

Ordinance 654-21

AN ORDINANCE TO AMEND ZONING ORDINANCE 191-00, ARTICLE, IX SECTION 908 ARTICLE VI. SECTION 606 B-1 NEIGHBORHOOD BUSINESS DISTRICT WITH RESIDENTIAL COMPONENT

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. GENERAL PROVISION Article IX, Section 908 to read as follows:

Section 908. Outdoor Advertising Requirements.

- 908.1 *Permit Specifications.* Any owner, authorized agent or contractor who desires to erect or construct a sign of any description shall first make application to the Building Official and obtain the required permit therefor.
- a. In the case of a sign thirty (30) feet or more in height, drawings of the support structure must be included with application for permit. The drawings for support structure must bear the seal of a registered engineer or architect in the State of Alabama.
 - b. There shall be a minimum height restriction of twelve (12) feet and a maximum height restriction of seventy-five (75) feet, measured from the ground at the base of the sign supports.
 - c. An annual license fee shall be paid at the beginning of each calendar year for off premises sign faces exceeding nine (9) square feet.
 - d. A commercial off-premise sign, not exceeding nine (9) square feet of sign face, may be permitted on private property, in a commercial zone, with permission from the property owner and approval from the Summerdale Planning Commission.
 - e. All temporary signs shall follow regulations set forth in this Zoning Ordinance, Section 1004.15 Temporary Signs

SECTION II. Section B-1 Neighborhood Business District with Residential Component to add the following:

Section 606. B-1 Neighborhood Business District with residential component

This district is intended primarily to serve the needs of the surrounding residential neighborhoods, providing goods and services that are day-to-day needs, generally classed by merchants as *convenience goods and services*. Like the B-2 commercial business district it is to provide local shoppers with goods, services and specialty goods, amusements, restaurants, places of entertainment with and without the sale of liquor for the town wide market. The primary purpose is retail trade, however, a residential component may be added to the structure on the second floor in the downtown area to encourage downtown living.

All buildings located in the B-1 zoning district in the downtown area along 1st street shall have an approved neo-traditional architectural façade, excluding ribbed metal siding, on the front elevation and all other elevations that are adjacent to a public/private street or right-of-way, and a minimum of ten (10) feet along sides not adjacent to a street. 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.

Use Regulations

Use Permitted:

Any retail use, service, or wholesale business not specifically restricted or prohibited, including but not limited

to all of the following types of businesses: parking lots, hotels/motels, bed and breakfasts, offices, banks, public buildings, business signs, clubs and fraternal organizations, crematories, places of amusement and assembly, pet stores, churches, or similar places of worship, restaurants without or with the sale of alcoholic beverages as an ancillary use, places of entertainment without the sale of alcoholic beverages, and similar types of business.

Uses Permitted on Appeal:

Filling stations where no major repair work is done; hotels/motels; on-site residence whereby the purpose of which is to provide for the over-watch, protection, or management of the property or equipment pertaining or specific to the business.

Uses Prohibited:

Auto repair, laundry and dry-cleaning plants; manufacturing; cabarets; night clubs, whether or not operated by non-profit organizations; open-lot sales for cars or trailers, used or new; roller skating rinks; bowling alleys; curb markets and fruit stands; mobile home parks, any use prohibited in a B-2 Business District.

Space and Height Regulations

Minimum Lot Size:

None specified. However, it is the intent of the Ordinance that lots of sufficient size be used for any business service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.

Minimum Yard Size:

Front 20 feet; rear 25 feet; street side yard 15 feet; interior side yards none except 20 feet when contiguous to a R-1, R-2, R-3, or MH-1 District, 10 feet of which shall be planted in an evergreen material or other suitable buffer to provide a screen, at least eight (8) feet in height,

Off-Street Parking:

See GENERAL PROVISIONS, Off-Street Automobile Storage. (See Section 902.)

Off-Street Loading and Unloading:


Shall use required rear or side yard for loading or unloading.

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

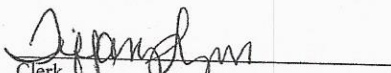
SECTION IV. That this Ordinance shall become effective following the posting as required by law.

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 13th day of September, 2021.


Mayor David Wilson

ATTESTED BY:


Clerk