

*Rhythm, Vertical.* The repeating up and down lines that building materials and detailing create.

*Sign.* Any writing, pictorial presentation, number, illustration, decoration, flag, banner, pennant, or other device which is used to announce, direct attention to, identify, advertise or otherwise make anything known. The term sign shall not be deemed to include the terms "building" or "landscaping" or any architectural embellishment of a building not intended to communicate information.

*Soil mixes/ growing medium.* The organic and earthen material that shall be used as the backfill when plantings are done in the "streetscape zone", typically at back of curb.

*Specimen tree-* a tree older than 15 years, of a very large size for their species and/or a rare variety. A specimen tree can also be a tree with exceptional aesthetic quality.

*Storefront zone.* The glassed portion on the front façade of a building that allows viewing in to merchandise or store operations.

*Street furnishings.* The elements that may be placed in the "streetscape zone" such as tables, benches, chairs, trash receptacles, etc.

*Street trees.* The live trees that shall be planted in the "streetscape zone" at back of curb to reinforce the street and provide shade to fronting buildings.

*Street wall.* The vertical "façade" that directly touches the public right of way line and typically *faces the street*

*Streetscape edge.* The outer edge or public right of way, the most distant edge from the centerline of the public street.

*Streetscape Zone.* The space between the fronts of buildings and the back of curb.

*Truck access.* The thoroughfare that is designated and open for the passage of delivery and service vehicles to a building/ business.

*Verge.* The edge, rim or margin of the lot where it borders the right-of-way line; the fronting border of lots and downtown sites.

*Window displays.* The elements or information in the storefront portion of a business including displays of products, advertisements or other elements viewable on or through the window intended to advertise a business, products or services.

## Appendix F

### City of Montevillo – Special Districts (SD)

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<b>American Village</b>	<b>A-R SD</b>
<b>National Cemetery</b>	<b>A-R SD</b>
<b>Davis Construction</b>	<b>A-R SD</b>
<b>Bolee Mobile Home Park</b>	<b>A-R SD</b>
<b>University Park</b>	<b>A-R SD</b>
<b>Urban Core</b>	<b>B-2 SD</b>
<b>University District</b>	<b>O&amp;I SD</b>
<b>Hidden Forest</b>	<b>R-2 SD</b>
<b>Colonial Oaks</b>	<b>R-2 SD</b>
<b>Patriot Point</b>	<b>R-2 SD</b>
<b>Silo Farms</b>	<b>R-2 SD</b>
<b>Amersee Lakes</b>	<b>R-2 SD</b>
<b>Lexington Parc</b>	<b>R-2 SD</b>
<b>Heritage Trace</b>	<b>R-2 SD</b>
<b>Cambridge Park</b>	<b>R-2 SD</b>
<b>Hampton Square</b>	<b>R-2 SD</b>
<b>Overland Road Properties</b>	<b>R-2 SD, SD</b>

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These Special District designations have been established by the City Council of the City of Montevillo as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012 and effective on July 1, 2012 – based upon previous regulatory action.

