

PUBLIC NOTICE

Take notice that an ordinance to zone property will be considered by the Athens City Council pursuant to § 11-52-77 and 78 of the *Code of Alabama*.

More specifically, the Athens City Council will hold a public hearing on a proposed ordinance to amend the Zoning Ordinance of the City of Athens, Alabama. The public hearing will be held at a regular meeting of the city council, on October 12, 2020 at 5:30 PM, in the City Council Chambers located at Athens City Hall, 200 Hobbs Street West, in Athens, Alabama 35611.

Physical copies of the proposed ordinance may be inspected in advance at the Athens City Hall in the Building Inspection Department. The proposed ordinance is also available for public inspection online at www.athensalabama.us

The proposed changes to the Zoning Ordinance do not relate to any particular property(ies) in the city. Instead, as the entire city is subject to the ordinance, they will generally impact the zoning of the entire area of the city of Athens, Alabama, with respect to the present and future uses of property throughout the city.

The following is a summary of the nature and scope of the proposed changes to the Zoning Ordinance. The proposed changes would:

- amend § 3.9.1.C and § 9.2 to modify the measurement method within shopping centers between businesses with alcohol (beer/wine) and church, schools, and daycares, and amend the definition of child development facility;
- amend § 6.5.6 and Table 6-2 to modify minimum off-street parking requirements for gas stations to count stacking spaces, and modify the a minimum off-street parking spaces requirements for a gas station;
- amend Table 5-5 to modify and clarify by replacing term “Minimum Lot Width at Front Building Line” with “Minimum Lot Width” and add notes about zero-lot line option for B-2 district, how minimum lot width applies to a cul-de-sac, and major arterial roads;
- amend § 6.5.3.c(1)(a) to modify by removing stone as a permitted material for off-street parking and loading areas;
- amend § 4.21 and § 4.22, to modify by reducing the minimum ground story height and upper story height in the Traditional Districts for duplex, triplex, and quadplex buildings;
- amend § 6.6.14.F to offer flexibility with respect to sidewalk requirements in certain situations (including provisions whereby the Zoning Official can allow an exception to the sidewalk construction requirements if there is little/no likelihood that the new sidewalk would be joined to others in the future, such that applicant can instead contribute a portion of the anticipated cost that would have been expended on the new sidewalk into a sidewalk fund, to be used for funding other sidewalk projects in the city);
- amend § 6.5.5.F to exempt certain areas of downtown from minimum parking requirements when conditions are met;
- amend § 6.1.15.A to modify Appeal of Design Standards process by narrowing the scope of the portions of the Zoning Ordinance that it applies to;
- amend various sections of the Zoning Ordinance to correct grammatical errors, spelling errors, and internal document references;

- amend § 6.1.11.D to modify the façade standards for attached residential structures to apply those standards to building walls;
- amend § 9.2 to modify the definition of façade to include cases of a private throughfare;
- amend § 6.1.11.B(2) to modify by increasing the maximum length of attached residential buildings;
- amend § 3.9.1.P to modify by addition to have minimum distances from streams and waterbodies for water pollution hazards, and to amend § 3.9.1.H(2)(h), § 6.1.4.B(4), Table 5-4 to modify to point to the new Paragraph regarding water pollution hazards;
- amend § 6.4.5 to modify by addition requirements for riparian buffers, a stream or water body with trees, that are to be protected for the purpose of cleaning stormwater run-off and providing a wildlife habitat;
- amend § 4.8 to modify table to allow home occupations and major home occupations by Special Exception in residential dwellings within the DWTN, TI, and TB district, which is consistent with all other district;
- amend § 6.2.6.G and § 6.2.6.H to modify how 50 percent of a Type A landscaping buffer should be constructed, and allow for a Type B landscaping buffer to substitute for a Type A landscaping buffer;
- amend § 6.3.4.A(1) to modify the permitted materials for fences to allow wood composite fencing;
- amend § 6.3.5.A(3) to modify dumpster requirement for developments under 20,000 square feet of gross floor area to be able to use a wood composite dumpster enclosure;
- amend § 6.7.4.H to modify exterior lighting color to not exceed 3000 Kelvins, except for sports field lighting, and amend § 6.7.10 to modify by addition circumstances that minimum illumination requirements do not apply and allow lighting levels to be reduced or entirely extinguished;
- amend § 6.1.12.A(2)(c) and § 6.1.12.I(2) to modify maximum depth of a parking lot rules do not apply to M-1 and M-2 zones and properties front major arterial roadways and remove redundant Item regarding maximum depth of a parking lot depth;
- amend § 6.6.9.A(7) to modify by removal of requirements for tree planting islands in cul-de-sacs;
- amend § 3.8.2 to modify requirements for food truck courts to permit them by conditional rezoning process, and amend § 3.9.1.N to modify food truck court requirement by removing requirements for a shared commissary within a permanent structure;
- amend Table 6-2 to add off-street parking requirements for restaurants with outdoor seating;
- amend § 6.1.9.B to modify by addition residential development adjoining a freeway must provide a barrier between the development and the freeway to reduce visual and acoustic effects;
- amend § 9.2 to modify by addition definitions for long-term bicycle parking and short-term bicycle parking, and amend § 6.5.10 to modify the location and design of required bicycle parking spaces and allow for bicycle share stations to count for minimum number of required bicycle parking spaces;
- amend § 6.10 to modify by addition minimum requirements for open space and the types of open space and the manner in which those open spaces are to be designed, and amend § 5.7.5.A(2) to modify existing open space requirements to reference new Subsection on open space;
- amend § 2.5.2.C to modify by addition a requirement that the master plan drawing must indicate zoning district matching an existing zoning designation with the Zoning Ordinance,

