

Ordinance # 021-25; Adopted 07/01/2025

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA
TO AMEND APPENDIX A. ZONING AND DEVELOPMENT OF THE COWETA
COUNTY CODE OF ORDINANCES, AND FOR OTHER PURPOSES**

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Coweta County, Georgia and it is hereby ordained by the same that Appendix A. Zoning and Development of the Coweta County Code of Ordinances be amended as follows:

AMEND Article 7. RC Rural Conservation District, Section 72, Subsection 4. as follows:

4. Unless authorized through the exception set forth in subsection 12., below, non-commercial agricultural uses, including poultry, horses and livestock raising, as an accessory use to a single-family dwelling for the principal benefit of the occupants thereof. Non-commercial agricultural uses, at a minimum, shall meet the following:

ADD the following to Article 7. RC Rural Conservation District, Section 72:

12. Backyard chicken practices which cannot meet the setbacks noted above for noncommercial agricultural poultry keeping, may still be allowed when in compliance with the following:
 - (a) Non-commercial use only. Chickens, chicken products, and/or by-products shall not be sold on the property.
 - (b) The minimum lot size for the keeping of backyard chickens shall be one-half acre.
 - (c) No more than ten chickens are permitted on a lot.
 - (d) Chicken coops, runs, chicken houses and/or roosting structures shall not require a building permit unless meeting the requirements for permit under Chapter 14.
 - (e) A covered enclosure shall be provided for roosting and protection. Chicken coops, runs, chicken houses, and/or roosting structures shall be situated in the rear yard. At all times, chickens must be kept within a fenced or enclosed area and no person shall fail to prevent his or her chickens from straying from the property of the owner or keeper, or going upon the property of any other person, or upon any public rights-of-way. All coops, runs, houses and/or roosting structures shall be required to adhere to the minimum building setback standards that are in effect for the zoning district where the structure is to be built. However, in no event shall any such structure encroach within 30 feet from the rear and side property lines and shall be at minimum 50 feet from residential structures on adjacent properties.

- (f) The area shall be kept in a neat and sanitary condition and must be cleaned on a regular basis to prevent offensive odors, attraction of flies and/or vermin, the creation of an environment otherwise injurious to the public health and safety, or that would obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property by members of the neighborhood or other persons. The provision must be made for the storage and removal of hen droppings and any dead birds. All stored droppings used for composting shall be fully covered or placed in an enclosure. Such enclosures must be setback a minimum of 30 feet from all property lines and 50 feet from residential structures on adjacent properties. All other droppings not used for composting or fertilizing shall be removed. In addition, the coop, enclosure, and surrounding area must be kept free from trash and accumulated droppings. Dead chickens must be disposed of in a sanitary manner.
- (g) Roosters and any other crowing fowl shall be limited to one per parcel.
- (h) Feed and feed supplements shall be kept in fully enclosed, rodent-proof containers.
- (i) No permission or allowance authorized by this section shall supersede applicable private covenants.
- (j) Homeowners are encouraged to contact the University of Georgia's Coweta County Extension Office for assistance with coop design and backyard chicken education resources.

This amendment shall become effective immediately.

SO ORDAINED IN LAWFULLY ASSEMBLED, OPEN SESSION AFTER PUBLIC NOTICE AND AS PROVIDED BY GEORGIA LAW THIS 1st DAY OF JULY 2025.

Chairman

Attest: _____
County Clerk