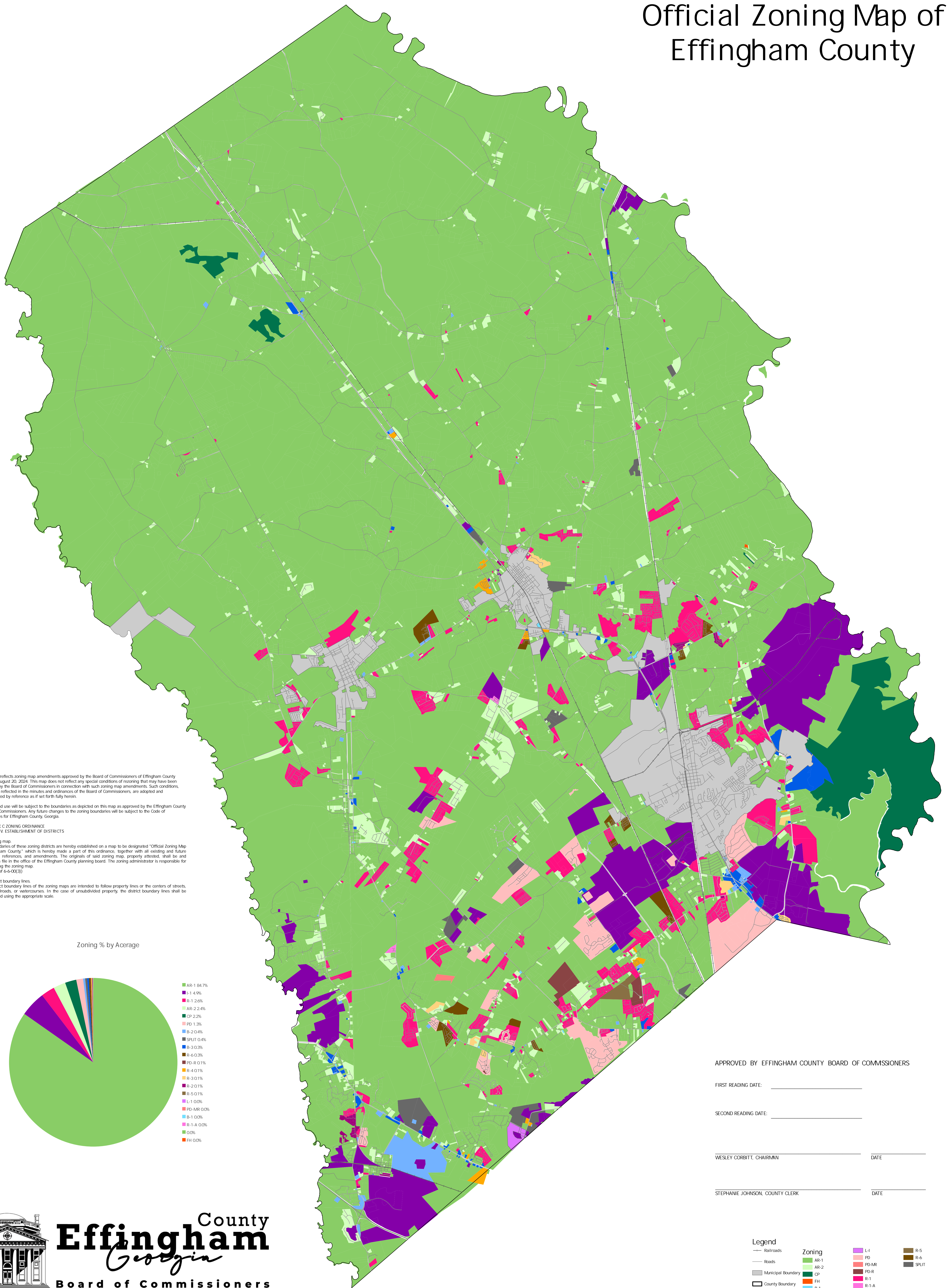


# Official Zoning Map of Effingham County



This map reflects zoning map amendments approved by the Board of Commissioners of Effingham County through August 20, 2024. This map does not reflect any special conditions of rezoning that may have been imposed by the Board of Commissioners in connection with such zoning map amendments. Such conditions, which are reflected in the minutes and ordinances of the Board of Commissioners, are adopted and incorporated by reference as if set forth fully herein.

