

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.5
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.5. 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:

5.5 R-2 Residential Multifamily – Low districts.

5.5.1. Intent. The intent of the Two-Family Residential District is to provide for the development and preservation of residential neighborhoods characterized by a mix of two-family (duplex) dwellings, and townhomes (attached and detached). This district supports moderate-density housing options that promote affordability, efficient land use, and diverse household needs, while maintaining the residential character of the area. The R-2 district is intended to serve as a transition between lower-density single-family neighborhoods and higher-intensity residential or mixed-use areas, encouraging a variety of housing choices in walkable, livable communities.

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.

Duplexes

Minimum number of principle residences per building Maximum number of accessory dwelling units	1 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 setback	6 feet (or 3 feet, provided minimum building separation of 12 feet is maintained)
Minimum side yard (secondary street) setback	15 feet
Maximum building height	35 feet

Townhomes – Attached

Minimum number of principle residences per building	3
Maximum number of principal residences per building	6
Maximum number of accessory dwelling units (rear loaded garage only) -	1
Minimum Road Frontage	N/A
Minimum lot width at building line	18 feet per unit 20 feet average per building
Minimum front yard setback	20 feet for buildings with front load garage 10 feet for buildings with rear load garage
Minimum rear yard setback	20 feet
Minimum separation between buildings	20 feet
Minimum side yard setback	N/A
Minimum side yard (secondary street) setback	15 feet
Maximum building height	35 feet

Narrow-lot Homes

Maximum number of principal residences per building	1
Maximum number of accessory dwelling units (rear loaded garage only) -	1
Minimum Road Frontage	N/A
Minimum lot width at building line	35 feet
Minimum front yard setback	20 feet for buildings with front load garage 10 feet for buildings with rear load garage
Minimum rear yard setback	25 feet
Minimum side yard setback	6 feet or 3 feet provided minimum building separation of 12 feet is maintained)
Minimum side yard (secondary street) setback	15 feet
Maximum building height	35 feet

5.5.2 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 rezoning request in the context of the surrounding area, infrastructure capacity, and consistency with the comprehensive plan.

5.5.3. Required utilities. All lots shall be served by a central water system and a central sanitary sewer service system. Connection to both systems shall be required prior to the issuance of a building permit, and all structures must remain connected thereafter.

5.5.4 Design standards. The following design standards apply to all new R-2 developments.

- (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.
- (b) 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.
- (c) Individual dwelling units shall incorporate a covered front door. This may be accomplished with recessed entry, a portico, a door canopy or a covered porch.
- (d) 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.
- (e) All garage doors shall include decorative hardware features, such as handles and hinges, to enhance the overall architectural character of the structure.
- (f) 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.
- (g) R-2 developments shall have rolled curbing and gutter throughout.
- (h) In the event that a proposed design standard deviate from the provisions of this ordinance, the applicant may petition the Board of Commissioners for consideration and approval of such design.

5.5.4.1 Design Standards. The following design standards are specific to Townhomes only.

- (a) All standards in Section 5.5.4 shall apply.
- (b) In order to give the appearance of separate buildings, attached townhomes shall utilize offset such as full height projections or recesses at a minimum of every 2 units, in addition to variations in finish colors, architectural features, and

building materials.

(c) To avoid repetition and to promote aesthetic variation, the same front elevation of townhome building shall not be duplicated on more than one-third of the buildings throughout a townhome development located on more than two acres.

(d) Townhomes shall have rear-loading garages.

(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 façade.

5.5.5 Roads and right-of-way.

Refer to Appendix B – Subdivision Regulations, Article VII – Design Standards, Section 7.1 – Streets and roads. (link to be added)

5.5.6 Street Trees and Landscaping requirements.

(a) The minimum landscaping shall be as follows:

1. Four large shrubs (near foundation; 25 percent in rear yard)
2. Eight small shrubs (near foundation; 25 percent in rear yard)

(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.

5.8.7.1 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