

ORDINANCE NO. 14- 02

HENRY COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO AMEND THE UNIFIED LAND DEVELOPMENT CODE REGARDING MINIMUM ROOF PITCH FOR RESIDENTIAL PATIO COVERS

WHEREAS, patio covers are a common addition to homes and are typically engineered prefabricated assemblies or conventionally framed site-constructed structures; and

WHEREAS, the roof pitch is often a function of where the patio cover intersects with existing construction; and

WHEREAS, roof pitch as required by the Unified Land Development Code may be incompatible with existing construction; and

WHEREAS, the Zoning Advisory Board approved ULDC-AM-14-02 to amend the Unified Land Development Code regarding minimum roof pitch for residential patio covers on May 8, 2014.

NOW, THEREFORE BE IT RESOLVED BY THE HENRY COUNTY BOARD OF COMMISSIONERS, to modify the Unified Land Development Code (ULDC) as follows:

- 1) Revise ULDC Chapter 4, Site Design Standards, 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*, Subsection B to read as follows:
 - 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 Board of Community Affairs, along with their respective amendments.
- 2) Revise ULDC Chapter 4, Site Design Standards, Section 4.02.01, *Bruton Smith Parkway Overlay District (BSPOD)*, Subsection E.2.c.ii to read as follows:
 - ii. Roofs shall have a minimum of 5:12 pitch, 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 Board of Community Affairs, along with their respective amendments. Roofing materials for pitched or mansard roofs shall be limited to the following:
 - Metal standing seam.
 - Tile, slate or stone.
 - Wood shake.
 - Architectural-style asphalt shingles.
 - Shingles with a slate, tile or metal appearance.
- 3) Revise ULDC Appendix A. Master list of acronyms and definitions, by adding the following definition after “*Parking space, off-street*” and before “*Pavement width*”:

Patio cover. An attached structure with open, screened or glazed walls which is used only for recreational, outdoor living purposes associated with the dwelling unit and not as carports, garages, storage rooms or habitable rooms.

BE IT SO RESOLVED THIS 17TH DAY OF JUNE, 2014

HENRY COUNTY BOARD OF COMMISSIONERS

Tommy N. Smith, Chairman

ATTEST:

Shay Mathis, County Clerk