

## ARTICLE II. - DEFINITIONS

2.25 *Dwelling*. A building or portion of a building arranged or designed to provide living quarters for one or more families on a permanent or long-term basis.

2.25.1 *Condominium*. A building or series of buildings on the same lot or portions thereof containing more than one dwelling unit under separate ownership with joint ownership of common open spaces.

2.25.2 *Duplex*. A residential building designed for, or used as, the separate homes or residences of two separate and distinct families, but having the appearance of a single-family dwelling unit. Each individual unit in the duplex shall comply with the definition of single-family detached dwelling.

2.25.3 *Single-family detached dwelling*. A building or structure designed for and occupied as a residence exclusively by one family.

2.25.4 *Site-built single-family detached dwelling*. A single-family detached dwelling constructed on the building site from basic materials delivered to the site and constructed in accordance with all requirements of the building codes as adopted by the county.

2.25.5 *Class A single-family detached dwelling*. A site-built single-family detached dwelling, a one-family manufactured home, or a one-family industrialized home that meets or exceeds the compatibility standards for single-family dwellings under article III of the Housing Ordinance of Effingham County, Georgia.

2.25.6 *Class B single-family detached dwelling*. A site-built single-family detached dwelling, a one-family manufactured home, or a one-family industrialized home that does not meet the compatibility standards for single-family dwellings under article III of the Housing Ordinance of Effingham County, Georgia.

2.25.7 *Garden Apartment*. Three or more attached dwelling units in a two- or three-story building.

2.25.8 *Multifamily*. A building designed for or occupied by three or more families.

2.25.9 *Mixed-Use Residential*. The mixing of principal residential uses with non-residential uses. Mixed use residential may occur by the following:

- a. Non-residential and multifamily in the same building (e.g., retail on ground floor, multifamily above), or
- b. Multifamily and another primary non-residential use located in different buildings sited on the same lot or parcel (e.g., multifamily located on the same parcel as an office building).
- c. Both options shall be designed, located, and oriented on the site so that non-residential uses are directly accessible to residents of the development. For the purposes of this section, "directly accessible" shall mean pedestrian access by way of improved sidewalks or paths and streets that do not involve leaving the development or using a major thoroughfare. "Directly accessible" does not necessarily mean that non-residential

uses need to be located in a particular location, but that the siting of such uses considers the accessibility of the residential component of the development to the non-residential use. Parking areas shall be designed to minimize distances between uses.

2.25.10 Townhouse. Three or more dwelling units-, where each unit is on an individual lot, share a common wall and are two to three stories in height.

2.60B Planned single-family home community. A subdivision used or intended for use as a residential area occupied by single-family homes; conforming to an approved development plan with appropriate and adequate community services, recreation facilities, utilities, streets, and sidewalks provided by the developer; and in which the subdivision is under single ownership or control.

## **ARTICLE III. - GENERAL PROVISIONS**

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

#### *5.6.1 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 Townhouses, subject to the following requirements:

- a. Lot coverage required in this section (40%) shall be applied per lot on which each individual townhouse sits.
- b. In order to provide visual diversity, no more than four contiguous townhouse units shall be allowed with the same setback and the same façade treatment. Variations in setback shall be at least three feet.
- c. Townhouses shall have a front, side, or rear privacy yard having a minimum area of 100 square feet on each lot.
- d. For developments with 60 or fewer dwelling units, at least one point of access to the roadway network shall be provided.
- e. For developments with 61 or more dwelling units, at least two point of access to the roadway network shall be provided.

5.6.1.3 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.*

Density (applicable to single family, <del>and</del> multifamily & townhouse)	Maximum 9 per acre, <u>up to 12 per acre with bonus</u>
Minimum lot width at building line	150 feet
Minimum setback from public street	35 feet <u>from edge of pavement</u>
Minimum front yard	10 feet
Minimum rear yard	15 feet
Minimum side yard (interior)	15 feet
Minimum side yard (street)	35 feet
<u>Minimum distance between buildings</u>	<u>20 feet</u>
Maximum building height	35 feet
Maximum percent of lot coverage	40 percent

5.6.3.1 Density Bonus Standards

A request for a density bonus shall be applied for at the time of a zoning request or development Sketch Plan application, whichever is first. A pre-application meeting with

Development Services is required, and the development review team will evaluate the scores for all submissions. For single family units, the density bonus standards under the R-6 district shall be applied. A density bonus may be applied if the following design elements are included:

a. Townhouse units:

1. A row of townhouses shall not contain more than six (6) dwelling units
2. Townhouses shall not be designed to give the appearance of row houses. Facades of each unit shall be offset a minimum of 18" to create the appearance of separate buildings and shall vary in appearance (color, architectural features, and building materials) with no two facades being alike in a single row of buildings.
3. 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; wood, traditional three coat stucco, vinyl lap or other materials of like appearance. Structures utilizing a single exterior finish material shall not be permitted unless approved through the ~~Sketch~~ ~~Plandevlopment application~~. End elevations must be consistent with front facades.
4. Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or have a minimum 6:12 roof pitch. Architecturally dimensioned roof covering shall be required. Vents and similar objects shall not be visible from the front of the structure.
5. For pitched roofs, the use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
6. HVAC units shall not be visible from the adjacent street.
7. All townhouses shall incorporate front covered porches or front covered stoops in their designs. ~~Porches-and~~ shall be a minimum of six (6) feet in depth. Stoops shall be a minimum of three (3) feet in depth.

b. Multifamily other than townhouse:

1. Buildings shall be designed using masonry facades on the front, rear, and two (2) end elevations.

2. No utility meters or equipment shall be permitted on the front façade. No HVAC shall be visible from the adjacent street.

