

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO PART II- OFFICIAL CODE-APPENDIX C- ZONING ORDINANCE-
ARTICLE III- GENERAL PROVISIONS- 3.3- ACCESSORY STRUCTURES IN RESIDENTIAL
DISTRICTS
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 3.3 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:

3.3 Accessory structures in residential districts.

3.3.1 Accessory structures in the AR-1, AR-2, AR-3, R and PD-R residential districts may be erected within a side or rear yard, provided they conform to the following:

- (a) *Maximum height.* 25-foot maximum height to the ridgeline of the roof in the R and PD-R districts; 35 feet in AR-1, AR-2, and AR-3 districts. Accessory structures used for agricultural purposes are exempt from the height restrictions in AR-1.
- (b) An accessory structure shall not be less than five feet from the rear property line and not less than five feet from interior side setback lines.
- (c) An accessory structure shall not be less than ten feet from a principal structure.
- (d) Not more than two accessory structures, including a detached garage, shall be located in any R or PD-R district, on one lot.

3.3.2 Accessory structures in the agricultural residential districts may be placed in the front yard where the property is at least five acres and not in a platted subdivision. All structures on the property must comply with the front setback requirements for a principal structure.

- (a) Accessory structures shall not be erected on a lot prior to construction of a principal structure, except for agricultural purpose storage buildings in the AR-1 zoning district, where the property is at least five acres, and not in a platted subdivision.
- (b) Accessory structures in the R, PD-R, and AR zoning districts may not be used for any type of commercial operation, except as provided for in section 3.15A and 3.15B.
- (c) An accessory structure shall not be used as a dwelling unit.

3.3.3. A shipping container may be utilized as an accessory building in an AR-1, AR-2, and AR-3 zoning districts, provided it shall conform to the following:

- (a) Containers shall be painted in solid neutral colors. No writing or advertising of any kind shall be permitted.
- (b) Containers shall meet the required side and rear yard setback requirements for an accessory structure, and shall be placed no nearer than ten feet from a primary structure.
- (c) Containers shall not be placed in the front yard.
- (d) Containers shall not be stacked above the height of a single container.
- (e) Containers shall be subject to lot coverage requirements.
- (f) Containers shall only be placed on AR-1, AR-2, and AR-3 lots that meet the minimum lot size for the district.
- (g) The number of shipping containers on AR-1, AR-2, and AR-3 lots shall be limited to one container per acre of land, to a maximum of five containers on a parcel.
- (h) No electricity or plumbing shall be connected to a shipping container.
- (i) Ventilation is not required.
- (j) No hazardous materials may be stored in a shipping container.

- (k) Shipping containers shall be secured from entry by children and the general public when not attended.
- (l) Shipping containers used for storage of equipment and supplies, and associated with an approved building construction project, shall be permitted to remain on site until the approval of the project's final building inspection, or expiration of the building permit, whichever is less.

(Ord. of 2-19-91; Ord. of 1-19-21; Ord. of 9-15-20; Ord. of 1-3-23(2); Ord. No. 2025-206, 5-6-25)

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ____ day of _____, 20__.

BOARD OF COMMISSIONERS,
EFFINGHAM COUNTY, GEORGIA

BY: _____
CHAIRMAN

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK

FIRST READING _____

SECOND READING _____