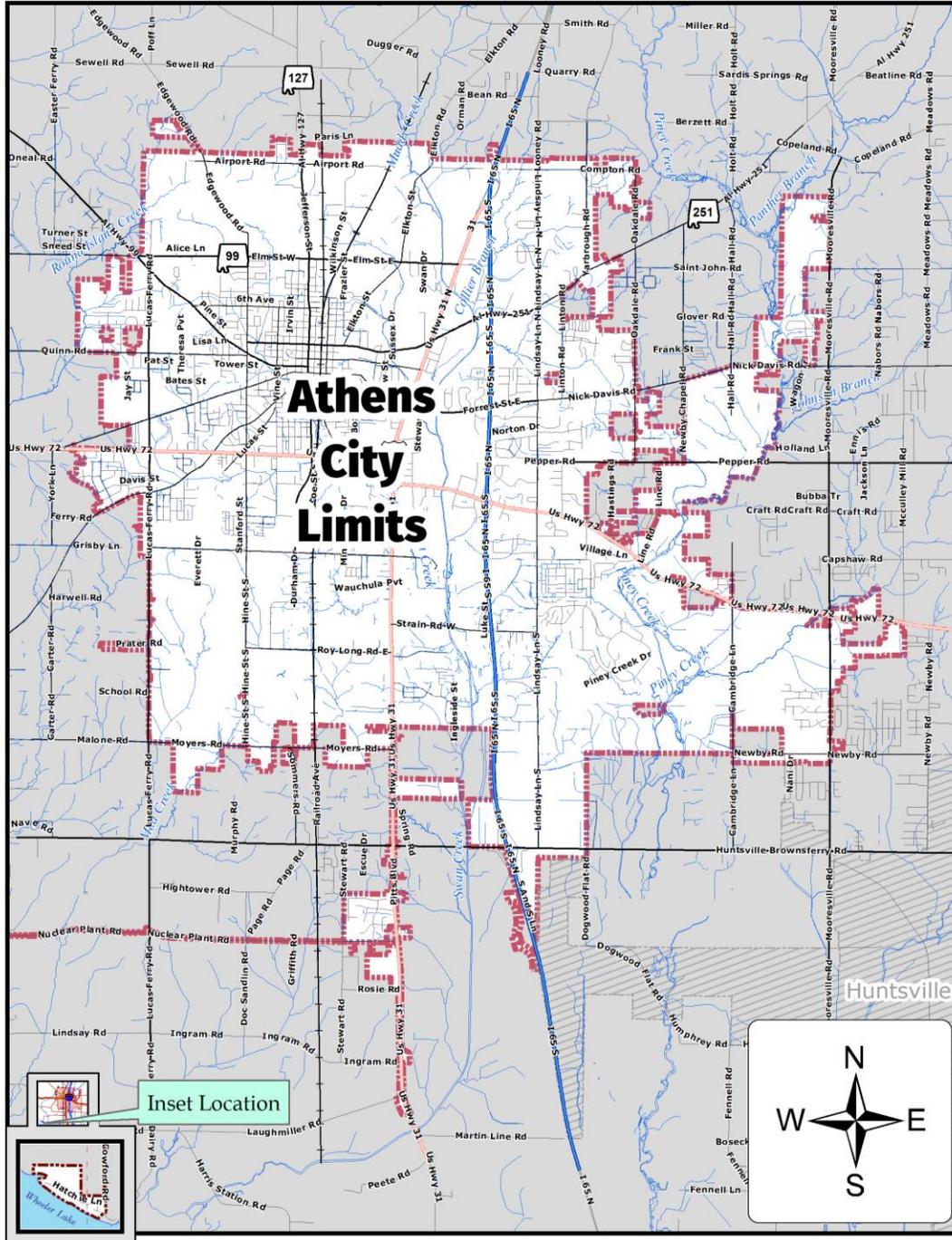
amend § 4.24 incorrect reference, and amend § 5.14 to modify the rules for a C-PUD to fit a mixture of uses and/or densities and provide for relief through a development incentive program;

Interested persons can view a full and complete copy of the proposed Ordinance at the City of Athens Engineering Services and Community Development Department, located at Athens City Hall, at the above address, between the hours of 8:00AM and 4:30PM.

Interested members of the public may appear at the public hearing and be heard in opposition to or in favor of the proposed Ordinance. At such time, they may also submit evidence and/or written comments with respect to the proposal. Written comments may also be mailed in advance of the public hearing, in care of Micah Cochran, City of Athens Engineering Services and Community Development Department, PO Box 1089, Athens, AL 35612, or by hand-delivering them to James Rich at the above physical address. Any member of the public with questions concerning this matter may contact the City of Athens Engineering Services and Community Development Department, at 256-233-2224.

The area to be zoned and covered by the proposed ordinance includes all of the territory within the corporate limits of the City of Athens, and commonly known as the city of Athens, Alabama. A map showing the location of that property is as follows:

ALL INCORPORATED AREAS WITHIN THE CITY LIMITS OF ATHENS ARE COVERED UNDER THE PROPOSED CHANGES TO THE ZONING ORDINANCE



Published in the Athens News Courier on:
September 26, 2020 (legal)
October 3, 2020 (legal)

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