**A-R SD American Village**

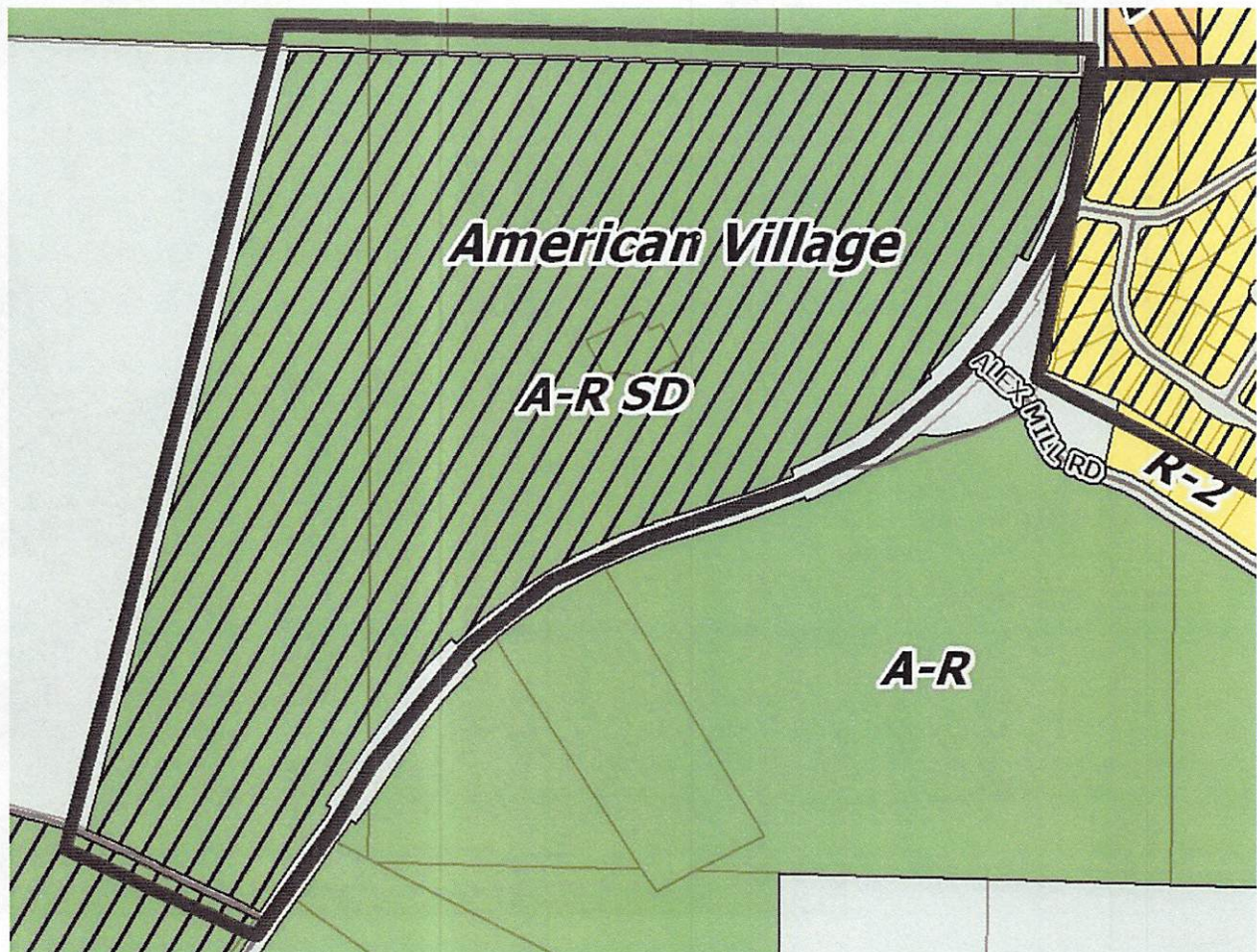
This Special District category is intended and established to provide a zone in which the American Village Citizenship Trust, created 16-44A-30 et seq., Code of Alabama, as amended, is permitted to recreate or establish historically-inspired structures, streets, and supporting improvements for educational, historical, cultural, related support services, special events and tourism purposes. This zone district was originally identified in the previous Zoning Ordinance of the City of Montevallo.

Architectural and Design Standards shall be in accordance with the Master Plans for the American Village and the Alabama National Cemetery, as approved by the Joint Legislative Oversight Committee pursuant to the Alabama Veterans Living Legacy Act of 2008.

This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevallo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012.

Currently this SD, Special District includes the following parcels: 27-1-11-2-001-001.000; 27-1-11-2-001-002.000; and 27-2-10-0-000-001.000.

## American Village





**Alabama National Cemetery – A-R SD**

This category is intended to provide a zone district for The Alabama National Cemetery. The Citizenship Trust has been charged by the Alabama Veterans Living Legacy Act of 2008 with the responsibility to develop a nationally significant veterans’ shrine to tell the stories of as many Alabama veterans as possible who have served in the United States Armed Forces. This facility was dedicated in 2008 as a United States National Cemetery.

Architectural and Design Standards shall be in accordance with the Master Plans for the American Village and the Alabama National Cemetery, as approved by the Joint Legislative Oversight Committee pursuant to the Alabama Veterans Living Legacy Act of 2008.

This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevallo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012.

Currently, this Special District includes the following properties: 27-2-09-0-000-001.000 and 27-2-10-0-000-004.000.

