

STATE OF GEORGIA  
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE IV, SECTION 4.1A  
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE IV, SECTION 4.1A 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:

	Residential								Commercial			Mixed	Industrial		Special	
	AR-1	AR-2	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	MXD	LI	HI	FH	CP
<b>Residence or Accommodation Functions</b>																
<b>Private Household</b>																
<i>Single-Family</i>																
Single Family Detached	P	P	P	P			P	P				P				
Single Family Attached				P	P	P		P				P				
One Additional Single-Family Detached Dwelling	P	P	C					P				P				
Disaster Emergency Housing	P	P	C		P	P	P	P				P				
Tiny Home (Single Family)	C					C										
<i>Multi-Family</i>																
Apartments					P	P						P				
Duplexes				P	P	P	P	P				P				
Townhomes (Attached)				P	P	P	P	P				P				
Tiny Home (Subdivision)	C					C										
Cluster Development					P	P	P	P				P				
Senior Care Housing					P	P	P	P				P				
<i>Manufactured Housing</i>																
Mobile Homes	P	P			P	P	P	P				P				
Manufactured Homes	P	P			P	P	P	P				P				
Mobile Home Parks						P						P				
Mobile Home Subdivisions	C					P						C				
<i>Group Living</i>																
Domestic Violence Shelter	C	C										C				
Fraternity/Sorority	P	C														
Religious Housing	P	P	P		P	P	P	P				P				
Transitional Housing	C	C			P	P	P	P				P				
Youth Home	P	P			C							C				
<b>Housing Services for the Elderly</b>																
Retirement Housing Services	C								P	P		C				
Congregate Living Services	C								C	C		C				
Assisted-Living Services	C								C	C						
Life Care or Continuing Care Services	C	C							P	P						

	Residential							Commercial			Mixed	Industrial		Special		
	AR-1	AR-2	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	MXD	LI	HI	FH	CP
Skilled-Nursing Services									P	P		P				
<b>Hotels, Motels, or Other Accommodation Services</b>																
Bed and Breakfast Inn	C	C							P	P	P	P				
Rooming and Boarding	P	P														
Hotel, Motel, or Tourist Court									P	P	P	P				
Casino Hotel										P	P					
<b>General Sales or Services</b>																
<b>Retail Sales or Service</b>																
<b>Automobile Sales and Services</b>																
Car Dealer										P	P					
Bus, Truck, RV/Camper, or Large Vehicles												P				
Bicycle, Motorcycle, ATV, etc.											P	P				
Boat or Marine Craft Dealer											P	P				
Automobile Paint & Body	C								P	P	P					
Parts, Accessories, or Tires									P	P	P	C				
Gasoline Service Station (Less than 10 Pumps)									P	P	P	C				
Truck Stop (10 or More Pumps)											C	P	C			
Diesel Truck Service Station (Repair Shop, etc.)											P	P	C			
Car Wash	C								P	P	P			P		
Wrecked Vehicle Import/Export															C	
Junkyard															C	
<b>Heavy Consumer Goods Sales or Service</b>																
Furniture or Home Furnishings										P	P	C				
Hardware, Home Centers, etc.									C	P	P	P				
Lawn & Garden Supplies									P	P	P	P				
Department Store, Warehouse Club, or Superstore										C	C	C				
Electronics and Appliances										P	P	P				
<b>Heavy Lumber Yard</b>											C					
Lumber Yard and Building Materials										P	P					
Heating and Plumbing Equipment									C	P	P	C				
<b>Durable Consumer Goods Sales and Services</b>									P	P	P	P				