3. Building elevations shall be varied with alternating exterior treatments including porches, balconies, awnings, stoops, decks, patios, and terraces.

4. Each building shall consist of a minimum of two alternating roof heights or types.

c. Development is planned in proximity to schools, public parks or facilities, and retail/commercial development.

#### 5.6.4 Amenity requirements.

5.6.4.1 All multi-family and townhouse residential projects must provide 150 square feet of on-site common outdoor open space per multi-family dwelling unit or 15% of net usable area as common outdoor open space, whichever is greater. Open space calculations must be shown on the Sketch Plans~~subdivision and final~~ 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% of net usable area allocated as 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.

## **5.8 - R-6 Single-family residential district (four and a half (4.5) dwellings per acre).**

*[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, and can provide assurance of capacity.

*[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 a half (4.5) dwelling units per acre. -with a bonus of up to 6 dwelling units per acre if the density bonus standards are met.

*[5.8.4] Permitted uses.*

5.8.4.1 Site-built and Class A single-family detached dwellings.

5.8.4.2 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.

5.8.4.3 Home occupations and residential business, as provided in Article III, sections 3.15 and 3.15A.

5.8.4.4 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 the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

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

5.8.4.6 Libraries or museums.

5.8.4.7 Planned single-family home communities with the following requirements:

a) A homeowners' association with subdivision covenants that are acceptable to the county, must be recorded with the final plat. It is the intent that said association will provide oversight of the development standards and maintenance of common areas and amenities. Covenants must include:

1. The prohibition of all rental units for a minimum of twelve (12) months after certificate of occupancy is issued. Thereafter, any rentals will be for a minimum of twelve (12) months

- b) The association or management company 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) Onsite rental property management is required, including a 24-hour agent contact number for maintenance.
  - ~~— Lease terms for occupants shall be provided to the County demonstrating no less than six-month leases in a tracking system with a searchable database.~~
  - ~~— Violations of the lease time limitations shall result in a 12-month re-issue waiting period on a license to operate.~~
- d) Walls in excess of twenty feet in length facing a street shall be broken up with entry elements, windows or wall offsets at least two feet deep.
- e) 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.
- f) Lot coverage required in this section (40%) shall be applied per lot on which each individual single-family residence sits.

*[5.8.7] Open space requirements.*

All developments in the R-6 zoning district must provide 15% of net usable area as common outdoor open space. Open space calculations must be shown on the Sketch Plan and final 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. 10% of net usable area allocated as 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 with a minimum five (5) foot width 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.

#### 5.8.10 Density Bonus Standards

A request for a density bonus shall be applied for at the time of a zoning request or development Sketch Plan application, whichever is first. A pre-application meeting with Development Services is required, and the development review team will evaluate the scores for all submissions.

A density bonus may be applied if the following design elements are included:

a. Proximity to schools, public parks or facilities, and retail/commercial development.

b. 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; wood, traditional three coat stucco, vinyl lap or other materials of like appearance.

cb. Buildings shall utilize ~~at least two (2) of the following~~ design features from the following list, totaling at least four (4) points, to provide visual relief along the front of the dwelling unit. Unless otherwise specified, features are worth one (1) point:

1. Dormers (functional or false)
2. Gables
3. Recessed entries
4. Covered front porches, at least six (6) feet in depth (2)
5. Pillars or posts
6. Two or more brick masonry pattern bond treatments
7. Side loaded garage or carport (3)
8. Bay windows (minimum 24-inch projection)
9. Multi-season porch or sunroom on rear of house (3)

de. The garage shall not occupy more than 40% of the total building façade.



ed. At least 20% of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim. Windows shall be provided with architectural surround at the jamb.

fe. The minimum roof overhang shall be twelve (12) inches, exclusive of porches and patios.

gf. The minimum landscaping shall be as follows:

1. (2) Large Trees (one in the front yard, one in the rear yard)

Mature size = 40'-60'

Planted size = 2"cal.

2. (2) Small Trees (one in the front yard, one in the rear yard)

Mature size = 15'-40'

Planted size = 2"cal.

3. (4) Large Shrubs (near foundation; 25% in rear yard)

Mature size = 5'-8'

Planted size = 30"

4. (8) Small Shrubs (near foundation; 25% in rear yard)

Mature size = 2'-4'

Planted size = 20"

h. Once approved, the developer must enter into a written development agreement with the county, delineating the developer's and the county's respective responsibilities for utilities, and transportation network improvements.

#### 5.8.11 Application Procedure

Applicant shall submit the following documentation:

- a. A completed Density Bonus Program submittal form and checklist
- b. A proposed subdivision concept plan showing the lots and road configuration. If applying with sketch plan, submittal must meet all requirements of Sec. 5.1 Sketch Plan.
- 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 Sec.5.8.10 Density Bonus Standards.