 3.15 and 3.15A.~~

~~Government owned utilities, except publicly owned treatment plants permitted by the state 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 the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.~~

~~Parks, recreational areas, playgrounds, public or private swimming pools.~~

~~Libraries or museums.~~

~~5.8.5 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the single family residential (R-6) district on a conditional basis upon approval by the county commission after review by the planning board.~~

~~Churches, synagogues, mosques, temples, or other places of worship provided that:~~

~~Such use is housed in a permanent structure;~~

~~No structure on the lot is closer than 25 feet to any abutting residential property line.~~

~~Public and private school engaged in teaching general curriculum for educational advancement, provided the structure are placed not less than 50 feet from any residential property line. Such schools shall be day schools only and have no rooms regularly used for housing or sleeping purposes.~~

~~Public utilities substation or subinstallation including water towers provided that:~~

~~1.~~

~~Such use is enclosed by a painted or chain link fence or wall at least six feet in height above finished grade;~~

~~2.~~

~~There is neither office nor commercial operation nor storage of vehicles or equipment on the premises;~~

~~3.~~

~~A landscaped strip not less than five feet in width is planted and suitably maintained around the facility.~~

~~Day care facilities.~~

~~Nursing homes.~~



~~5.8.6 Lot and building requirements.~~

~~EXPAND~~

<del>Lot size:</del>	
<del>–Area</del>	<del>8,500 sq. ft. (0.19 acres)</del>
<del>–Width</del>	<del>Minimum 60 feet</del>
<del>Principle buildings:</del>	
<del>–Maximum height</del>	<del>35 feet</del>
<del>–Minimum front setback</del>	<del>15 feet</del>
<del>—Stairs (but not porches) may encroach up to five feet into front yard setback</del>	
<del>–Maximum front setback</del>	<del>The average of the house on either s</del>
<del>–Minimum side setback (interior)</del>	<del>7.5 feet (or 3 feet provided minimum</del>
<del>–Minimum side setback (street)</del>	<del>15 feet</del>
<del>–Minimum rear setback</del>	<del>25 feet</del>
<del>–Maximum lot coverage</del>	<del>45%</del>
<del>Accessory buildings:</del>	
<del>–Maximum height</del>	<del>20 feet and not to exceed the height</del>
<del>–Minimum rear and side setback</del>	<del>5 feet</del>
<del>–Lot coverage</del>	<del>15%</del>

~~\*\*All building setbacks shall be shown on final plat\*\*~~

~~5.8.7 Open space requirements. All developments in the R-6 zoning district must provide 15 percent of net usable area as common outdoor open space. Open space calculations must be on the subdivision plat. Common outdoor open space shall mean areas accessible to all residents of the development. Common outdoor open space can include passive or active recreation areas, pathways, swimming pools, and open areas~~

~~for congregating, per article II definition. Ten percent of common open space shall be greenspace. The implementation of a conservation easement is strongly encouraged.~~

~~A homeowners association or some other entity acceptable to the administrator must be created to maintain the amenities and open space in good condition.~~

~~5.8.8 Sidewalk requirement. Streets in the R-6 zoning district shall have sidewalks on any side of any street that contains houses. A tree no less than two inches dbh must be planted at a rate of one for every two houses between the sidewalk and the street.~~

~~5.8.9 Parking requirements. Two off street parking spaces shall be provided for each single family dwelling. These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel.~~

~~(Ord. of 8-16-16, § 1(b); Ord. of 3-1-22(1); Ord. of 11-15-22(1))~~

~~**Editor's note**— Ord. of 8-16-16, § 1(b), renumbered the former §§ 5.8—5.16 as §§ 5.9—5.17 and enacted a new § 5.8 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.~~

- **5.9 - B-1 Neighborhood commercial districts.**
- **Refer to Article V, Table of Permitted Uses**

~~5.9.1 Permitted uses. This district is designed for small scale retail and service businesses that primarily cater to the surrounding residential neighborhoods.~~

~~Personal and professional services (including clinics and studios).~~

~~Cafes, and restaurants.~~

~~Private clubs, lodges, community centers.~~

~~Dry cleaning outlets.~~

~~Convenience stores (retail) without gas pumps.~~

~~Child care centers.~~

~~Libraries.~~

~~Mixed-use residential~~

~~Site-built single family detached buildings.~~

~~Government-owned utilities.~~

~~Bed and breakfast lodging facility.~~

~~5.9.2 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the neighborhood commercial (B-1) district on a conditional basis upon approval of the board of commissioners after review by the planning board.~~

~~Plant gardens and outdoor nurseries.~~

~~Automated bank tellers.~~

~~Cemeteries.~~

~~Drive through.~~

~~Offices.~~

~~Mobile offices.~~

~~Churches.~~

~~Schools.~~

~~Self storage mini storage facilities. Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property.~~

~~Any use not expressly permitted or prohibited in a commercial district upon approval of the board of commissioners after review by the planning board.~~

~~5.9.3 Prohibited uses.~~

~~Mobile homes.~~

~~Gas stations.~~

~~Automotive sales, service, and/or storage.~~

~~Warehouses.~~

~~Veterinary clinics and kennels.~~

~~5.9.4 Lot and building requirements.~~

~~EXPAND~~

Minimum lot area (public water and sewer)
---

Minimum lot area (public water only)
Minimum lot area (private water and sewer)
Minimum lot width at building line
Minimum front setback
Minimum rear setback
Minimum side setback (interior)
Minimum side setback (street)
Maximum building height
Maximum density for mixed use residential

(Amend. of 4-4-00(21); Amend. of 4-4-00(28); Amend. of 4-16-02; Amend. of 10-21-04, § 6; Ord. of 12-8-09, § 1; Ord. of 7-17-12, § 1; Ord. of 8-16-16, § 1(b); Ord. of 12-15-20; Ord. of 3-1-22(1))

**Editor's note**— See editor's note to § 5.8.

- **5.10 - B-2 General commercial districts.**
- **Refer to Article V, Table of Permitted Uses**

*5.10.1 Permitted uses.*

All uses permitted or conditional in B-1 except single family detached buildings.

Fast food and all other restaurants, hotels, motels, and accessory structures.

Retail businesses.

Indoor entertainment facilities.

Offices and banks.

Libraries and public buildings.

Mixed use residential.

Bus stations.

~~Movie theaters.~~

~~Bed and breakfast lodging facility.~~

~~5.10.2 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the general commercial (B-2) district on a conditional basis upon approval by the county commission after review by the planning board.~~

~~Wholesale operations.~~

~~Commercial parking areas.~~

~~Funeral homes.~~

~~Telecommunications towers.~~

~~Crematoriums.~~

~~Automobile service.~~

~~Mobile offices.~~

~~Museums.~~

~~Schools.~~

~~Churches.~~

~~Hospitals.~~

~~Nursing homes.~~

~~Cemeteries.~~

~~Private and public events venue. Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or assembly which takes place on a public street, sidewalk or right of way, or occurs on private property and impacts government services on public rights of way. This includes locations that are in the business of renting out their location to hold private and public functions.~~

(1)

~~General operating regulations. The following operating regulations shall be enforced by the permittee:~~

(a)

~~No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of chapter 30, article II, noise control.~~

~~(b)~~

~~No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.~~

~~(c)~~

~~Camping on site by persons attending an event is permitted; provided that no on-site camping shall be permitted more than two days prior or two days after an event.~~

~~(d)~~

~~Handicapped access shall be provided to activities that are open to the public.~~

~~(e)~~

~~Events and activities shall be accessible to emergency and service vehicles.~~

~~(f)~~

~~Adequate toilet facilities and trash receptacles shall be provided for all events.~~

~~(g)~~

~~The burden of preserving order during the concert or special event is upon the permittee.~~

~~(2)~~

~~*Revocation of permit.* The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board of commissioners, the event will disrupt traffic within the unincorporated area of the county beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.~~

