

**Ordinance # 041-17; Adopted 12/19/2017**

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO AMEND APPENDIX A. ZONING AND DEVELOPMENT, ARTICLE 4. APPLICATION OF REGULATIONS, SECTION 46. ATTACHMENT OF ACCESSORY BUILDINGS TO PRINCIPAL BUILDINGS OF THE COWETA COUNTY CODE OF ORDINANCES**

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of Coweta County, Georgia and;

**IT IS HEREBY ORDAINED** by the authority of the same that Appendix A. Zoning and Development, Article 4. Application of Regulations, Section 46. Attachment of Accessory Buildings to Principal Buildings be amended as follows:

**DELETE** the following in its entirety:

**Section 46. Attachment of accessory buildings to principal buildings**

When an accessory building is attached to the principal building by a breezeway, passageway or similar means, it shall comply with the minimum yard setback requirements of the principal building to which it is attached.

The maximum length of a breezeway (open passageway) shall be twenty feet when attached to a principal building. A passageway, exceeding twenty feet in length, attached to a principal building, shall be enclosed, heated, livable area.

All breezeways and passageways shall be constructed of material acceptable to the Building Official.

**and REPLACE IT WITH** the following:

**Section 46. Attachment of accessory buildings to principal buildings**

When an accessory building is attached to the principal building by a breezeway, passageway, or similar means, it shall comply with the minimum yard setback requirements of the principal building to which it is attached.

The breezeway shall provide a covered connection for the walking surface, which leads between the exterior doors of both the principal building and the accessory structure. If the distance between the two structures, as measured from the closest point of each foundation, exceeds twenty (20) feet, then the breezeway must be enclosed, heated, livable area.

All breezeways and passageways shall be constructed of materials acceptable to the Building Official.

**SO ORDAINED IN OPEN SESSION, LAWFULLY ASSEMBLED AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

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CHAIRMAN

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ATTEST: \_\_\_\_\_

CLERK