

ORDINANCE NO. 2021-01

AN ORDINANCE REVISING SECTION 8.2 GARDEN PATIO HOME OF THE ZONING ORDINANCE OF THE TOWN OF LOXLEY, ALABAMA

The Town Council of the Town of Loxley, Alabama, finds as follows:

WHEREAS, the Town Council and the Planning Commission has been reviewing proposed amendments to the Zoning Ordinance.

WHEREAS, the Town Council of the Town of Loxley believes that it is in the best interests of the public health and welfare that it revises Section 8.2 under Article VIII, SPECIAL PROVISIONS of the Zoning Ordinance of the Town of Loxley, Alabama.

WHEREAS, the Planning Commission for the Town of Loxley conducted a public hearing on December 10, 2020, and thereafter made a favorable recommendation to the Town Council to revise Section 8.2 of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Loxley, Alabama, as follows:

SECTION 1. That Section 8.2 under Article VIII, SPECIAL PROVISIONS of the Zoning Ordinance for the Town of Loxley, Alabama be revised to read as follows:

8.2 Garden Patio Home

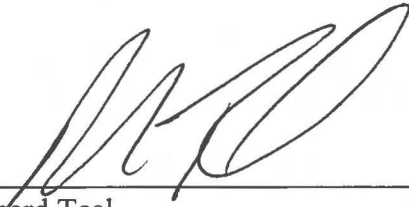
- 8.2.1. No building permit shall be issued for patio homes except upon favorable or conditionally favorable report by the Planning Commission. Prior to issuing a favorable report, the Planning Commission shall determine that the proposed patio homes are designed in such a manner as to be in harmony with the character of the surrounding neighborhood. Where conditions are attached by the Planning Commission, they shall be included as part of the building permit.
- 8.2.2. It is the intent of this Ordinance that patio homes, in areas where they are or may be permitted may be appropriately intermingled with other types of housing; shall constitute groupings making efficient, economical, comfortable, and convenient use of land and open space; and serving the public purposes of zoning by means alternative to conventional arrangements of yards and buildings areas.
- 8.2.3. In line with general considerations above, the following site plan and design criteria are established:
- A. Each patio home shall be constructed on its own lot, and shall be a minimum lot width of 60 (sixty) feet at the building line with minimum lot area of six thousand (6,000) square feet.
 - B. Each patio home lot shall have two side yards with a minimum of ten (10) feet each. Minimum depth of rear yard shall be fifteen (15) feet. Side yards may be averaged but shall not be less than eight (8) feet. Fireplace and chimney may be placed in the side or rear yard setback provided they do not project beyond the thirty (30) inch permitted roof overhang and provided they do not restrict or obstruct any drainage or drainage easement, either existing or proposed.
 - C. The required ten (10) foot side yards must be kept perpetually free of permanent obstructions, accessory structures, walls and fences without gates.
 - D. Privacy fences or walls may be placed on or along any lot line provided that such fences or walls are not constructed in such a manner as to block any local lot drainage and provided gates or other openings are provided that will not restrict access for fire protection. An eight (8) foot maximum height limit will be permitted for privacy fences or walls located on or along any required side or rear yard.

- E. Each patio home shall have on its own lot one yard containing not less than six hundred (600) square feet, reasonably secluded from view of streets of neighboring property.
- F. Maximum lot coverage permitted for the main dwelling shall be one hundred (100) percent of the permitted building area not including coverage permitted for accessory buildings or structures.
- G. Off-street parking shall be provided at the rate of two (2) spaces per dwelling unit and shall be located within the interior of the lot. Garages shall not be credited toward the parking requirements, if said garage is a part of the main dwelling or attached to the main dwelling.
- H. No accessory structures shall be erected in a required front, side, street side yard, or open space. Accessory structures shall be permitted in the rear yard and shall not exceed one and one half (1 1/2) stories in height; and shall not cover more than twenty-five (25) percent of the required rear yard; and five (5) feet from any other structure on the same lot. These requirements shall not apply to unattached open carports and garages.
- I. Unattached garages and carports shall be permitted in addition to the twenty-five (25) percent coverage for accessory structures, but shall not exceed six hundred (600) square feet in area; and shall not be placed in any required front, side or street side yard or open space; and shall not exceed one and one half (1 1/2) stores in height; and five (5) feet from any other structure on the same lot.

SECTION 2. That other Articles and Sections of said Zoning Ordinance shall remain in full force as originally adopted or subsequently duly amended.


SECTION 3. That this Ordinance shall become effective following the posting as required by law.

ADOPTED this 11th day of January, 2021.




Richard Teal
Mayor

ATTEST:


Melissa Lawrence
Town Clerk/Treasurer

CERTIFICATION OF POSTING

I, Melissa Lawrence, Town Clerk/Treasurer of the Town of Loxley, Alabama, hereby certify that the above noted ordinance was published by posting copies thereof in the Loxley Post Office, Loxley Police Station, Loxley Public Library, and Loxley Town Hall beginning January 13, 2021 and took effect five (5) days thereafter.


Melissa Lawrence
Town Clerk/Treasurer