~~(3)~~

~~*Exemptions.* The following special events are exempt from the provisions of this article:~~

~~(a)~~

~~Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;~~

~~(b)~~

~~Special events occurring upon a city or county owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;~~

~~(c)~~

~~Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;~~

~~(d)~~

~~Events hosted by a school on property owned by the school or a governmental entity, provided that the property is used on a regular basis, at least weekly, to conduct classes; and~~

~~(e)~~

~~A governmental agency acting within the scope of its agency.~~

~~Any use not expressly permitted or prohibited in a commercial district upon approval of the board of commissioners after review by the planning board.~~

### ~~5.10.3 Prohibited uses.~~

~~Automotive sales (excluding storage of junked vehicles).~~

~~Warehouses.~~

~~Lumberyards, retail.~~

~~Motor freight terminals.~~

~~Bulk fuel storage.~~

~~Single family detached dwellings.~~

~~Mobile homes.~~

### ~~5.10.4 Lot and building requirements.~~

~~EXPAND~~

~~Minimum lot area (public water and sewer)~~

~~Minimum lot area (public water only)~~

~~Minimum lot area (private water and sewer)~~

~~Minimum lot width at building line~~

~~Minimum front setback~~

~~Minimum rear setback~~

~~Minimum side setback (interior)~~

~~Minimum side setback (street)~~

~~Maximum building height~~

~~Maximum density for mixed use residential~~

~~-~~

~~(Amend. of 4-4-00(21); Amend. of 10-3-00; Amend. of 7-3-01(2); Amend. of 4-16-02;  
Ord. of 12-8-09, § 1; Ord. of 7-17-12, § 1; Ord. of 8-16-16, § 1(b); Ord. of 6-6-17(1);  
Ord. of 12-15-20; Ord. of 3-1-22(1))~~

~~**Editor's note** — See editor's note to § 5.8.~~

- **5.11 - B-3 Highway commercial districts.**

*5.11.1 Permitted uses.*

- **Refer to Article V, Table of Permitted Uses**

~~All uses permitted or conditional in B-1 and B-2 except detached single family buildings.~~

~~Automotive sales, service, and storage.~~

~~Wholesale operations.~~

~~Retail building supply.~~

~~Indoor amusement parks or privately owned recreation facilities.~~



~~Hospitals.~~

~~Screened outdoor storage.~~

~~Nursing homes.~~

~~Mixed-use residential with a maximum density of 12 units per acre.~~

~~Bed and breakfast lodging facility.~~

~~5.11.2 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the highway commercial (B-3) district on a conditional basis upon approval of the county commission after review by the planning board.~~

~~Automotive paint and body shops.~~

~~Boat sales.~~

~~Mobile offices.~~

~~Outdoor amusement parks or privately owned recreational facilities.~~

~~Cemeteries.~~

~~County jails.~~

~~County correctional institutions.~~

~~County detention facilities.~~

~~Private and public events venue. Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or assembly which takes place on a public street, sidewalk or right of way, or occurs on private property and impacts government services on public rights of way. This includes locations that are in the business of renting out their location to hold private and public functions.~~

(1)

~~General operating regulations. The following operating regulations shall be enforced by the permittee:~~

(a)

~~No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of chapter 30, article II, noise control.~~

(b)

~~No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.~~

(c)

~~Camping on site by persons attending an event is permitted; provided that no on-site camping shall be permitted more than two days prior or two days after an event.~~

(d)

~~Handicapped access shall be provided to activities that are open to the public.~~

(e)

~~Events and activities shall be accessible to emergency and service vehicles.~~

(f)

~~Adequate toilet facilities and trash receptacles shall be provided for all events.~~

(g)

~~The burden of preserving order during the concert or special event is upon the permittee.~~

(2)

~~*Revocation of permit.* The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board of commissioners, the event will disrupt traffic within the unincorporated area of the county beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.~~

(3)

~~*Exemptions.* The following special events are exempt from the provisions of this article:~~

(a)

~~Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;~~

(b)

~~Special events occurring upon a city or county owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;~~

(c)

~~Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;~~

(d)

~~Events hosted by a school on property owned by the school or a governmental entity, provided that the property is used on a regular basis, at least weekly, to conduct classes; and~~

(e)

~~A governmental agency acting within the scope of its agency.~~

~~Any use not expressly permitted or prohibited in a commercial district upon approval of the board of commissioners after review by the planning board.~~

### ~~5.11.3 Prohibited uses.~~

~~Bulk fuel storage.~~

~~Mobile homes.~~

~~Single-family detached dwellings (including site-built, class A or class B).~~

### ~~5.11.4 Lot and building requirements.~~

~~EXPAND~~

~~Minimum lot area (public water and sewer)~~

~~Minimum lot area (public water only)~~

~~Minimum lot area (private water and sewer)~~

~~Minimum lot width at building line~~

~~Minimum front setback~~

~~Minimum rear setback~~

~~Minimum side setback (interior)~~

~~Minimum side setback (street)~~

~~Maximum building height~~

-

~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Ord. of 12-8-09, § 1; Ord. of 7-17-12, § 1; Ord. of 8-16-16, § 1(b); Ord. of 6-6-17(3); Ord. of 11-5-19; Ord. of 3-1-22(1))~~

~~**Editor's note**— See editor's note to § 5.8.~~

- ~~5.12 – **Light and Heavy I-1 Industrial districts.**~~

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- ~~**Refer to Article V, Table of Permitted Uses**~~

~~5.12.1 *LI Light industrial permitted uses.*— All commercial uses are allowed in the I district.~~

~~The following uses shall be permitted in the light industrial district, provided that such uses meet all the requirements of this section and all other provisions established in this Code.~~

~~Assembly or fabrication of previously manufactured parts;~~

~~Apparel and other textile products;~~

~~Electronic and other electric equipment, electrical generator and distribution equipment;~~

~~Fabric samples;~~

~~1.~~

~~a.~~

~~b.~~

~~e.~~

~~d.~~

<del>Furniture and fixtures;</del>	<del>e.</del>
<del>Industrial machinery and equipment;</del>	<del>f.</del>
<del>Instruments and related products;</del>	<del>g.</del>
<del>Lumber and wood products, excluding the processing of material for the production of paper and allied products;</del>	<del>h.</del>
<del>Metal products;</del>	<del>i.</del>
<del>Plastic and rubber products;</del>	<del>j.</del>
<del>Transportation equipment.</del>	<del>2.</del>
<del>Boat sales and repairs.</del>	<del>3.</del>
<del>Automotive sales and repairs.</del>	<del>4.</del>
<del>Automotive storage, excluding junk yards.</del>	<del>5.</del>
<del>Florist—retail and wholesale.</del>	<del>6.</del>
<del>Laboratories.</del>	

7.

