

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.17
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.8 OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HERewith.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

R-5 Single-family traditional neighborhood design residential district.

5.17.1 Intent. The R-5 District represents a balanced trade-off—allowing for increased residential density in exchange for thoughtfully designed and accessible open space, ensuring that growth is compact yet livable, and community-oriented.

The intent of the R-5 Single-Family Traditional Neighborhood Design Residential District is to promote compact, higher-density residential development that reflects the principles of traditional neighborhood design. This district encourages walkable, interconnected communities, smaller lot sizes, and pedestrian-oriented streetscapes. The R-5 District is designed to accommodate single-family detached dwellings in a pattern that fosters a strong sense of community and efficient land use. Key features may include reduced setbacks, alley access, front porches, and integrated open spaces contributing to neighborhood character and livability. This district supports long-term planning goals related to housing diversity, affordability, and sustainable growth by offering an alternative to conventional suburban development patterns, while still preserving the identity of single-family neighborhoods in a higher-density format.

Refer to Article V, Table of Permitted Uses TPU) (link to be added)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Minimum lot area	6,000 sq. feet (0.14 acres)
Maximum number of principal residences	1
Maximum number of accessory dwelling units	1
Minimum Road Frontage	N/A
Minimum lot width at building line	50 feet
Minimum front yard setback	10 feet (building) 25 feet (attached garage)
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	6 feet (or 3 feet, provided minimum building separation of 12 feet is maintained)
Minimum side yard (street/road easement) setback	15 feet
Minimum side yard (secondary street) setback	15 feet
Maximum building height	35 feet

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

5.17.2 Concept Plan Review Requirements. At the time of a Preliminary Plat request to the Board of Commissioners, a concept plan is recommended to be submitted for review by planning staff. The concept plan should illustrate the proposed layout, land uses, access points, open space, and general site design intent. While not binding, the concept plan can serve as a framework to evaluate the appropriateness of the Preliminary Plat request in the context of the surrounding area, infrastructure capacity, and consistency with the comprehensive plan.

5.17.3 Required Utilities. 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.

5.17.4 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) 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.
- (c) 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.
- (d) Up to 25 percent of the total number of dwelling units within a development in the R-5 zoning district may be constructed as duplexes or townhomes. The percentage of duplexes or townhomes shall be calculated based on the total number of residential units proposed within the development and must be clearly identified on the preliminary plat and all subsequent development plans.

5.17.5 Open space requirements.

Refer to Appendix C – Zoning Ordinance, Article III – General Provisions for Open Space requirements. All developments in the R-5 zoning district shall provide 25 percent net usable area as common outdoor open space. (link to be added)

5.17.6 Roads and Rights-of-way.

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5.17.7 *Development standards.* The following 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) The use of vinyl is approved if it is a minimum of .04 in thickness, incorporates two (2) patterns, and is used in combination with at least one (1) of the natural elements mentioned above.
- (c) 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. Bay windows (minimum 24-inch projection);
- (d) Individual dwelling units shall incorporate a covered front door. This may be accomplished with a recessed entry, a portico, a door canopy, or a covered front porch.
- (e) Variation in color or texture shall be used to highlight openings such as windows and doors, as well as to add visual interest to the building's facade.
- (f) All residential dwellings shall provide a minimum of three and one-half inch (3 ½”) wide trim on all components of any street-facing façade.
- (g) Trim shall be constructed of durable, weather-resistant materials and shall be consistent in style, dimension, and finish with the architectural design of the dwelling.
- (h) If a garage occupies more than 40 percent of the total front façade of the principal building, an architectural garage door and an eyebrow roof or architectural overhang shall be required to enhance visual interest and reduce the prominence of the garage on the streetscape.
- (i) All garage doors shall include decorative hardware features, such as handles and hinges, to enhance the overall architectural character of the structure.
- (j) R-5 developments must have rolled curbing and gutter throughout.
- (k) At least 20 percent of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.
- (l) The minimum roof overhang shall be 12 inches, exclusive of porches and patios.
- (m) The following amenity requirements shall apply:
 - 1. The mail kiosk and/or bus stop shall be covered.

2. All amenities in the current phase must be completed before building permits for subsequent phases will be approved.
- (n) Entrance features. Designed entrance features shall be permitted where they contribute to the overall aesthetic and identity of the development. Such features must be thoughtfully integrated into the site and complement the surrounding area's character and the proposed development. Minimal clearing within required buffers shall be allowed only to the extent necessary to accommodate the entrance feature, and this disturbance shall be limited to the smallest area practicable. At the discretion of staff, additional landscaping or buffering may be required to ensure visual cohesion and to mitigate potential impacts on adjacent properties or public rights-of-way.
- (o) In the event that a proposed design standard deviates from the provisions of this ordinance, the applicant may petition the Board of Commissioners for consideration and approval of such design.

5.17.8 Street Trees and Landscaping requirements.

- (a) The minimum landscaping for street facing facade shall be as follows:
 1. One (1) small shrub per six (6) linear feet.
 2. One (1) large shrub per ten (10) linear feet.
- (b) Planting Standards: On average, one large canopy street tree shall be planted on both sides of the street for every 50 feet of street frontage, or as otherwise determined by the county's planning department. The intent of this average is not to require strict on-center spacing, but rather to establish the number of trees required. Grouping and natural plantings shall be allowed. For circumstances where a large tree cannot be planted, medium trees may be planted on average every 40 feet and small trees on average every 30 feet. Small trees will only be allowed as street trees in situations where the tree lawn/verge is limited due to adjacent parallel parking.
 1. The minimum Tree Lawn/Verge width shall be:
 - 8' for large trees
 - 6' for medium trees
 - 4' for small trees
 2. Width of 24" deep root barrier required if Tree Lawn/Verge is less than the minimum:
 - 16' for large trees
 - 12' for medium trees
 - 8' for small trees

- (c) Species Selection: Trees selected must be either from the County's tree list in section 3.4 of the zoning code or a similar species/variety that is suitable for the local climate and conditions. All trees shall be native or regionally adapted. No trees listed as an invasive species by the University of Georgia Extension Service shall be allowed.
- (d) Maintenance: Adjacent property owners or a property owners association will be responsible for the ongoing maintenance and care of the street trees, including watering, feeding, and pruning (limb and root) as needed to ensure tree health and prevent root damage to adjacent paving and utilities.

5.17.8.1 Enforcement and Penalties.

Non-compliance with this ordinance may result in a notice of violation and a requirement to plant or replace trees as needed. Repeated violations may result in fines as established by the county code.

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

This ____ day of _____ 20__.

BOARD OF COMMISSIONERS,
EFFINGHAM COUNTY, GEORGIA

FIRST READING: _____

BY: _____
DAMON RAHN, CHAIRMAN

SECOND READING: _____

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK