

ORDINANCE NO. 2023-10-02-01

AN ORDINANCE AMENDING THE ASHLAND ZONING ORDINANCE OF 2022, IN ACCORDANCE WITH THE PROVISIONS OF TITLE 11, CHAPTER 52, CODE OF ALABAMA, 1975, AS AMENDED; REPEALING ALL CONFLICTING PROVISIONS OF SAID ORDINANCE; AND PROVIDING AN EFFECTIVE DATE OF SAID AMENDMENT

WHEREAS, the City Council of the City of Ashland, Alabama (“City Council”) adopted a zoning ordinance on May 2, 2022 by virtue of Ordinance No. 2022-05-02-01, which was thereafter amended with respect to certain property in the City (the “2022 Ashland Zoning Ordinance”);

WHEREAS, the Planning Commission of the City of Ashland has recommended amending the 2022 Ashland Zoning Ordinance, and more specifically, Article V, Section 7.5, to permit, subject to certain limitations, single-family dwelling units exceeding a minimum gross floor area of three hundred and eighty (380) square feet in the R-2 Multi-Family Residential District;

WHEREAS, the City Council believes amendment will be beneficial for the City and consistent with the City’s Comprehensive Plan, and such an amendment is permitted by Title 11, Chapter 52, of the Code of Alabama (1975), as amended.

BE IT ORDAINED BY THE CITY COUNCIL OF ASHLAND, ALABAMA AS FOLLOWS:

Section 1. That Article V, Section 7.5, of the 2022 Ashland Zoning Ordinance shall be amended to permit, subject to certain limitations, single-family dwelling units exceeding a minimum gross floor area of three hundred and eighty (380) square feet in the R-2 Multi-Family Residential District.

Section 2. That Article V, Section 7.5, of the 2022 Ashland Zoning Ordinance is hereby amended to provide as follows:

7.5 *Minimum standards for all dwellings.*

A. Minimum Dwelling Unit Gross Floor Area:

- a. **Single Family Dwellings:** Eight hundred fifty (850) square feet for all single-family dwellings, provided, however, that if multiple single-family dwellings are located on a lot and leased individually for residential purposes, the minimum floor area shall be three hundred and eighty (380) square feet per single-family dwelling unit.

b. **All Other Dwelling Structures:** Seven hundred and fifty (750) square feet per unit for all other dwelling structures.

B. **Minimum exterior width of dwelling:** Fourteen (14) feet.

C. **Landscaping:** All dwelling sites shall be landscaped in a manner consistent with other adjoining residential home sites in the area or neighborhood. At a minimum, ornamental shrubs shall be applied along the front yard foundation or skirting of each dwelling.

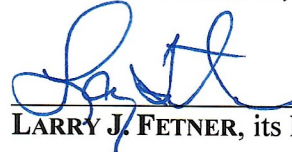
D. **Utility Installation:** All electrical service meters shall be attached to the exterior wall of the dwelling. No temporary service poles shall be used for permanent residential utility service.

Section 3. Except as herein amended, the 2022 Ashland Zoning Ordinance, as amended, shall remain in full force and effect.

Section 4. That this amendment of the 2022 Ashland Zoning Ordinance shall be effective upon its due adoption and publication, at which point the 2022 Ashland Zoning Ordinance, as amended by this ordinance, which is attached hereto and incorporated herein by reference, shall be effective.

ADOPTED AND APPROVED this the 2nd day of October, 2023.

CITY OF ASHLAND, ALABAMA



LARRY J. FETNER, its Mayor

ATTEST:



CHELSEY WYNN, Ashland City Clerk

STATE OF ALABAMA)
)
COUNTY OF CLAY)

CERTIFICATION OF PUBLICATION

I hereby certify the attached ordinance, Ordinance No. 2023- 10-2-01, was passed and adopted on the 2nd day of October, 2023, and published by posting at the following locations on the 3rd day of October, 2023, at 2 o'clock p.m.:

1. Ashland City Hall (Mayor's office);
2. Ashland Public Library;
3. Ashland Post Office;
4. the Clay County Courthouse; and
5. City of Ashland website (<https://www.cityofashlandal.com/>).

All notices will remain posted for not less than thirty (30) days after posting.

CERTIFIED this 3rd day of October, 2023.

CITY OF ASHLAND, ALABAMA



CHELSEY WYNN
City Clerk/Administrator