~~Manufacturing (light) of, including but not limited to the following:~~

~~a.~~

~~Bakery products;~~

~~b.~~

~~Beverages, including alcoholic beverages;~~

~~e.~~

~~Communication equipment;~~

~~d.~~

~~Computer and office equipment;~~

~~e.~~

~~Electrical lighting and wiring equipment;~~

~~f.~~

~~Electronic equipment;~~

~~g.~~

~~Fabricated metals, excluding use of blast furnaces and drop forges;~~

~~h.~~

~~Grain mill products;~~

~~i.~~

~~Audio and visual equipment;~~

~~j.~~

~~Appliances;~~

~~k.~~

~~Ice;~~

	1.
<del>Meat products, excluding slaughtering, dressing, and rendering;</del>	
	<del>m.</del>
<del>Medical instruments and supplies;</del>	
	<del>n.</del>
<del>Pharmaceutical products;</del>	
	<del>o.</del>
<del>Biodiesel in an enclosed system.</del>	
	<del>8.</del>
<del>Offices.</del>	
	<del>9.</del>
<del>Printing and publishing.</del>	
	<del>10.</del>
<del>Recycling centers.</del>	
	<del>11.</del>
<del>Repair of any goods, equipment, and vehicles of which the manufacture, assembly or sales are permitted in this district.</del>	
	<del>12.</del>
<del>Research facilities.</del>	
	<del>13.</del>
<del>Vocational schools.</del>	
	<del>14.</del>
<del>Utility operations centers.</del>	
	<del>15.</del>

~~Ready-mix concrete facilities;~~

~~5.12.1A HI Heavy industrial permitted uses. Heavy industrial uses must meet the required buffer standards.~~

~~1.~~

~~Manufacturing (heavy) of:~~

~~a.~~

~~Aerospace vehicles and parts;~~

~~b.~~

~~Automobiles and parts;~~

~~c.~~

~~Paper;~~

~~d.~~

~~Lumber;~~

~~e.~~

~~Concrete pipe;~~

~~f.~~

~~Asphalt;~~

~~g.~~

~~Boats;~~

~~h.~~

~~Grain mill products;~~

~~i.~~

~~Sugar;~~

~~j.~~



<del>Wood chips;</del>	<del>k.</del>
<del>Ethanol;</del>	<del>l.</del>
<del>Chemicals;</del>	<del>m.</del>
<del>Plastics.</del>	<del>2.</del>
<del>Energy plant.</del>	<del>3.</del>
<del>Reserved.</del>	<del>4.</del>
<del>Railroad switchyards.</del>	<del>5.</del>
<del>Metal plating.</del>	<del>6.</del>
<del>Metal smelting.</del>	<del>7.</del>
<del>Recycling centers.</del>	<del>8.</del>
<del>Warehousing.</del>	

~~Buffers.~~ Buffers for the industrial district shall meet the following minimum guidelines from the adjacent property line:

~~EXPAND~~

Proposed use	Adjacent use
	<del>R-district or single-family subdivision exterior boundary*</del>
<del>R-districts or single-family subdivision exterior boundary*</del>	15 feet
<del>AR-1 or AR-2</del>	15 feet
<del>Multifamily</del>	20 feet
<del>Commercial, institutional**</del>	30 feet
<del>Light industrial**</del>	300 feet
<del>Heavy industrial**</del>	300 feet

-

~~For projects that meet two out of the three non-metropolitan thresholds for DRI review the required buffer screening may be lessened to allow for architectural views upon approval of the zoning official.~~

~~Please see buffer ordinance for required plantings~~

~~5.12.1B-III Heavy industrial conditional uses. The following uses may be permitted on a conditional basis upon approval of the board of commissioners after review by the planning board.~~

~~1.~~

~~Junkyards.~~

~~2.~~

~~Shipping container facility, as provided in article III, section 3.16A.~~

~~The board of commissioners and planning board in reviewing the conditional use application, may consider the following factors:~~

~~a.~~

~~The effect the proposed activity will have on traffic flow along adjoining streets;~~

b.

~~Ingress and egress to the property;~~

c.

~~The number, size and types of signs proposed for the site;~~

d.

~~The amount and location of open space;~~

e.

~~Protective screening, either natural vegetation and/or berms, and fencing, to screen the use from public view;~~

f.

~~Hours and manner of operation;~~

g.

~~Outdoor lighting;~~

h.

~~Compatibility with surrounding land use; and,~~

i.

~~The effect of noise, dust, debris or other external impacts of the use on the surrounding uses.~~

~~5.12.2 All proposed uses not listed within section 5.12.1 are subject to review by the planning board and approval by the board of commissioners in accordance with the following procedures:~~

~~5.12.2.1 Submission of plans. The owner of a tract of land zoned or permitted by conditional use for industrial use shall submit to the planning board and board of commissioners for its review a site plan for the use and development of such tract of land. It shall then be the duty of the planning board and board of commissioners to investigate and ascertain whether the proposed activity complies with all the provisions of this chapter which pertain to section 3.16A or I (industrial) districts. The board of commissioners may determine that a proposed activity is similar to those uses listed within section 5.12.1 or that the use is not similar. If the proposed activity is considered to be a similar use, said activity may be permitted by right. If the proposed activity is~~

~~not similar to those uses listed within section 5.1.11, the use shall be subject to the approval of the county commission after review and recommendation by the planning board, subject to such conditions deemed necessary and appropriate by the board of commissioners to protect the public health, safety, and welfare of the citizens of the county and to promote the purposes of this chapter. The planning board and board of commissioners may employ experts in specific fields as needed, and as funds are available, to determine whether a proposed use meets the required performance standards.~~

~~5.12.2.2 Submission requirements. Design and operation site plans shall be submitted to the zoning official and consist of at least the following:~~

- ~~1.~~  
Name, address, and telephone number of petitioner, architect, surveyor, engineer of designer.
- ~~2.~~  
Names and addresses of all property owners of the site.
- ~~3.~~  
Zoning district classification of adjoining land.
- ~~4.~~  
Site plan to include the following:
  - ~~a.~~  
Location and dimensions of existing and/or proposed structures with the type of usage designated.
  - ~~b.~~  
Proposed and existing access and egress.
  - ~~c.~~  
Proposed and existing rights of way.
  - ~~d.~~  
Proposed and existing easements.
  - ~~e.~~

~~Proposed and existing water, sewer, and storm water facilities.~~

~~f.~~

~~Proposed and existing buffers.~~

~~g.~~

~~Setbacks.~~

~~h.~~

~~Streams, lakes, and jurisdictional wetland areas.~~

~~i.~~

~~Proposed waste treatment/handling facilities.~~

~~j.~~

~~Proposed parking.~~

~~k.~~

~~Proposed outdoor lighting and signage.~~

~~l.~~

~~Proposed hours of operation.~~

~~m.~~

~~Traffic study.~~

~~n.~~

~~Where the noise generated by the proposed development is expected to exceed 55 dB(A) at any point along the property line, the developer shall provide a detailed proposal for noise reduction measures and shall depict said improvements on all site plans.~~

~~o.~~

~~A dust and debris mitigation plan to keep the roads clean.~~

~~5.~~

~~Written report outlining the industrial operation, schedule of development, and listing the toxic and/or hazardous materials regulated by local, state, or federal regulations, including disposal/handling plans of said materials.~~

*5.12.3 Referral and authorization.* A written report of its findings shall be furnished by the planning board to the county commissioners. The planning board may suggest disapproval, recommend the plan as submitted, or may modify, alter, adjust, or amend the plan before recommendation, and in recommending it, may propose the prescribing of other conditions. The report of the planning board to the county commission shall include a finding as to whether the proposed use is consistent with the provisions and requirements of the zoning ordinance. If the county commissioners find that the proposed use is consistent with the purpose of the zoning ordinance to promote the public health, safety, and general welfare, it may approve the rezoning.

*5.12.4 Performance standards.* All permitted and conditional uses must conform to the following performance standards:

*5.12.4.1 Smoke.* The emission from any air contaminant source the opacity of which is equal to or greater than 40 percent shall not be permitted. Furthermore, from fuel-burning equipment, visible emissions the opacity of which is equal to or greater than 20 percent, except for one six-minute period per hour of not more than 27 percent opacity, shall not be permitted. Any operation, process, handling, transportation, or storage facility which may result in fugitive dust shall take all reasonable precautions to prevent such dust from becoming airborne. The percent opacity from any fugitive dust source shall not equal or exceed 20 percent. "Opacity" means the degree to which emissions reduce the transmission of light and obscure the view of an object in the background, and is expressed in terms of percent opacity. The measurement of percent opacity does not include the measurement of the obscuration of view due to uncombined water droplets. Any determination of the percent opacity shall be made by the arithmetic average of six minutes of data.

Any visual observation or determination of opacity taken for the purpose of determining compliance with any requirement of this standard shall be made by personnel certified according to procedures established for such certification by the Georgia EPD or by US EPA to make such observation or determination.