## Alabama National Cemetery





## Davis Construction – A-R SD

This zoning district is established to provide a special classification to permit the continued operation of a contractor's or construction dealer's yard. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

The property included in this zone district is Parcel Identification No. 58- 27 2 04 0 001 004.003.

## Davis Construction



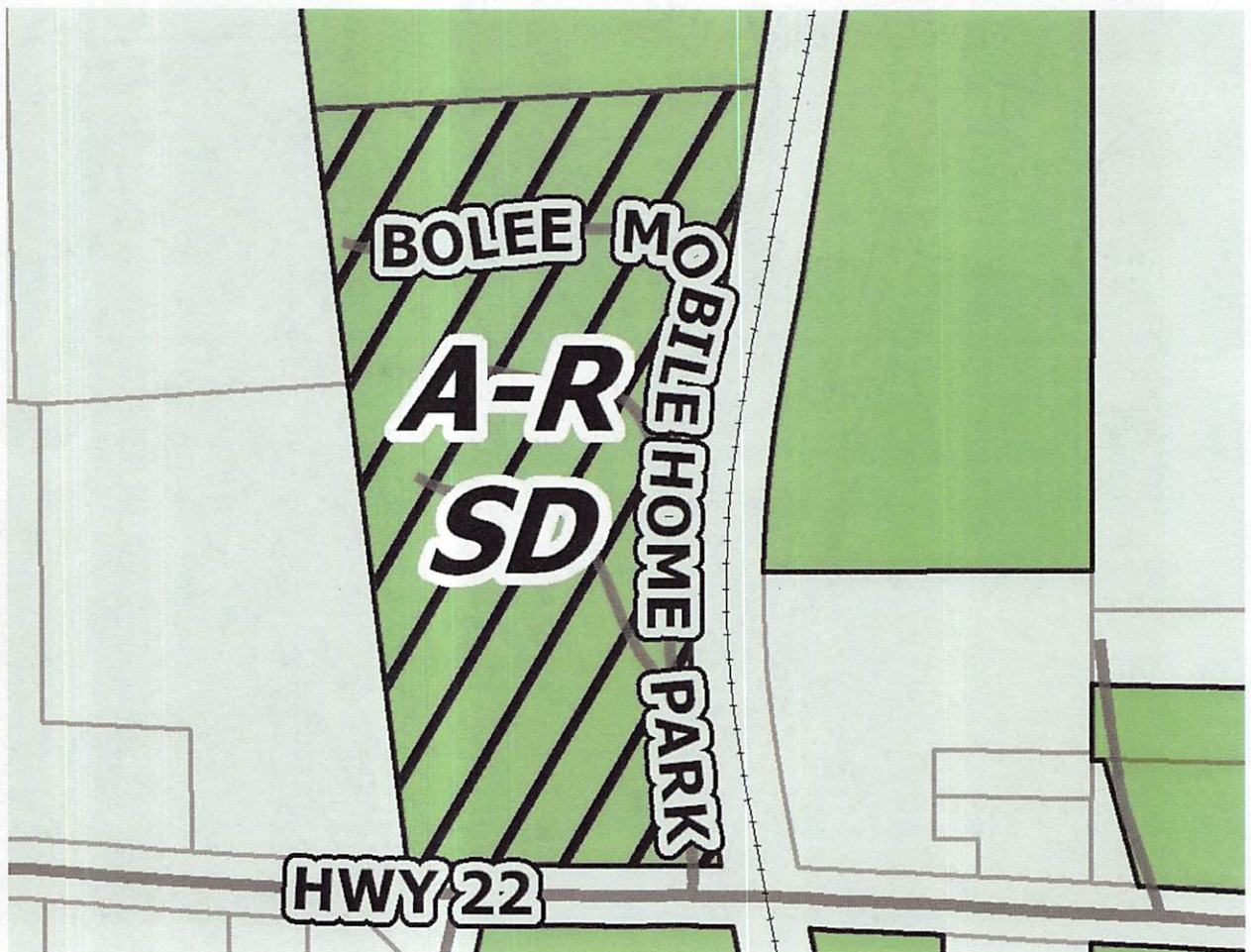


**A-R SD Bolee Mobile Home Park**

This zoning district is established to provide a special classification to permit the continued operation of an existing 35 unit manufactured home community (Bolee Manufactured Home Community). This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

The property included in this zone district is 27 3 05 0 001 001.000.

