

STATE OF GEORGIA

HENRY COUNTY

ORDINANCE NO. 22-07

**AN ORDINANCE BY HENRY COUNTY GEORGIA, TO AMEND THE UNIFIED LAND DEVELOPMENT CODE (ULDC) REGARDING ROOF PITCH REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS**

**WHEREAS**, the Unified Land Development Code (ULDC) was adopted and made a part of the Henry County Code of Ordinances by the Henry County Board of Commissioners (BOC) on September 15, 2009; and

**WHEREAS**, *Section 12.02.11, Requirements for Amendments* of the ULDC outlines the procedural process for amendments to the Code; and

**WHEREAS**, staff has reviewed the ULDC and proposes to amend various sections of the ULDC (ULDC-AM-22-07) as it pertains to the roof pitch requirements of single-family residential dwellings;

**WHEREAS**, County and State requirements for legal advertisement and a public hearing have been met;

**NOW, THEREFORE, BE IT ORDAINED** by the Henry County Board of Commissioners, and it is hereby ordained by the authority of the same, that

**I.**

*Section 4.01.07 Design standards for single-family dwellings within the RA, R-1, R-2, R-3, R-4, and R-5 zoning districts* of the ULDC be amended to read as follows:

*Section 4.01.07 Design standards for single-family dwellings within the RA, R-1, R-2, R-3, R-4, and R-5 zoning districts. All single-family dwellings, including mobile and manufactured homes shall meet the design standards set forth in subsections 4.01.07.A. through H. Mobile and Manufactured homes in the RMH zoning district shall meet the standards of the district and standards for manufactured home/mobile home parks set forth in subsection 4.03.16.*

- A. The minimum width of the building shall exceed sixteen (16) feet.*
- B. The minimum roof pitch shall be 4:12, with the exception of attached patio covers. The minimum roof pitch of an attached patio cover shall be as required by the current state minimum standard codes for construction as adopted by the Department of Community Affairs, along with their respective amendments.*
  - 1. Requests to vary from the minimum roof pitch requirement for properties located outside of a platted subdivision shall be handled administratively through the administrative waiver process.*

- a. An appeal to the decision of the administrator shall be in accordance with Section 12.04.00 of the ULDC.*
- 2. Requests to vary from the minimum roof pitch requirement for properties located within a platted subdivision shall be brought before the Board of Commissioners for a public hearing. The public hearing notice shall be in accordance with Section 12.03.00 of the ULDC.*
- C. Roof materials shall include wood or cedar shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, or built-up gravel materials. Other roof materials may be used where specifically approved by the building official.*
- D. The dwelling shall be attached to a permanent foundation. The foundation shall be concrete or masonry blocks joined by mortar or both.*
- E. Any building having its finished floor entirely above grade, except for a basement, as defined in the standard building codes, shall be enclosed by masonry blocks or bricks joined by mortar, or poured concrete walls having a height of at least eighteen (18) inches high and a minimum width of six (6) inches wide.*
- F. The exterior siding material shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance. Where metal or vinyl lap siding is used, the siding shall not have a shiny surface. Siding materials shall improve or reflect the existing character of the surrounding area.*
- G. The building shall be constructed according to standards established either by the state minimum standard codes, the Standard Building Code, the National Manufactured Housing Construction and Safety Standards Act, or the State of Georgia Industrial Building Act.*
- H. A compatibility review shall be conducted to verify that a proposed mobile or manufactured home meets the standards set forth in subsection 4.01.07. Requirements for review are set forth in subsection 12.02.08.*

## **II.**

It is the intention of the BOC, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Henry County, Georgia.

## **III.**

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

## **IV.**

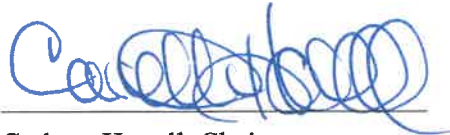
Should any section, part or provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof not specifically declared to be invalid or unconstitutional.

V.

This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

**BE IT SO ORDAINED, THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**BOARD OF COMMISSIONERS  
OF HENRY COUNTY, GEORGIA**



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, County Clerk