*5.12.4.2 Odor.* Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors table 3 (Odor Thresholds) in chapter 5, Air Pollution Abatement Manual, copyright 1951, by Manufacturing Chemists Association, Inc., Washington, D.C. Where said publication gives range of figures a simple average of these shall be used.

*5.12.4.3 Toxic gases.* The emission of gases or fumes injurious to persons or property beyond the lot lines occupied by the use is prohibited.

5.12.4.4 *Glare and heat.* Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be performed so as not to produce glare which is visible, or objectionable heat beyond the property line of the lot on which the operation is located. Direct glare from incandescent exposed lights shall not be visible from adjoining streets or properties. All lighting shall be downward facing and shielded.

5.12.4.5 *Wastewater.* No discharge is permitted at any point in any private sewage disposal system or stream or into the ground of any materials in such a way or of such nature or temperature as could contaminate any water supply, or otherwise cause the emission of dangerous objectionable elements, except in accordance with the standards as approved by water pollution control boards of appropriate agencies of the state department of natural resources.

Furthermore, no accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.

5.12.4.6 *Storage of toxic or hazardous wastes, chemicals, and materials.* Any applicant who intends to store, handle, or transport toxic or hazardous waste, chemicals, or materials shall submit to the county fire marshal a listing of all compounds and contents to be contained on the proposed site. Upon approval by the county fire marshal that the use, transport, and storage of said materials meets the federal and state guidelines, the applicant shall be issued a permit authorizing such secured storage. Disposal of toxic or hazardous wastes, chemicals, and materials is prohibited.

5.12.4.7 *Vibration.* Any use creating intense earthshaking vibration shall be set back as far as possible from the lot lines on all sides, and in no case shall any such vibration be perceptible along any lot line.

~~5.12.4.8 *Buffer/screening.* Please refer to section 3.4, buffers.~~

~~5.12.5 *Uses prohibited.*~~

~~1.~~

~~Residential subdivisions.~~

~~2.~~

~~Single-family residences.~~

~~3.~~

~~Churches.~~

~~4.~~

~~Single-family dwellings.~~

~~Multifamily dwellings.~~

~~Childcare centers (a childcare center may be allowed as a conditional use to make childcare available to the employees of an industrial site).~~

~~5.12.6 Reserved.~~

~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 1-4-05, §§ 1-5; Ord. of 11-4-08; Ord. of 8-16-16, § 1(b); Ord. of 11-5-19; Ord. of 1-3-23(2))~~

~~**Editor's note** — See editor's note to § 5.8.~~

• **5.13 - FH Flood hazard districts.**

~~5.13.1 Permitted uses.~~

• **Refer to Article V, Table of Permitted Uses**

~~Agricultural uses (including commercial greenhouses and plant nurseries).~~

~~Parking lots, loading areas, docks, and boat storage facilities.~~

~~Marinas and boat houses.~~

~~Overnight RV campsites.~~

~~Public and private recreational facilities.~~

~~Amusement facilities, taverns, and restaurants in conjunction with marinas, boat houses, or campsite operations~~

~~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.~~

~~5.13.2 Conditional uses.~~

~~Single-family detached dwellings.~~

~~Drive-in theaters.~~

~~Airport landing strips.~~

~~5.13.3 Prohibited uses.~~



~~Mobile homes.~~

~~Mobile offices.~~

~~Warehouses.~~

~~Public buildings.~~

~~Multifamily units.~~

~~5.13.4 Lot and building requirements. Structures shall comply with all requirements of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) as well as any county standards.~~

~~(Amend. of 4-16-02; Amend. of 10-21-04, § 7; Ord. of 8-16-16, § 1(b))~~

~~**Editor's note**—See editor's note to § 5.8.~~

- **5.14 - CP Conservation preservation districts.**

~~5.14.1 Permitted uses.~~

- **Refer to Article V, Table of Permitted Uses**

~~Wildlife refuges.~~

~~Public and private parks, open spaces, and nature trails.~~

~~Docks, boathouses, marinas.~~

~~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.~~

~~5.14.2 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the conservation preservation (CP) district on a conditional basis upon approval by the county commission after review by the planning board.~~

~~Hunting lodges.~~

~~Exhibit areas.~~

~~Caretaker residences.~~

~~5.14.3 Prohibited uses.~~

~~Residences.~~

~~Commercial enterprises.~~

~~RV and other campsites.~~

~~5.14.4 Lot and building requirements. Structures and uses shall not obstruct the natural flow of water, alter the natural topography, nor adversely affect any component of the critical area.~~

~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 7; Ord. of 8-16-16, § 1(b))~~

~~Editor's note — See editor's note to § 5.8.~~

• **5.15 -Mixed Use Districts ~~PD Planned development district.~~**

It is the intent of this section that the Mixed use zoning district be reserved for the establishment and continuance of shopping centers, residential developments, recreational developments, industrial parks, medical centers and similar types of large-scale, compatible use developments. The regulations which apply within this district are designed to encourage the formation of such planned developments when appropriate and to permit the greatest latitude possible with respect to:

(1)

Internal site planning considerations; and

(2)

The location of these developments within the unincorporated portions of the county in the best interest of comprehensive development plans of the county.

*;hg0>5.15.1 Eligibility requirements.*

5.15.1.1 The site utilized for planned development must contain an area of not less than the following:

EXPAND

Cultural or civic center (PD-C):
General (PD-MU):
Industrial (PD-I):

Medical center (PD-M):
Residential (PD-R):
Shopping center (PD-S):
Recreation (PD-MH):
Commercial (PD-CM)

Any proposed planned development with a combination of any of the above will be subject to the most restrictive land area requirement of the above-listed single uses.

5.15.1.2 The site must have a minimum width, between any two opposite boundary lines of 300 linear feet and must adjoin or have direct, adequate access (as defined by the Highway Capacity Manual, most current edition), to at least one improved public road as shown on the county road classification map.

5.15.1.3 There is hereby established the requirement that development projects as determined by the planning board staff submit a developments of regional impact report for review by staff. All projects that are subject to the regional impact review, will follow the procedures outlined by the Georgia Department of Community Affairs, Chapter 110-12-3, developments of regional impact (DRI), which must be completed and submitted to the zoning office for review, before local government action related to the project occurs. This will include but not be limited to the completion of Form 1: Initial DRI information, and if required Form 2: DRI review initiation request for those projects meeting the minimum threshold requirements. Based upon review of the information provided and comments received from state and/or local agencies, planning board staff may request that the applicant provide additional information to complete their review before the eligibility requirements are met and the rezoning request is brought before the planning board.

5.15.1.4 The area proposed shall be in one ownership, or if in several ownerships, the application for amendment to the zoning ordinance shall be filed jointly by all of the owners of the properties included in the plan.

5.15.1.5 The requirements of the mixeduse zoning district will hereafter apply to planned unit development rezoning request currently under review of the county.

5.15.2 *Procedure for creating and maintaining a Mixed-Use zoning district.*

5.15.2.1 Any request pertaining to the establishment of a PD district shall be considered a proposal for amendment to the zoning ordinance and shall be processed in accordance with the regulations set forth in article IX of appendix C of the county code (hereafter

appendix C), with regards to application requirements, county planning board review (hereafter planning board), and public hearings. All data set forth in appendix C, shall be submitted to the planning board, and subsequently forwarded to county board of commissioners (hereafter board of commissioners) with the recommendations of the planning board. If approved by the board of commissioners, the master plan shall be officially delineated on the zoning districts map and such plan and all information submitted in conjunction with the proposal, as amended, shall be adopted as planned development district. All further development shall conform to the standards adopted for the district, regardless of any changes in ownership. The violation of any provision of the master plan, as submitted and approved, shall constitute a violation of this ordinance. In any event, where it is determined by the board of commissioners that development of the PD district is not in accordance with the standards adopted for that district, the board of commissioners shall be empowered to amend the ordinance to place parts or all of the property in its prior zoning classification.

