

Official Zoning Map
of
Effingham County

This map reflects zoning map amendments approved by the Board of Commissioners of Effingham County through December 11, 2012. 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.

Zoning boundaries for parcels 419-1, 465-2, 465-23, and 478-2 have been determined based on information provided by the applicant at the time of rezoning. 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.

First Reading Date: 01/22/13

Second Reading Date: 02/07/13

SIGNATURE BLOCK:

Wendall Kessler, Chairman

Patrice R. Crawley, County Clerk

- Legend
- Elementary Schools
 - Middle Schools
 - High Schools
 - Communities
 - State Routes
 - Interstate Routes
 - Roads
 - Railroads
 - Streams
 - Ponds / Lake
 - City Limits
 - Effingham County Boundary

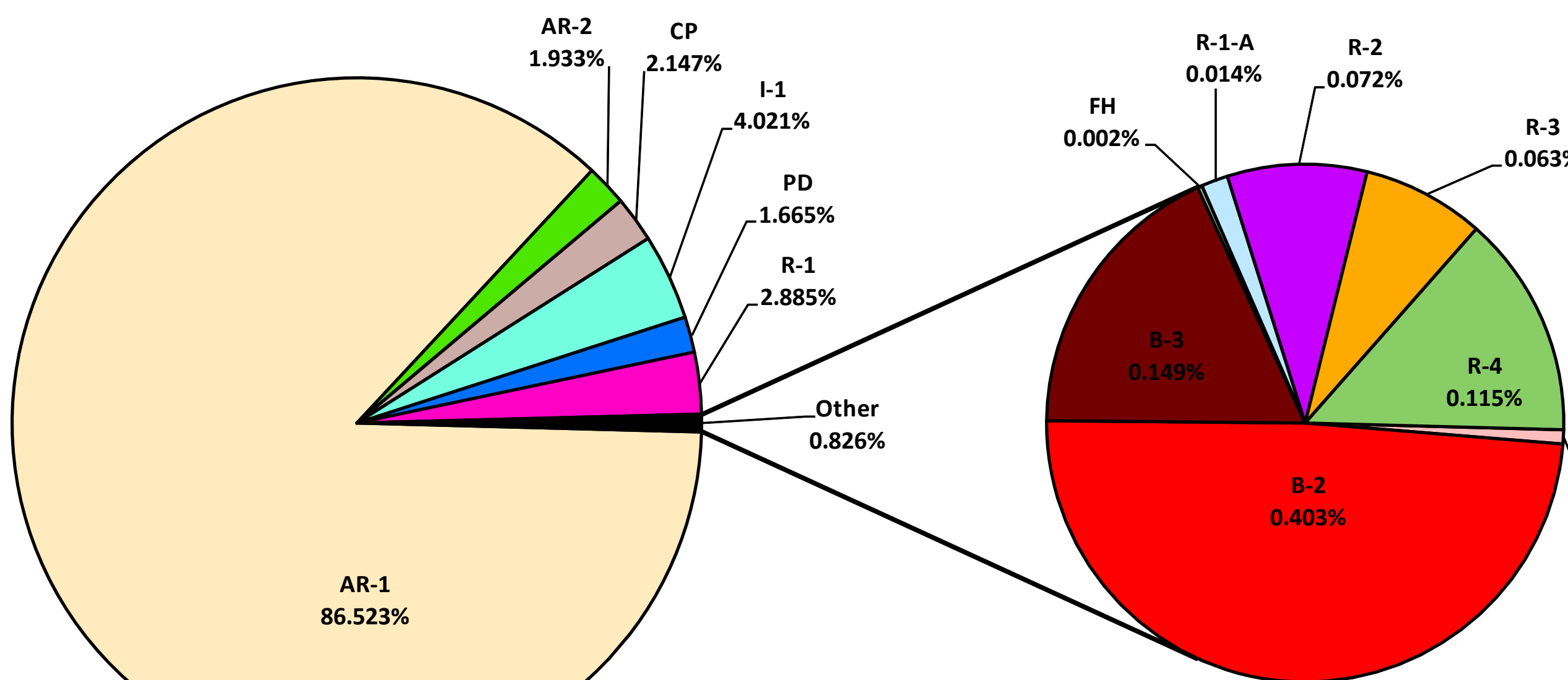
ARTICLE IV. ESTABLISHMENT OF DISTRICTS

4.1 Zoning of districts. For the purpose of this ordinance the area of Effingham County, Georgia, is hereby divided into the following zoning districts:

- AR-1 / Agricultural residential districts (five acres or more)
- AR-2 / Agricultural residential districts (less than five acres)
- R-1 / Single-family residential districts
- R-1-A / Single-family residential district (alternative)
- R-2 / Two-family residential districts
- R-3 / Multifamily residential districts
- R-4 / Planned manufactured home community districts
- B-1 / Neighborhood commercial districts
- B-2 / General commercial districts
- B-3 / Highway commercial districts
- I-1 / Industrial districts
- FH / Flood hazard districts
- CP / Conservation preservation districts
- PD / Planned Development

