

## **ARTICLE V – USES PERMITTED IN DISTRICTS**

### **5.18 – Ebenezer Historic Overlay District**

#### **5.18.1 – Table of Permitted Uses**

Refer to Article IV – Establishment of Districts, Section 4.1A – Permitted Use Table in the Effingham County Code of Ordinances, Zoning Classifications.

#### **5.18.2 – Title and Purpose**

This ordinance shall be known as the "Ebenezer Historic Overlay District Ordinance."

This ordinance promotes the educational, cultural, economic, and general welfare of the public by preserving and protecting the historic region within the Ebenezer Historic Overlay District while allowing for thoughtful growth and development.

#### **5.18.3 – Definitions**

**5.18.3.1 *Historic Overlay District:*** A designated area containing buildings, structures, and sites with unique architectural, historical, or cultural significance.

**5.18.3.2 *Historic Resource:*** Any building, structure, object, site, or landscape feature designated as having historical or architectural significance.

#### **5.18.4 – Designation of the Ebenezer Historic Overlay District**

The Ebenezer Historic Overlay District is delineated on the Official Zoning map for Effingham County.

The Effingham County Board of Commissioners may designate one or more Historic Overlay Districts.

#### **5.18.5 – Underlying Zoning Regulations and Applicability**

The use and development of any land or structures within The Ebenezer Historic Overlay District shall comply with regulations applicable to the underlying zoning districts and, if applicable, the requirements of this Article. All regulations of the underlying zoning districts as provided in the Effingham County Code of Ordinances shall apply.

Within the Ebenezer Historic Overlay District, the provisions of this article shall apply to:

- (1) New construction and building additions
- (2) Relocation of existing building into or within the Ebenezer Historic Overlay District

#### **5.18.6 – Permitted Uses Not Allowed**

All permitted uses with the underlying zoning district shall be allowed as permitted uses except the following:

Apartments	Heating and Pumping Equipment
Condominiums	Tobacco or Tobacconist Establishment
Mini-Storage/Self Storage	CBD Store
Outside Storage	Convenience Store
Truck Stop (10 or more pumps)	Bank, Credit Union or Savings Institution
Car Dealer	Rental and Leasing of Cars
Automobile Paint & Body	Leasing Trucks, Trailers, RVs, etc.
Parts, Accessories, & Tires	Leasing Commercial, Industrial Machinery, and Equipment
Diesel Truck Service Stations	Extermination and Pest Control
Car Wash	Surface Mining
Lumber Yard and Building Materials	

#### **5.18.7 – Development Standards**

The Board of Commissioners shall consider the district's visual identity when reviewing site design for development and changes to use, structures, and sites in the Ebenezer Historic Overlay District. Uses that foster historic preservation should be encouraged.

All residential and non-residential structures shall be designed to blend into the Ebenezer Historic Overlay District character as approved by the Effingham County Board of Commissioners.

### 5.18.7.1 Building Design Standards

The design of all buildings shall meet the standards as outlined:

District	Maximum Density	Maximum Building Coverage	Maximum Building Height	Minimum Site Area	Minimum Lot Width	Building Setbacks	Minimum Buffer from Street Right-of-Way
Ebenezer Historic Overlay District	N/A	N/A	26 feet	N/A	N/A	Refer to Article V – Uses Permitted in Districts & 3.4 - Buffers	70'

1. Buffers – any buffer shall meet and exceed the standards of *Article II – Official Code, Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.4 – Buffers*.
2. Parking – Any parking shall meet the design standards of *Article III – General Provisions, Section 3.30 – Off-Street Access Control Parking and Loading*.

### 5.18.8 – Signage

Signs within the Ebenezer Historic Overlay District shall be designed not to detract from the district's character. The following provisions are established for the identification of land uses.

- A. Freestanding Signs – one (1) freestanding sign per location provided:
  1. The sign shall not be larger than 50 square feet in sign area.
  2. The maximum height of the sign shall not exceed ten (10) feet.
  3. The sign must be a monument (ground-mounted) sign.
  4. The sign must contain no more than two (2) colors, not including black or white.
- B. Wall Signs – wall signs are allowed provided:
  1. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater.
  2. The sign shall not be larger than one (1) square foot of building frontage, not to exceed 50 square feet.
  3. Signs may be wall-mounted or projecting signs. Wall-mounted signs shall project no more than fifteen (15) inches from the wall. Projecting signs may project up to four (4) feet away from the building.

- C. Window Signs – window signs shall not exceed 20% of the gross window area and shall not include windows above ground level.
- D. Sign Standards – all signs shall conform to the following standards:
  - 1. Signs shall not blink, flash, rotate, scroll, or animate.
  - 2. Signs shall not utilize colored lighting for internal or external illumination.
  - 3. Signs shall not utilize neon lighting.

### **5.18.9 – Maintenance**

Structures and property within the Ebenezer Historic Overlay District shall always be maintained to the standards outlined in this ordinance. The following provisions are established for the maintenance of properties:

- A. All undeveloped land or parcels after the demolition of a structure in the Ebenezer Historic Overlay District shall be maintained as determined by the Board of Commissioners.
- B. Overgrowth and vegetation on the site should be maintained to not grow on structures or buildings and obtain a height over six (6) inches except for landscaping, containerized plant material or approved planter boxes.
- C. No artificial plant materials may be utilized on the exterior of a structure.
- D. Structures shall be maintained so that they meet the International Building Code, as they were permitted.
- E. No structure shall have peeling or flaking paint.

### **5.18.10 – Penalties**

Penalties for violating the standards set forth are contained in the Effingham County Code of Ordinances, *Part II – Official Code, Chapter 1 – General Provisions, Section 1-19 – General Penalty, Continuing Violation, Authority granted to Court.*