**Bolee Manufactured Home Community**





### University Park – A-R SD

This zoning district is established to provide a special classification to permit the continued operation of an existing 83 unit manufactured home community (University Park). This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

The properties included in this zone district are Parcel Identification Nos. 36 1 02 0 001 071.000 and 36 1 02 0 001 071.001.

## University Park



## **B-1 SD, Special District**

This zoning district is established to provide a classification to facilitate proposed commercial developments along SR 119 in the Scenic Corridor. Properties with this SD, Special District designation shall be delineated on the official Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special Districts shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

The permitted uses within this zoning category are taken from the B-1, Neighborhood Business District and the former *Gateway Transitional District*. Within the B-1 Special District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the O & I, Office and Institutional District.
2. Loft apartments.
3. Community Center.
4. Medical Clinic.
5. Business/Professional Office.
6. Entertainment and Recreation (Indoor).
7. Greenhouse having a retail outlet on the premises.
8. Bakery with sale of all bakery products at retail on the premises only; except, that catering services direct to consumer shall be permitted.
9. Barber shop, beauty shop, massage or similar personal service shops.
10. Catering shop.
11. Dressmaking and tailoring; provided, that all work is done for individuals, at retail only, and on the premises.
12. Drugstore.
13. Restaurant or coffee shop; provided that the service of food or beverages to patrons waiting in parked automobiles shall not be permitted.
14. General retail store (enclosed), limited in character and size to that which is of service to the immediate neighborhood only, except for any such use listed for the first time in the B-2 or M-1 districts.
15. Accessory structures and uses, including signs, pursuant to Article 20.
16. Hotel, motel, or motor court.
17. Bank or lending institution.
18. Medical or dental laboratory.
19. Bed and Breakfast Inn.
20. Public Facility.
21. Public Utility Facility.
22. Nursing home.

The zoning category of the following properties shall be designated as B-1 SD:

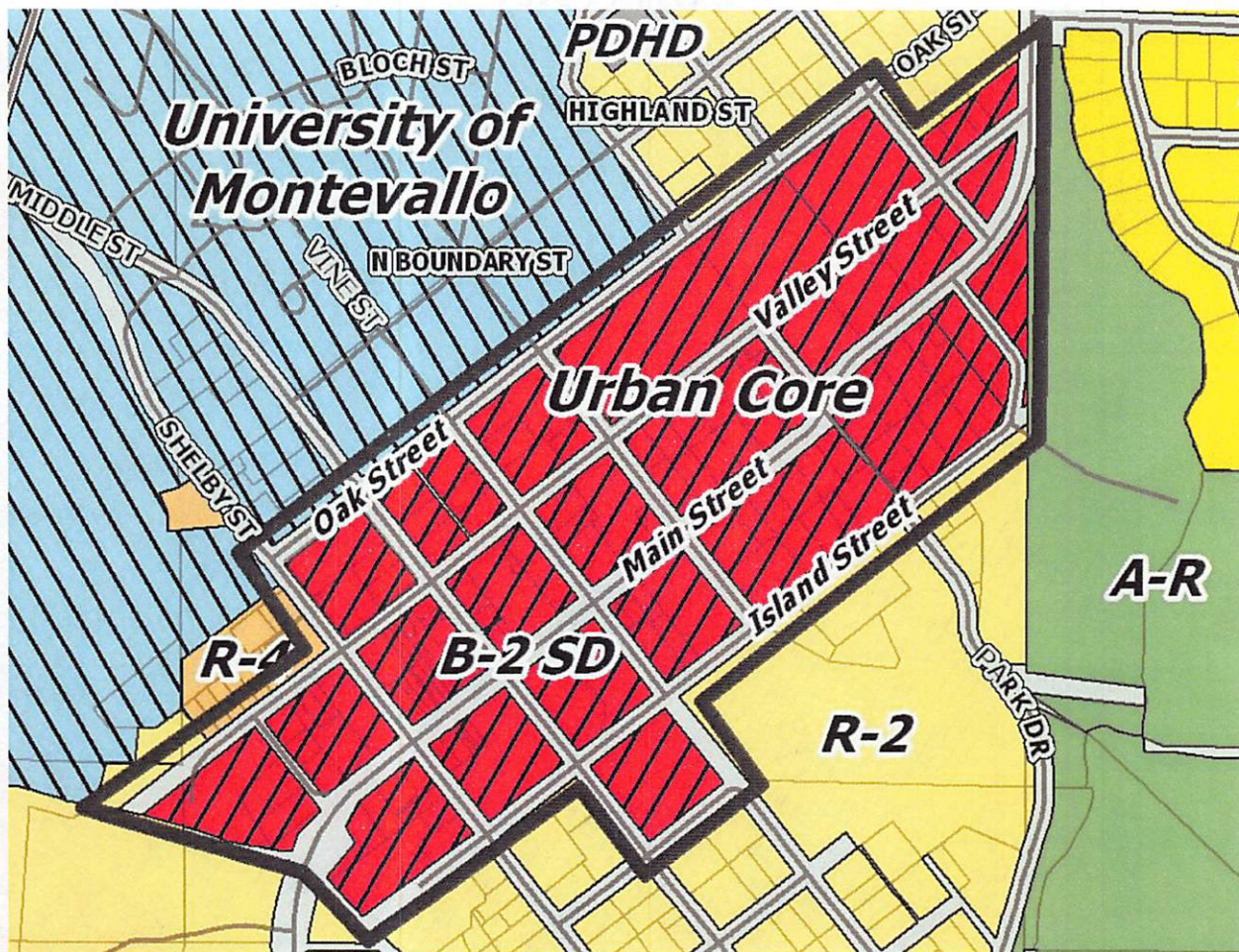
27-1-02-0-001-015.002; 27-1-02-0-001-015.001; 27-1-02-0-001-001.001; 27-1-02-0-001-001.002;  
27-1-02-0-001-001.003; 27-1-02-0-001-002.000; 27-1-02-0-001-002.001; and 27-5-16-4-01-002.001.