- Overlay District
- Historical Village Overlay District
- Meldrim

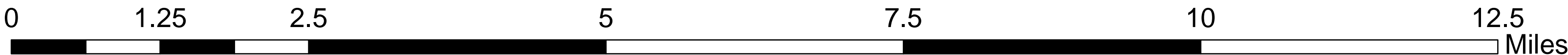
Zoning Percentages



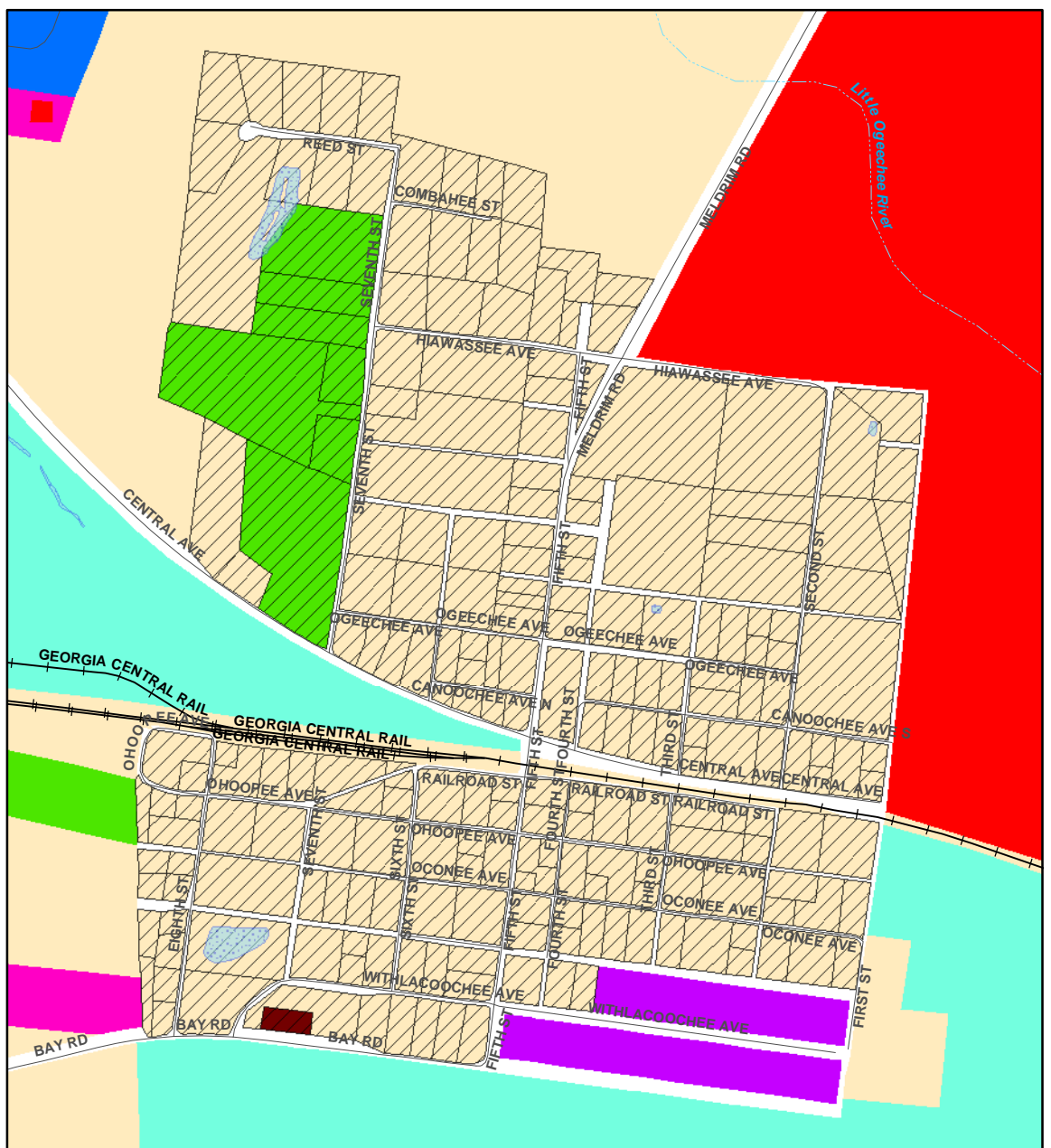
Effingham County GIS 12/11/2012

Path: \\effsql03\GIS\PROJECTS\ZONING_PROJECTS\2012 Zoning Map

1:50,000
1 inch = 4,167 feet
1 inch = 0.79 miles
1 inch = 1,389 yards



Meldrim Historical Village Overlay District



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 6-6-00(3))

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 Code	Acres	# of Parcels
AR-1	253767.66	10789
AR-2	5684.48	2406
B-1	21.34	16
B-2	1182.87	150
B-3	436.61	123
CP	6293.43	7
FH	6.91	2
I-1	11788.03	109
PD	4800.39	1655
R-1	8439.01	5783
R-1-A	40.52	23
R-2	211.05	236
R-3	185.43	72
R-4	336.66	24