	Residential							Commercial			Mixed	Industrial		Special		
	AR-1	AR-2	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	MXD	LI	HI	FH	CP
Computer and Software									P	P	P	P				
Camera and Photographic Supplies									P	P	P	P				
Clothing, Jewelry, Luggage, Shoes, etc.	C								C	P	P	C				
Sporting Goods, Toy and Hobby, and Musical Instruments	C								P	P	P	P				
Books, Magazines, Music, Stationery									P	P	P	P				
<b>Consumer Goods, Other</b>																
Florist	C	C							P	P	P	P				
Art Dealers, Supplies, Sales and Services									P	P	P	P				
Tobacco or Tobacconist Establishment									P	P	P	P				
CBD Stores									P	P	P					
Mail Order or Direct Selling Establishment	C								C	P	P	P	P			
Antique Shops, Flea Markets, etc.	C	C							P	P	P	P				
<b>Grocery, Food, Beverage, Dairy, etc.</b>																
Grocery Store, Supermarket, or Bakery	C								P	P	P	P				
Convenience Store	C	C							P	P	P	P				
Specialty Food Store									P	P	P	P				
Fruit and Vegetable Store	C	C							P	P	P	P				
Beer, Wine, and Liquor Store	C	C							P	P	P	P				
<b>Health and Personal Care</b>																
Pharmacy or Drug Store									P	P	P	P				
Cosmetic and Beauty Supplies	C	C							P	P	P	P				
Optical									P	P	P	P				
<b>Finance and Insurance</b>																
Bank, Credit Union or Savings Institution	C								P	P	P	P				
Credit and Finance Establishment									P	P	P	P				
Investment Banking, Securities and Brokerages									P	P	P	P				
Insurance-Related Establishment	C	C							P	P	P	P				
Fund, Trust, or Other Financial Establishment									P	P	P	P				
<b>Real Estate, and Rental and Leasing</b>																
<b>Real Estate Services</b>	C	C														
Real Estate Office									P	P	P	P				







	Residential								Commercial			Mixed	Industrial		Special	
	AR-1	AR-2	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	MXD	LI	HI	FH	CP
<b>Educational Services</b>																
Nursery and Preschool	C	C	C			C			P	P	P	C	P			
<b>Grade Schools</b>																
Elementary	C								P	P	P					
Middle	C								P	P	P					
Senior/High	C								P	P	P					
Continuance	C								P	P	P					
Alternate Education Services	C								P	P	P					
Adult Education Services	C								P	P	P					
<b>Colleges and Universities</b>	C								P	P	P					
<b>Technical, Trade, and Other Specialty Schools</b>																
Beauty Schools	C								P	P	P					
Business Management	C								P	P	P					
Computer Training	C								P	P	P					
Driving Education	C								P	P	P					
Fine and Performing Arts Education	C								P	P	P					
Flight Training	C								P	P	P					
Sports and Recreation Education	C								P	P	P					
<b>Public Administration</b>																
Legislative and Executive Functions									P	P	P					
<b>Judicial Functions</b>																
Courts									P	P	P					
Correctional Institutions									P	P	P					
<b>Other Government Functions</b>																
Military and National Security	C								P	P	P		P			
Space Research and Technology													P	P		
<b>Public Safety</b>																
Fire and Rescue	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Police	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Emergency Management Agency	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Emergency Medical Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

	Residential								Commercial			Mixed	Industrial		Special	
	AR-1	AR-2	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	MXD	LI	HI	FH	CP
E-911	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<b>Health and Human Services</b>																
Clinics	P								P	P	P	C	P	P		
Family Planning and Outpatient Care Centers	C								P	P	P	C				
Medical and Diagnostic Laboratories	C								P	P	P	C				
Blood and Organ Banks									P	P	P		P			
Nursing Supervision and Other Rehabilitative Services									P	P	P	C	P			
Hospital	C								P	P	P	C	P	P		
<b>Social Assistance, Welfare and Charitable Services</b>	C															
Child and Youth Services									P	P	P					
Child Day Care	C								P	P	P	C	P	P		
Community Food Services									P	P	P		P			
Other Family Services	C								P	P						
Services for Elderly and Disabled																
Veterans Affairs									P	P	P	C				
Vocational Rehabilitation	C								P	P	P	C				
<b>Religious Institutions</b>																
<b>Death Care Services</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Funeral Homes and Services	C								P	P	P		P			
Cremation Services and Cemeteries										P	C		P	P		
<b>Associations, Nonprofit Organizations, etc.</b>																
Labor and Political Organizations									P	P	P					
Business Associations and Professional Membership Organizations									P	P	P					
Civic, Social, and Fraternal Organizations	C								P	P	P					
<b>Construction-Related Businesses</b>																
<b>Building, Developing, and General Contracting</b>																
Residential Construction	P	P	P	P	P	P	P	P								
Land Development and Subdivision	P	P	P	P	P	P	P	P								
<b>Machinery Related</b>																
Building Equipment and Machinery Installation Contractors										P	P		P	P		



This \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

BOARD OF COMMISSIONERS,  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
DAMON RAHN, CHAIRMAN

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
STEPHANIE JOHNSON  
EFFINGHAM COUNTY CLERK