## Urban Core – B-2 SD

The Urban Core was established as a zoning category prior to the adoption of this ordinance. This Special District is intended to provide a zoning classification for the Urban Core of the City of Montevillo. Properties included in this zoning category shall be delineated on the official Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012.

## Urban Core

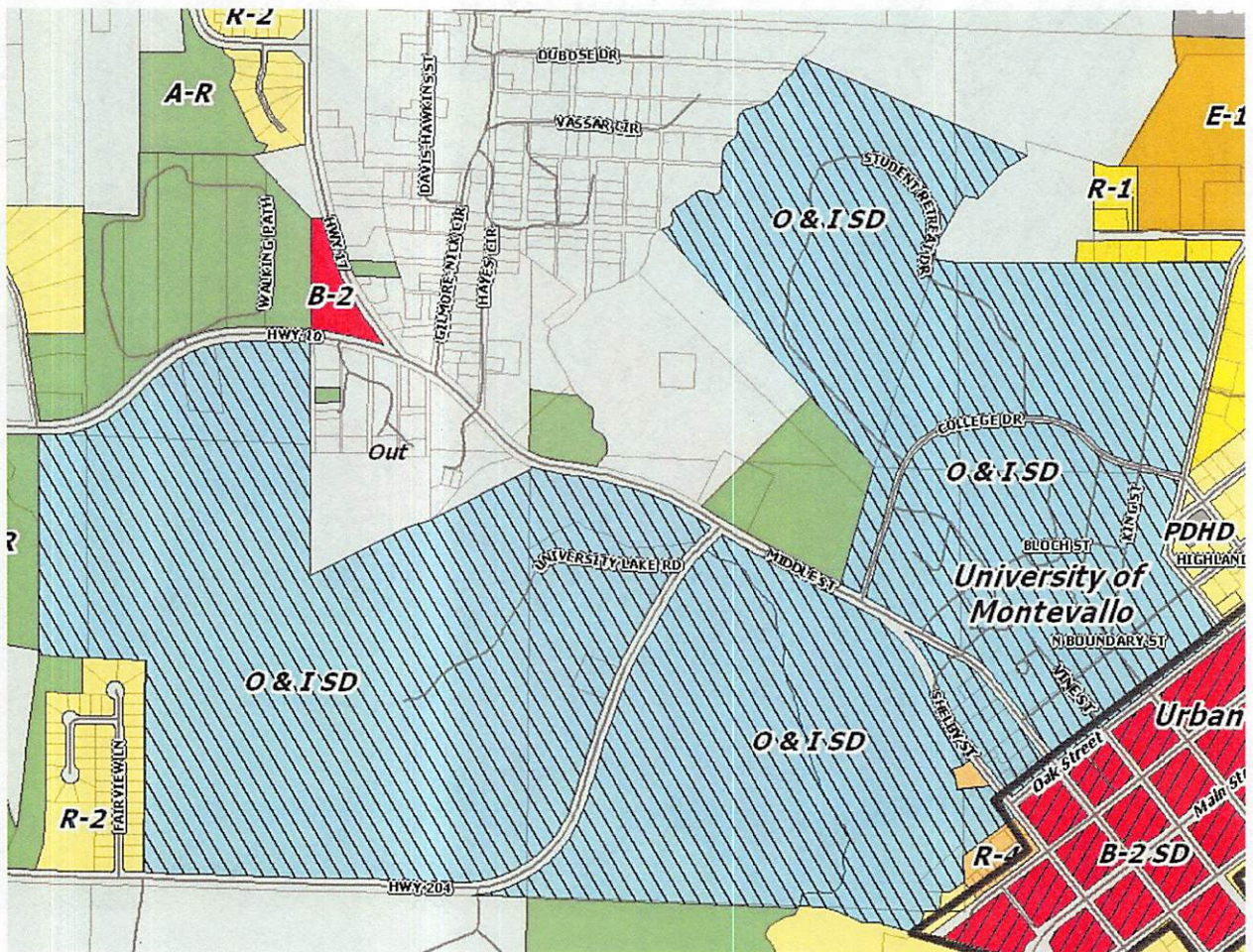




## O&I SD University District

This district was implemented prior to the adoption of this ordinance. The SD, Special District zoning designation is to provide a zoning classification for the University of Montevallo. This zone district includes the properties that are controlled by the University of Montevallo. Architectural and Design Standards shall be in accordance with the Master Plan for the University of Montevallo. The properties included in this zone district are the properties held by the University of Montevallo and are delineated on the official Zoning Map of the City of Montevallo, Alabama.

## University District





**R-2 SD, Special District**

This zoning category is established to provide a classification to identify properties that were approved, or denied, for development under previous regulatory standards. These SD, Special District designations shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council of the City of Montevillo.

