

AMENDMENT TO ARTICLE III, SECTION 5.6
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.6. 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:

5.6 R-3 Residential Multifamily - High districts.

5.6.1 Intent. The intent of the R-3 Multifamily Residential – High district is to provide for a variety of higher-density residential housing types, including townhomes and apartments in a manner that supports both fee simple and in-common ownership development formats. This district is designed to accommodate compact and efficient land use patterns that contribute to housing diversity, affordability, and accessibility. R-3 developments may include stacked or attached housing configurations and shall be in areas with access to infrastructure. The district promotes high-quality, livable communities that offer a range of housing choices while integrating harmoniously with surrounding uses.

Refer to Article V, Table of Permitted Uses TPU)

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.

5.6.2 Concept Plan Review Requirements. At the time of a rezoning request to this district, a concept plan shall be submitted for review by planning staff. The concept plan must illustrate the proposed layout, land uses, access points, open space, and general site design intent. While not binding, the concept plan will serve as a framework to evaluate the appropriateness of the rezoning request in the context of the surrounding area, infrastructure capacity, and consistency with the comprehensive plan.

5.6.3 Design standards.

- a) All Duplexes, Townhomes, and Narrow-lot home developments in the R-3 district shall adhere to the R-2 design standards.
- b) All apartment design standards shall be subject to review and approval by the Board of Commissioners prior to the issuance of any development approvals or building permits.
- c) All apartment developments shall require approval by the Board of Commissioners of a Preliminary Plat, a Development plan, and a Final Plat prior to the issuance of any building permits.

5.6.4 *Open Space requirements.* Refer to Appendix C – Zoning Ordinance, Article III – General Provisions for Openspace requirements. All developments in the R-3 zoning district shall provide 25 percent of the net usable area as common outdoor open space.

5.6.5 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.

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