Ordinance 728-25

AN ORDINANCE TO AMEND ZONING ORDINANCE 191-00, SECTION 403

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 1. The following Section 403 to read as follows:

For residential developments involving the construction of three (3) or more dwelling units and all commercial and industrial developments, a site plan must be reviewed by Town staff and the Planning Commission prior to the issuance of a building permit. Upon review the submitted site plan, the staff reports and makes recommendations to the Planning Commission as to whether the site plan is in conformance with the requirements of this Ordinance. Final approval of the site plan is to be made by the Planning Commission prior to the issuance of a building permit.. It shall be unlawful for the Municipal Building Official to issue a building permit for any excavation or construction requiring a site plan until such plans have been reviewed by the Planning Commission in detail and found to be in conformity with this Ordinance except that the building official may issue land disturbance permits for the purpose of clearing sites, filling of land, or installation of culvert pipes in rights-of-way. To this end, the Municipal Building Official shall require that every application for a building permit for excavation, construction, use of land, moving or alteration be accompanied by a plan drawn to scale and showing the following in sufficient detail to enable the staff to ascertain whether the proposed excavation, construction, use of land, moving or alteration is in conformance with this Ordinance. A conceptual review may be performed with staff during the planning stages of a project but will not be considered a formal review. Formal reviews will only be made on submitted finalized plans. If an existing development submits a permit application for an alteration that would not require a major change in the general provisions of the site, the building/planning staff may perform a formal review and issue an approval of the permit application. The staff may require additional landscaping and parking lot maintenance if deemed necessary. If construction of a project has not begun within one (1) year from the date of Planning Commission approval, all approved site plans must be resubmitted for review and approval by the Town staff. If there are changes from the original approved plan or the original approved plan is no longer in conformance with current standards, the site plan must be approved by the staff and recommended to the Planning Commission for final approval.

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

SECTION III. 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 8th day of December 2025.

Mayor

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 8th day of December 2025, 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.