

Ordinance 685-23

AN ORDINANCE TO AMEND ZONING ORDINANCE 191-00, SECTION 911 AND ARTICLE 602, SECTION 603, AND SECTION 604 USE REGULATIONS

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. SECTION 911 TO READ AS FOLLOWS:

Section 911 Subdivision Screening Landscape requirements set forth in the Subdivision Regulations shall also govern. The stricter of the two shall apply.

911.1 Hwy 59 Corridor Subdivision Screening or noise barrier fences up to 7 feet in height shall be allowed rearward of the required 10-foot landscaped area adjacent to the Hwy 59 Corridor provided the subdivision to be fenced contains 5 or more acres within the subdivision's boundaries.

911.2 Subdivision screening or noise barrier fences following the same criteria as in Sub-Section 911.1 may be allowed.

SECTION II. SECTION 602 RESIDENTIAL DISTRICT TO READ AS FOLLOWS:

Section 602. R-1 Residential District

Use Regulations Uses Permitted: Site Built single-family dwellings, modular homes; accessory structures; gardens, residential parking for communal use, public buildings, including schools and libraries. Agricultural farm on parcels containing one acre or more of land.

SECTION III. SECTION 603 R-2 RESIDENTIAL DISTRICT TO READ AS FOLLOWS:

Section 603. R-2 Residential District.

Use Regulations Uses Permitted: Site-built single-family dwellings; modular homes, two-family dwellings, accessory structures; gardens; playgrounds; parks; residential parking for communal use, churches; public buildings; including public schools and libraries. Agricultural farm use on parcels containing one acre or more of land. Only one, two-family dwelling structure is permitted per parcel. Multiple two-family dwellings will fall under the requirements in Section 604.1

SECTION IV. SECTION 604 RESIDENTIAL DISTRICT TO READ AS FOLLOWS:

Section 604. R-3 Residential District.

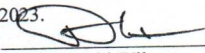
Use Regulations Uses Permitted: Site-built single-family dwellings; modular homes, multi-family dwellings, two-family dwellings, accessory structures; bed and breakfasts; churches; gardens; residential parking for communal use, playgrounds; parks; and public buildings including public schools and libraries. Agricultural farm use on parcels containing one acre or more of land.

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

SECTION VI. 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 11th day of September, 2023.



Mayor David Wilson

ATTESTED BY:



Clerk

CERTIFICATION

I, Tiffany Lynn, Town Clerk of the Town of Summerdale, do hereby certify that the foregoing is a true, correct, and exact copy of the Ordinance adopted at a regular Town Council meeting held on the 11th, day of September, 2023, the original of which is on file and of record in the Ordinance Book of the Town Council in my custody.

The foregoing Ordinance was published by posting copies thereof at four public places within the corporate limits of the Town of Summerdale, to-wit Town Hall, Police Department, Summerdale Library, Summerdale Post Office, and said copies remain so posted for a period of time and in the manner as required by law and all in strict conformity to the statutes made and provided relating thereto.

Given Under my Hand and Official seal of the Town of Summerdale, Alabama, on this 11th day of September, 2023.



Town Clerk