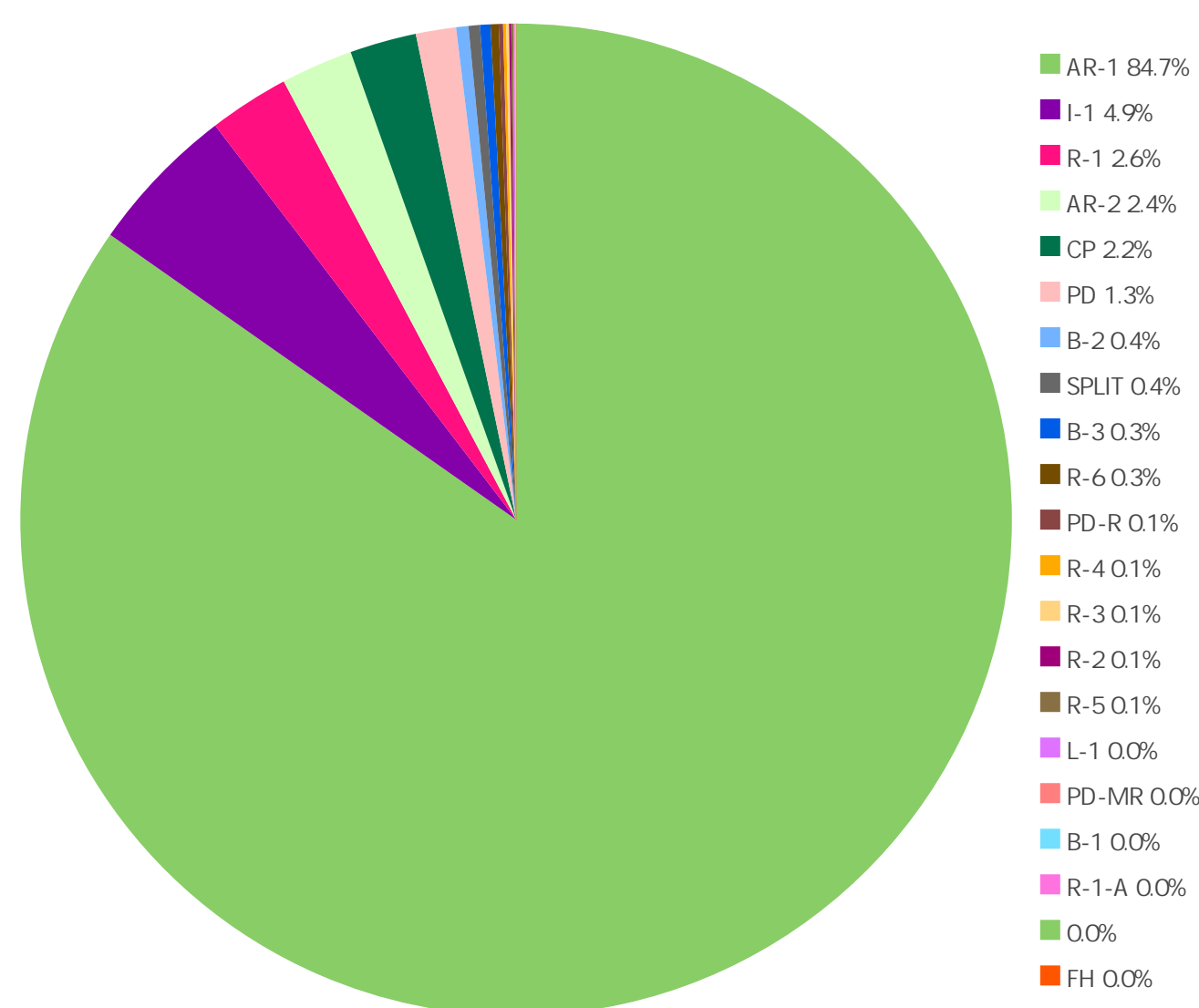
Future land use will be subject to the boundaries as depicted on this map as approved by the Effingham County Board of Commissioners. Any future changes to the zoning boundaries will be subject to the Code of Ordinances for Effingham County, Georgia.

**APPENDIX C ZONING ORDINANCE**  
**ARTICLE IV ESTABLISHMENT OF DISTRICTS**

**4.2 Zoning map**  
 The boundaries of these zoning districts are hereby established on a map to be designated "Official Zoning Map of Effingham County" which is hereby made a part of this ordinance, together with all existing and future notations, references, and amendments. The originals of said zoning map, properly attested, shall be and remain on file in the office of the Effingham County planning board. The zoning administrator is responsible for maintaining the zoning map. (Amend. of 6-4-00-00)

**4.3 District boundary lines**  
 The district boundary lines of the zoning maps are intended to follow property lines or the centers of streets, alleys, railroads, or watercourses. In the case of unsubdivided property, the district boundary lines shall be determined using the appropriate scale.

Zoning % by Acreage



APPROVED BY EFFINGHAM COUNTY BOARD OF COMMISSIONERS

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

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

WESLEY CORBITT, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

STEPHANIE JOHNSON, COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



Legend	
— Railroads	Zoning
— Roads	AR-1
— Municipal Boundary	AR-2
— County Boundary	CP
	FH
	B-1
	B-2
	B-3
	L-1
	L-1
	PD
	PD-MR
	PD-R
	R-1
	R-1.A
	R-2
	R-3
	R-4
	R-5
	R-6
	SPLIT