*5.15.2.2* Any substantial changes in the development of the district shall be treated as proposed amendments to the zoning ordinance and must be considered in accordance with the procedures set forth in article IX. For purposes of this subsection, substantial change shall be defined as an overall change in land use, change in acreage, a change in project intent, or a change in buffers along the project's external boundary. Minor changes will not be treated as a proposed amendment to the zoning ordinance and may be approved with authorization of the county manager and/or development services official. Minor changes for the purpose of this subsection shall be defined as changes in street access or alignment, changes in public or common areas, changes in building setbacks, or changes to buffers between internal components of the project. The development services official shall be responsible for determining whether a proposed change is substantial or minor. Substantial changes must be approved by planning board and county commission. Appeals based on hardship or an alleged misinterpretation of the ordinance by the development services official shall be processed in accordance with the procedures set forth in article IX of this ordinance.

*5.15.2.3* Only after the PD zoning has been approved by the board of commissioners, may the applicant submit a site plan for development, however, no building permit shall be issued for a PD district until a site plan conforming to the requirements set forth in appendix B, entitled subdivision regulations, found within the Effingham County Code, has been submitted to and approved by the board of commissioners.

*5.15.2.4* No site plan approved by the board of commissioners shall be valid for a period longer than 12 months, unless within such period a preliminary plat is submitted pursuant to Appendix B of the Effingham County Code. The planning board may recommend to the board of commissioners to grant extensions not exceeding 12 months each upon written request of the original applicant if the application submitted is substantially the same as the initial application. However, the planning board, with approval of the board of commissioners, has the power in such cases to attach new conditions to its reapproval or disapproval of the reapplication. Where the application for reapproval contains changes which the zoning administrator concludes materially alter the initial application, he shall initiate a new site plan review procedure as stated herein.

*5.15.3 Formal application for a PD district.* A planned development district may be created only by the application procedures set forth herein. Said application shall be submitted by the owners of the property for review by the planning board and approval by the board of commissioners.

*5.15.3.1* Prior to filing for a planned development, a draft planned development text and a conceptual plan shall be submitted to the development services official for review and comment. The development services official may include input from the county engineer, building official, fire chief, and other county departments, as appropriate. The application shall contain the following elements, where applicable:

A digital conceptual plan drawn at an accurate legible scale by a registered surveyor, architect, landscape architect, or engineer, showing the following information:

- (a) Name of the development and the owner, north arrow, and a dated field survey depicting boundaries of the property with dimensions and bearings referenced to a permanent monument;
- (b) Reserved.
- (c) Proposed parking for amenities;
- (d) Proposed land uses for each site;
- (e) Proposed water supply and means of sewage disposal;
- (f) Proposed major internal collector streets and points of access to public rights-of-way;
- (g) Proposed areas which are to be dedicated or reserved for public or common use;
- (h) Major waterbodies, wetlands and drainage ways;

(i)

Proposed perimeter building setbacks and buffers;

(j)

The location, name and right-of-way width of any existing streets within or adjacent to the proposed development, and;

(k)

Proposed impact to the county school system by estimating the number of children living in said development.

5.15.3.2 The application for master plan approval shall be filed with the development services official, and shall contain the following elements, where applicable:

A digital master plan drawn at an accurate legible scale, and one copy on 11- by 17- inch sheet, by a registered surveyor, architect, landscape architect, or engineer, showing all items required within section 5.15.3.1 above as well as the following information:

- (a) Existing contours at two-foot intervals.
- (b) Location of proposed development areas and their size.
- (c) Tract boundary lines, dimensions, bearings and angles.
- (d) Reference points to at least two permanent monuments.
- (e) The type and net density of dwelling units proposed for each residential site.
- (f) Internal collector streets and points of access to public rights-of-way.
- (g) Areas which are to be dedicated or reserved for public or common use.
- (h) Major waterbodies, wetlands and drainage ways.
- (i) Proposed perimeter building setbacks and buffers.
- (j) Means of ingress and egress.
- (k) Access and circulation arrangements.
- (l) Types and use of proposed for buildings and structures.

(m) Means of protecting or screening abutting properties, including proposed landscaping; and

(n) Location of proposed reservations, easements, or dedications.

5.15.3.3 A final version of the written planned development text shall also be submitted for review and approval with the master plan submittal and shall include:

(a) A general description of the proposal.

(b) A statement of the present ownership and a legal description of the property.

(c) Proposed land uses and development standards, density and height limitations, yard requirements, setback requirements, lot size requirements, and restrictive covenants.

(d) Exceptions or variations from the requirements of the zoning ordinance, if any are being requested.

(e) Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities.

(f) Tabulations showing the maximum number, type and net density of dwelling units proposed for each building site.

(g) Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.

(h) Plans for open space, courts, walks and common areas.

(i) Plans for the provision of utilities, including water, sewer and drainage facilities.

(j) Plans for parking, loading, access ways, signs, buffers and means of protecting adjacent areas from lighting and other potential adverse effects.

(k) A development schedule indicating the approximate date when construction of each site or phase of development can be expected to begin and be completed.

(l) A statement defining the manner in which the county commission is to be assured that all improvements are to be installed and maintained.

5.15.4 *Permitted uses.* Any use proposed by the developer in the formal application for Mixed Use zoning that is considered by the planning board and the board of commissioners as being compatible with other nearby uses within and without the district and in keeping with the intent of the county comprehensive plan may be permitted in such district upon approval by the planning board and the board of county commissioners. A listing of permitted uses for each separate tract within a particular PD district shall be adopted as part of the regulations applying to that district.

Thereafter, the uses permitted in the district shall be restricted to those listed, approved and adopted according to procedures set forth herein.

#### *5.15.5 Preliminary plan approval.*

*5.15.5.1* In all mixed use zoned districts, a building permit shall not be issued by the building official until the preliminary plan (as defined within appendix B of the Effingham County Code) has been approved by the development services department in accordance with [chapter 30](#), article III (soil erosion and sedimentation control), [chapter 34](#) (flood damage prevention), [chapter 58](#), article I (roads), and appendix B (subdivision regulations) of the Effingham County Code. The preliminary plan approval procedure is intended to ensure substantial conformity to the approved master plan.

*5.15.5.2* No application for preliminary plan approval shall be required for a change in a permitted use not involving a new building, an external expansion of an existing building, or an accessory use not associated with a retail, office or commercial recreation facility.

*5.15.5.3* An application for preliminary plan approval may be filed by any person having a financial, contractual or proprietary interest in the property. Said application shall be filed with the development services official, and shall include a digital version of the site plan prepared by a registered surveyor, architect, landscape architect, or engineer at a scale of not less than one inch = 400 feet, as well as one copy on 11- by 17-inch sheet. The sketch plan shall conform to the requirements set forth in Appendix B.

*5.15.5.4* Once planned development rezoning is approved, an application for sketch plan approval may be submitted according to the application deadline and meeting schedule. The planning board, after giving public notice, shall hold a hearing to act on the application. The planning board, at said hearing, shall pass their order of approval or approval with conditions.

The planning board, before acting upon the sketch plan, shall ensure that it complies with the provisions of this ordinance, the design criteria and development standards set forth in appendix B, and any applicable special requirements set forth within the Effingham County Code.

#### *5.15.5.5 Conditions and restrictions.*

(a) In approving a sketch plan application, the planning board may recommend and the board of commissioners may impose conditions and restrictions and may vary the standards set forth in this ordinance so long as the general intent of this ordinance is carried out and the zoning district regulations established herein are not varied as to make them less restrictive. If the planning board and board of commissioners so acts, it shall specifically state those requirements which must be met before an applicant may be granted sketch plan approval, preliminary plan approval and a building permit. Subsequent to approval or conditional approval by the board of commissioners, the development services official shall issue a notice to proceed to the applicant. The notice



to proceed shall include, as appropriate, recommended changes in the sketch plan to be incorporated into the preliminary plan to assist the applicant in obtaining preliminary plan approval, in accordance with appendix B (subdivision regulations) of the Effingham County Code.

