

## Staff Report

**Subject:** R-6 Text Amendments  
**Author:** Steve Candler  
**Department:** Development Services  
**Date:** September 10, 2024  
**Item Description:** Minimum Lot Width for R-6 Lots

### Summary Recommendation

The county is updating our Effingham County minimum lot widths for the expired R-6 zoning classification.

### Executive Summary/Background

Development Services is recommending the following changes:

- Current minimum lot width for R-6 zoning is 60 feet.
- Change the minimum lot width for R-6 to 50 feet.
- Mostly for cul-de-sac lots in existing R-6 subdivisions.
- Four variance request has already occurred.

### Alternatives

**Approve an amendment** to the Code of Ordinances **Part II Article V, 5.8.6 Lot and Building Requirements.**

**Deny an amendment** to the Code of Ordinances **Part II Article V, 5.8.6 Lot and Building Requirements.**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** N/A

<del>—Width</del>	<del>Minimum 60 feet</del> <b><u>50 Feet</u></b>
<b>Principle buildings:</b>	
<del>—Maximum height</del>	35 feet
<del>—Minimum front setback</del>	15 feet
<del>—Stairs (but not porches) may encroach up to five feet into front yard setback</del>	
<del>—Maximum front setback</del>	The average of the house on either side or 20 feet, whichever is less.
<del>—Minimum side setback (interior)</del>	7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)
<del>—Minimum side setback (street)</del>	15 feet
<del>—Minimum rear setback</del>	25 feet
<del>—Maximum lot coverage</del>	45%
<b>Accessory buildings:</b>	
<del>—Maximum height</del>	20 feet and not to exceed the height of the principal building
<del>—Minimum rear and side setback</del>	5 feet
<del>—Lot coverage</del>	15%

**\*\*All building setbacks shall be shown on final plat\*\***

**5.8.7 Open space requirements.** All developments in the R-6 zoning district must provide 15 percent of net usable area as common outdoor open space. Open space calculations must be on the 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. Ten percent of 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 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.~~

~~(Ord. of 8-16-16, § 1(b); Ord. of 3-1-22(1); Ord. of 11-15-22(1))~~

~~**Editor's note**— Ord. of 8-16-16, § 1(b), renumbered the former §§ 5.8—5.16 as §§ 5.9—5.17 and enacted a new § 5.8 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.~~

## **B-1 Neighborhood commercial districts.**

**Neighborhood-Business Provides for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities**

### **Refer to Article V, Table of Permitted Uses**

~~Personal and professional services (including clinics and studios).~~

~~Cafes, and restaurants.~~

~~Private clubs, lodges, community centers.~~

~~Dry cleaning outlets.~~

~~Convenience stores (retail) without gas pumps.~~