

## Ordinance 635-20

AN ORDINANCE TO AMEND ZONING ORDINANCE 191-00, ARTICLE IV, Section 403.1 Architectural and Article X, Section 1004 Signs

THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA finds as follows:

1. Proposed amendments to the Summerdale Zoning Ordinance were considered by the Summerdale Planning Commission.
2. The Planning Commission has recommended to the Town Council that the amendment be approved.
3. The Town Council has received the recommendation of the Planning Commission and held a public hearing on that same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA, AS FOLLOWS:

**SECTION I.** Amendment to Zoning Ordinance 191-00, Article IV, Section 403.1 Architectural shall read as follows:

### **Section 403.1 Architectural Restrictions**

*No Buildings shall be constructed or renovated with metal sided walls closer than 300 feet from the right-of-way within the Business Corridor Overlay Zone (BCOZ). If any portion of a building falls within the BCOZ the entire building shall be subject to the restrictions of the BCOZ. All building within this overlay zone shall meet the following conditions:*

1. *All buildings in the BCOZ shall have an approved architectural façade on all elevations*
  - a. Acceptable materials for the external elevations of buildings or facades include stucco, brick, scored or split face block, wood shingles, wood lap or board and batten siding and fiber cement lap siding. It is recommended that large walls be broken up through the use of architectural features or embellishments such as color bands, cornice work, wainscot, protrusions, recessed windows or entries. Alternative materials other than listed above must be approved through the Site Plan approval process.
  - b. Vertical surfaces extending more than eighteen (18) inches below the roof shall be considered as walls and shall meet the requirements for wall surfacing.
2. The above provisions of this Section are intended to serve as a guide to prospective Developers, Designers or Builders and are not promoted as being all inclusive. Additional comments may be generated through the Site Plan Review Process.

**Section II.** Amendment to Zoning Ordinance 191-00, Article X, Section 1004 Signs shall read as follows:


All regulations pertaining to signs under the BCOZ apply exclusively to structures set back 150 feet and less from the front property line of businesses fronting on State Highway 59 *and the Baldwin Beach Express*. Signs set back farther than 150 feet from the front property line of a business must comply with the requirements stipulated under Section 908.

**Section III.** That all other Articles and Sections thereof said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.

**SECTION VI.** That this Ordinance shall become effective following the posting as required by law.

**FURTHER,** it is recommended that the Zoning Ordinance be amended so that the Table of Contents reflects any changes to the zoning text.

**APPROVED** and **ADOPTED** this the 14<sup>th</sup> day of September, 2020.

  
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Mayor David Wilson

ATTESTED BY:

  
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Clerk