(b) In the event that the development services department requires any correction or revision of the preliminary plan, the applicant shall submit a preliminary plan corrected or revised in accordance with the recommendation of the development services official before preliminary plan approval and a building permit may be granted.

(c) The planning board may recommend and the board of commissioners may delegate to the development services official the power to grant the final approval of the preliminary plan application upon the official's determination that the specifically prescribed conditions and/or corrections have been met by the applicant.

5.15.5.6 Following preliminary plan approval, the use of land and the construction or alteration of any buildings and structure shall be governed by the approved master plan and approved preliminary plan, except that, minor changes in the location or character of buildings and structures may be authorized by the development services official. No change so authorized may increase the size of any building or structure by more than ten percent, nor change the location of any building or structure by more than ten feet in any direction; provided however, the development services official may not permit changes beyond conditions of approval or requirements set forth in this ordinance.

5.15.5.7 If the proposed master plan includes the subdivision of land for any purpose or the installation of new streets, the information required above any additional information required for the submittal of preliminary plan and subdivision plats under appendix B of the county shall be processed in accordance with appendix B.

*5.15.6 Design criteria and development standards.*

5.15.6.1 In all mixed-use zoning districts, the general provisions set forth in appendix B shall govern unless relief is granted by the planning board and the board of commissioners.

5.15.6.2 The planning board and the board of commissioners, before approving a PD district master plan, and preliminary plan, shall ensure that the respective plans comply with the following applicable design criteria and development standards:

(a) Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, parcel sizes, street patterns, and land use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged. Common open space shall be at least 20 percent of the overall site. In a PD-R, or residential portion of a PD-MU, no more than 50 percent of required common open space shall be unbuildable land.

(b) Unless otherwise specified in the approved development text, densities per acre for residential dwelling units shall not exceed those set forth for residential districts.

(c) Yard and other dimensional requirements for each PD district may be set by the board of commissioners, upon recommendation of the planning board. Residential district standards shall serve as minimum requirements for residential units proposed for location in a PD district. The most restrictive standards specified elsewhere in this ordinance as they apply to commercial, industrial, and institutional uses shall serve as minimum requirements for such uses located in PD districts.

(d) Parking, loading and other requirements for each PD district may be set by the board of commissioners, upon recommendation of the planning board. The standards of appendix B shall serve as a general guide to such requirements, except that, the number of off-street parking spaces may be modified in consideration of the following factors: Probable number of cars owned by dwelling unit occupants; and varying time periods of use, when use of common parking areas is proposed.

(e) Where development abuts a separate single-family residential district, buildings, parking lots and other structures other than single-family dwellings and two-family dwellings, must be set back from the separating property line or district boundary line, not less than 30 feet for multi-family residential, public or institutional uses or 50 feet for commercial or industrial uses, to ensure the absence of any objectionable effects on or from abutting districts.

Property lines abutting single-family residential districts must be screened by a permanent, attractive planted buffer, wall or fence not less than six feet in height and sufficient to screen out excessive sound and view from the residential areas, except in the following instances:

Where one and two-family dwellings within the PD district are on property immediately adjoining a residential district, then the planning board may recommend and the board of commissioners may waive the buffer requirement.

Where multi-family dwellings and townhouses within the PD district are on property immediately adjoining multi-family dwellings or townhouses in a residential district, then the planning board may recommend and the board of commissioners may waive the buffer requirement.

However, all parking lots, storage yards, and outdoor recreation areas must be enclosed with a planting screen, wall or fence to a height of at least six feet excluding gates or exit points.

(f) Within a PD district, the design should include buffers suitable for screening residential areas from institutional, commercial and industrial uses when a danger of incompatibility appears to exist.

(g) Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

(h) Sign requirements may be set by the board of commissioners, following recommendation by the planning board.

(i) In PD districts, areas used for parking and loading or for traffic ways shall be physically separated from public streets by suitable barriers against unchanneled motor vehicles ingress or egress. Access ways shall generally conform to standards set forth in appendix B, with the following conditions:

Shopping centers, other individual commercial, industrial, institutional and multi-family uses shall have not more than two access points to any one public street, unless unusual circumstances demonstrate the need for additional access points.

Where possible, all access points to a public street from shopping centers or other individual commercial, industrial, institutional and multi-family uses shall be located at least 100 feet from the intersection of any street right-of-way and shall be designed in a manner conducive to safe ingress and egress.

*5.15.7 Permitted PD districts.* The following uses shall be classified as planned developments subject to the provisions of this section governing such projects, and to the special provisions as indicated:

*5.15.7.1 Cultural or civic center (PD-C).*

*Characteristics and intent:* It is the intent of the PD-C district to permit in the form of a large-scale development the location and proper arrangement of major public and/or private cultural and civic facilities as well as any necessary supporting activities.

*5.15.7.2 Mixed use (PD-MU).*

*Characteristics and intent:* It is the intent of the PD-MU district to encourage the large scale planned development of mixed uses or groups of uses not otherwise provided for in this section but considered by the planning board and the board of commissioners to be compatible and worthy for inclusion in a PD district, and further, to encourage the development of such uses or groups of uses according to the requirements and standards of this section.

*5.15.7.3 Industrial (PD-I).*

*Characteristics and intent:* It is the intent of the PD-I to be developed and reserved primarily for industrial purposes in a planned, organized and controlled development. The regulations which apply within this district are designed to encourage the formation and continuance of compatible industrial uses which involve manufacturing, assembling and processing operations or the sale and distribution of goods or products at wholesale and to discourage any encroachment by residential, commercial or other uses, except those which augment the principal purpose of the district.

*Special requirements:* In addition to the information required in appendix B, site plans for PD-I districts shall show the following items, if applicable:

(a) Loading zones.

- (b) Rail facilities.
- (c) Fire-fighting facilities.
- (d) Electric, oil, gas or any other power systems.
- (e) Plans for control of air and water pollution.
- (f) Plans for control of mining nuisances.

#### *5.15.7.4 Medical center (PD-M).*

*Characteristics and intent:* In view of the unique methods of hospitals, their land needs, and their effect on surrounding properties, it is intended that this planned development be set aside as a specialized area for hospitals and allied services; that this area be protected against encroachment from non-related and incompatible uses, that provisions be made for the expansion of hospitals and allied services, and that, to the greatest possible extent, surrounding land uses and properties be stabilized against any possible detrimental effects that might be created by the proximity of the hospital and allied services.

#### *5.15.7.5 Residential (PD-R).*

*Characteristics and intent:* It is the intent of this ordinance that the PD-R district may be applied to any residential area where the developer wishes to apply use regulations or controls more restrictive than those required by other residential districts in this ordinance.

*Special requirements:* In addition to other information required elsewhere in this section for submission of a PD district, applications for PD-R districts shall be accompanied by any additional restrictions, limitations, conditions, plans, easements, rights, or privileges beyond those normally required in a residential district in this ordinance, which the developer proposes for application to this proposed PD district.

Such information shall be submitted in written form or, where applicable, on maps. The information shall be reviewed in the normal course of processing the PD proposal. If the over-all PD district proposal is adopted as a part of the ordinance, those restrictions or other conditions approved by the planning board and the board of commissioners shall also be adopted as part of the requirements applying to that particular PD district and shall also become part of the ordinance.

#### *5.15.7.6 Shopping center (PD-S).*

*Characteristics and intent:* The purpose of the PD-S district shall be to encourage the logical and timely development of land for commercial purposes and the expansion of shopping and/or commercial centers, in accordance with the objectives, policies and standards of the comprehensive plan; and to discourage any use which would interfere

with the use of the district as a shopping, commercial and service center for surrounding residential neighborhoods.

In addition to information required elsewhere in this section, applicants for PD-S districts may be required to submit a market analysis showing the economic need for a shopping center of the size being proposed, and the inadequacy of existing commercial districts and vacant, commercially zoned land to meet this need. For these purposes, the market analysis shall contain the following:

- (a) Determination of the population of the trade area of the proposed shopping center.
- (b) Determination of average family incomes by logical sub-areas, and effective buying power, both at present and ten years in the future.
- (c) Estimates of the square footage and gross sales of competitive retail stores.
- (d) Determination of net potential customer buying power for stores in the proposed shopping center.

#### *5.15.7.7 Recreation (PD-REC).*

*Characteristics and intent:* It is the intent of the PD-REC district to provide a sound and healthy recreational environment unique to this development style. Minimum lot and site requirements shall meet or exceed those detailed in appendix C. Design criteria and development standards in the PD district regulations shall also apply. [Section 5.15](#), rules and regulations for development of mobile home parks, shall be presented to applicants as a reference for developing their planned development zoning text.

#### *5.15.7.8 Commercial (PD-CM).*

*Characteristics and intent:* It is the intent of the PD-CM district to encourage development of commercial developments for uses or groups of uses not otherwise provided for in this section but considered by the planning board and the board of commissioners to be compatible and worthy for inclusion in a PD district and, further, to encourage the development of such uses or groups of uses according to the requirements and standards of this section.

#### *5.15.7.9 Mining and reclamation (PD-MR).*

*Characteristics and intent:* It is the intent of the PD-MR district to accommodate development of commercial surface mining operations that meet the requirements of GA Rule 391-3-3, surface mining. The surface mine operations shall not adversely affect the ecology of the area; the use and enjoyment of surrounding properties; or the condition or safety of county roads used in connection with surface mine operations. Upon a timely conclusion of surface mine operations, the site shall be permanently reclaimed pursuant to the approved mining land use plan (MLUP), and established as a lake.

Surface mining operations shall comply with all relevant guidance from the department of natural resources (DNR), including submission of the surety bond, annual status reports, and amendments, as necessary, to the approved permit or MLUP. Maintenance of both active and inactive surface mining sites is required. Copies of all submittals shall be submitted to development services at the same they are submitted to DNR.

In advance of an application for a permit from DNR, the applicant shall meet with development services and develop a PD-MR document. The completed PD-MR document shall be submitted to development services, along with an application for rezoning. The application must also include a draft mining permit application and MLUP; a site plan detailing proposed buffers and berms, as needed; hours of operation; a statement granting an authorized representative of the county the right of entry and travel upon affected lands; and such other information as is requested by development services. Following rezoning approval, the approved mining permit shall be submitted to development services before mining operations commence. The annual status report shall be submitted each year to development services at the same time that it is submitted to DNR. Any approvals for permit or MLUP amendments, or changes in active status, shall be submitted to development services before amended mining operations proceed.

*Requirements:* Commercial surface mine operations are subject to section 5.12.4, performance standards; section 3.17.5, surface mine operations—road maintenance requirements; and [section 74-8](#), designated truck routes. A traffic impact assessment may be required by the county engineer. Business operator shall maintain an annual occupation tax certificate, pursuant to article II, business and occupation tax, for a license to operate a surface mine. The property on which the surface mine is proposed shall have frontage on a paved road built to county or GDOT standards/designated truck route. No surface mine operators, transportation partners, customers, etc., shall damage any portion of a county road or right-of-way or cause a road to become impassable or unsafe to normal passenger traffic.

*5.15.8 Maintaining common facilities/areas.* If other satisfactory arrangements have not been met prior to approval, i.e., public dedication or private owner management, a homeowners or property owners' association shall be created for operating, maintaining, and improving common facilities such as streets, driveways, parking areas, drainage ways, landscaping and recreation areas.

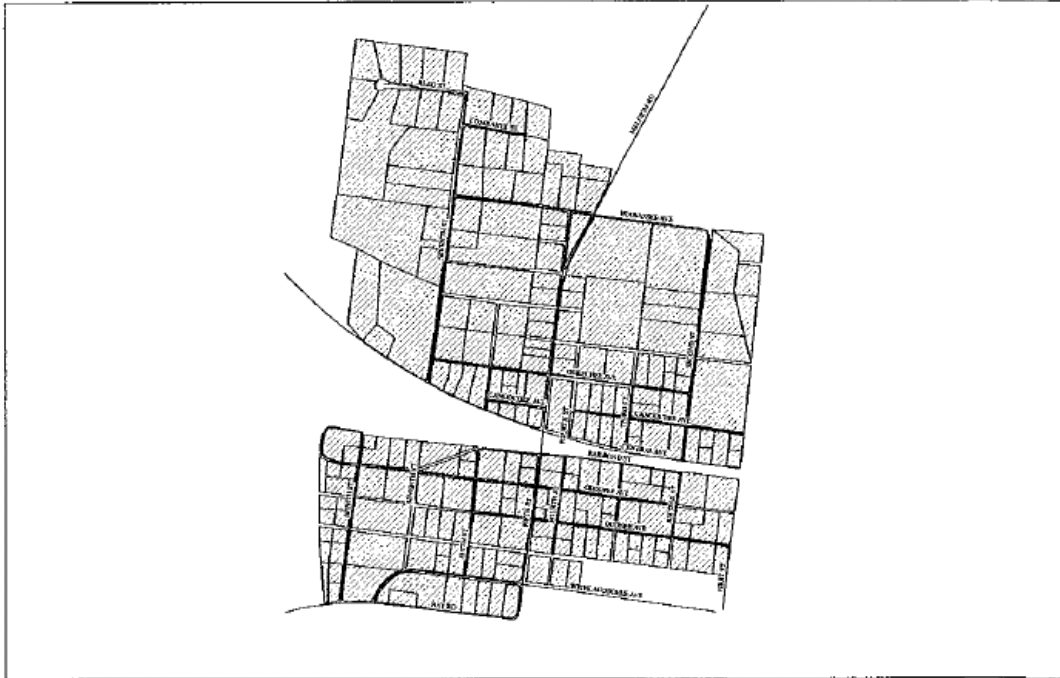
(Amend. of 4-4-00(21); Amend. of 3-5-02; Amend. of 4-16-02; Ord. of 4-1-03; Ord. of 10-21-03; Ord. of 2-5-04; Ord. of 8-5-08; Ord. of 8-16-16, § 1(b); Ord. of [1-4-22](#); Ord. of [1-4-22\(1\)](#); Ord. of [1-3-23\(1\)](#))

**Editor's note**— See editor's note to § 5.8.

- **5.16 - Historic village overlay district.**
- **[Refer to Article V, Table of Permitted Uses](#)**

*5.16.1 Applicability and purpose.* The purpose of the historic village overlay district is to protect the residential character of the historic community while offering relief from the burden of nonconforming lot sizes. All new development and changes to existing development would be subject to the overlay district regulations. Existing nonconforming structures may be expanded as long as the expansion does not create further nonconformity.

*5.16.2 Delineation of the district.* The historic village overlay district includes all parcels designated in the shaded area as indicated in the illustration below.



*5.16.3 District regulations.*

~~Setbacks from property line for principle building.~~

~~Front yard setbacks shall be a minimum of 20 feet.~~

~~Rear yard setbacks shall be a minimum of 15 feet.~~

A.

a.

b.

e.

~~Interior side yard setbacks shall be a minimum of ten feet or at least 20 feet from the nearest principle building whichever is greater.~~

~~d.~~

~~Street side yard setbacks shall be a minimum of 15 feet.~~

~~B.~~

~~All other district regulations shall be the same as section 5.1, AR-1 Agricultural residential district.~~

~~(Ord. of 2-3-11; Ord. of 8-16-16, § 1(b))~~

~~**Editor's note** — See editor's note to § 5.8.~~

- **5.17 - R-5 Single-family traditional neighborhood design residential district.**
- **Refer to Article V, Table of Permitted Uses**

~~5.17.1 Where applicable. 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.~~

~~5.17.2 Required utilities. All properties in the R-5 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.~~

~~5.17.3 Maximum density. Minimum zero point one five acre lot, with no more than five dwelling units per net usable acre.~~

~~5.17.4 Permitted uses.~~

~~5.17.4.1 Site built and class A single family detached dwellings.~~

~~5.17.4.2 Home occupations, as provided in article III, section 3.15.~~

~~5.17.4.3 Customary accessory buildings incidental to the above permitted uses.~~

~~5.17.4.4 Government owned utilities, except publicly owned treatment plants permitted by the state and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities shall be enclosed by a painted or chain link fence or wall at least six feet in height above the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.~~

~~5.17.4.5 Parks, recreational areas, playgrounds, public or private swimming pools.~~



~~5.17.4.6 Planned single family home communities with the following requirements:~~

~~(a)~~

~~A homeowners' association shall be established, or management company identified. Said association or company shall operate pursuant to subdivision covenants, which are submitted to county with the final plat. It is the intent that said association or company will provide oversight of the development standards and maintenance of common areas and amenities.~~

~~1.~~

~~Covenants shall include a provision that no more than 20 percent of homes in the community may be rented until at least 12 months has elapsed since issuance of the certificate of occupancy.~~

~~(b)~~

~~The management company overseeing rentals shall pay an occupation tax and register with the county annually, pursuant to article II, business and occupation tax, for a license to operate a planned single family home community.~~

~~(c)~~

~~Walls in excess of 20 feet in length facing a street shall be broken up with entry elements, windows or wall offsets at least two feet deep.~~

~~(d)~~

~~A minimum of two decorative elements shall be added to the front façade including but not limited to decorative shutters, decorative lighting, trellises, cornices, or similar architectural elements.~~

~~(e)~~

~~Maximum lot coverage of 45 percent shall be applied per lot on which each individual single family residence sits.~~

~~5.17.5 Reserved.~~

~~5.17.6 Lot and building requirements.~~

~~EXPAND~~

Lot size:

<del>–Area</del>	<del>6,600 sq. ft. (0.15 acres)</del>
<del>–Width</del>	<del>Minimum 50 feet</del>
<del>Principle buildings:</del>	
<del>–Maximum height</del>	<del>35 feet</del>
<del>–Minimum front setback</del>	<del>15 feet</del>
<del>–Stairs (but not porches) may encroach up to five feet into front yard setback</del>	
<del>–Minimum side setback (interior)</del>	<del>7.5 feet (or 3 feet provided minimum)</del>
<del>–Minimum side setback (street)</del>	<del>15 feet</del>
<del>–Minimum rear setback</del>	<del>25 feet</del>
<del>–Maximum lot coverage</del>	<del>45%</del>

~~\*\*All building setbacks shall be shown on final subdivision plat\*\*~~

~~5.17.7 Open space requirements.~~

~~All developments in the R-5 zoning district shall provide 15 percent of net usable area as common outdoor open space. Open space calculations shall be shown on the sketch plan and subdivision plat. Common outdoor open space shall mean areas accessible to all residents of the development. Common outdoor open space can include passive or active recreation areas, pathways, swimming pools, and open areas for congregating, per article II, definitions.~~

(a)

~~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.~~

(b)

~~Ten percent of net usable area allocated as common open space shall be greenspace. The implementation of a conservation easement is strongly encouraged.~~

(c)

~~A homeowners association or some other entity shall be created to maintain the amenities and open space in good condition.~~

~~5.17.8 Subdivision design requirements.~~

~~5.17.8.1 Roads and rights of way.~~

(a)

~~Roads in R-5 developments shall have a minimum of 60-foot right-of-way, with a minimum paved area as follows:~~

1.

~~Twenty-two-foot road pavement width is only permitted if homes have rear alley access. Signage is required indicating that on-street parking is prohibited.~~

2.

~~Twenty-eight-foot road pavement width, with parking on one side, is permitted if parking side is clearly delineated. Signage indicating parking side is required.~~

3.

~~Thirty-six-foot road pavement width, with parking permitted on both sides.~~

(b)

~~R-5 developments shall have curb and gutter throughout.~~

(c)

~~Streets in the R-5 developments shall have four-foot wide sidewalks on any side of any street that contains houses. A tree no less than two inches dbh shall be planted at a rate of one for every two houses in the two-foot section of grass between the sidewalk and the curb.~~

(d)

~~If lots are platted parallel to arterial, collector, or local (if outside of existing platted subdivision) road right-of-way, the following is required:~~

1.

~~Provide minimum 20-foot landscaped strip and a residential street, with residential lot facing arterial, collector, or local road right-of-way.~~

~~2.~~

~~Provide minimum 30-foot vegetative buffer and residential lot may have rear yard facing arterial, collector, or local road right-of-way.~~

~~5.17.8.2 Parking requirements. Two off street parking spaces shall be provided for each single family dwelling. These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel. One additional space per every five units shall be provided for overflow off street parking.~~

~~5.17.9 Development standards. The follow design elements shall be included:~~

~~(a)~~

~~Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone; manufactured stone including imitation field stone, marble terrazzo, and other similar manufactured finish stone; and wood, cement plank, fiber plank, traditional three coat stucco, or other materials of like appearance.~~

~~(b)~~

~~Buildings shall utilize design features from the following list, totaling at least four points, to provide visual relief along the front of the dwelling unit. Unless otherwise specified, features are worth one point:~~

~~1.~~

~~Dormers (functional or false);~~

~~2.~~

~~Gables;~~

~~3.~~

~~Recessed entries;~~

~~4.~~

~~Covered front porches, at least six feet in depth (two points);~~

~~5.~~

~~Pillars or posts;~~

~~6.~~

~~Two or more brick masonry pattern bond treatments;~~

~~7.~~

~~Side or rear loaded garage or carport (three points);~~

~~8.~~

~~Bay windows (minimum 24 inch projection);~~

~~9.~~

~~Multi-season porch or sunroom on rear of house (three points).~~

~~(e)~~

~~The garage shall not occupy more than 40 percent of the total building façade.~~

~~(d)~~

~~At least 20 percent of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.~~

~~(e)~~

~~The minimum roof overhang shall be 12 inches, exclusive of porches and patios.~~

~~(f)~~

~~The minimum landscaping shall be as follows:~~

~~1.~~

~~Two large trees (one in the front yard, one in the rear yard):~~

~~Mature size = 40 inches to 60 inches;~~

~~Planted size = Two inches cal.~~

~~2.~~

~~Two small trees (one in the front yard, one in the rear yard):~~

~~Mature size = 15 inches to 40 inches;~~

~~Planted size = Two inches cal.~~

~~3.~~

~~Four large shrubs (near foundation; 25 percent in rear yard):~~

~~Mature size = Five inches to eight inches;~~

~~Planted size = 30 inches.~~

~~4.~~

~~Eight small shrubs (near foundation; 25 percent in rear yard):~~

~~Mature size = Two inches to four inches;~~

~~Planted size = 20 inches.~~

~~5.17.10 R-5 Rezoning application requirements. Applicant shall submit the following documentation in addition to the rezoning application:~~

~~(a)~~

~~A completed R-5 development standards submittal form and checklist.~~

~~(b)~~

~~A subdivision concept plan showing the lots, road configuration, and all calculations (open space, etc.).~~

~~(c)~~

~~A timeline delineating when the development will begin and estimated time of completion.~~

~~(d)~~

~~Exhibits and descriptions of materials that clearly demonstrate the intent of the developer to meet the requirements of section 5.8.10, development standards.~~

~~(Ord. of 11-15-22(1))~~

~~4.4 - Reimbursement of professional fees for county subdivision plat review.~~