Any amendments, additions, deletions, alterations or changes to previously approved Site Development Plans, Master Plans or Preliminary Plats shall require Planning Commission and City Council review and approval. Such amendments shall be reviewed pursuant to the R-2 Single Family Residential zoning district with added consideration of the Special District requirements of the Zoning Regulations of the City of Montevillo.

<b>Zone District</b>	<b>Subdivision</b>	<b>Sector or Phase</b>	<b>Recorded Record Maps</b>	<b>Date Recorded</b>
<b>R-2 SD</b>	Hidden Forest	–	35/117	09/13/05
	Lakes at Hidden Forest	Ph. 1	36/115 A&B	03/28/06
		Ph. 2	37/122 A&B	10/30/06
<b>R-2 SD</b>	Colonial Oaks	Ph. 1	39/155	10/09/07
<b>R-2 SD</b>	Patriot Point		38/93	5/18/07
<b>R-2 SD</b>	<b>Silo Farms</b>	<i>Rezoning Case Approved 08/22/05</i>		
<b>R-2 SD</b>	Ammersee Lakes	1 <sup>st</sup> Sec.	28/98	07/16/01
		2 <sup>nd</sup> Sec.	28/98	03/02/06
<b>R-2 SD</b>	Lexington Parc	1 <sup>st</sup> Sec.	38/81	05/01/07
		2 <sup>nd</sup> Sec.	42/29	11/17/10
<b>R-2 SD</b>	Heritage Trace	Ph. 1 Sec. 1	34/114	03/07/05
		Ph. 1 Sec. 2	35/81	07/29/05
		Ph. 2	37/71	01/06/06
		Ph.3	39/17	08/28/07
<b>R-2 SD</b>	Cambridge Park	–	39/12	08/23/07
<b>R-2 SD</b>	Hampton Square.	–	39/64	11/19/07
<b>R-2 SD</b>	Overland Road	–	–	–

**Lakes at Hidden Forest and Hidden Forest R-2 SD**

This zoning district is established to provide a classification for the properties that were

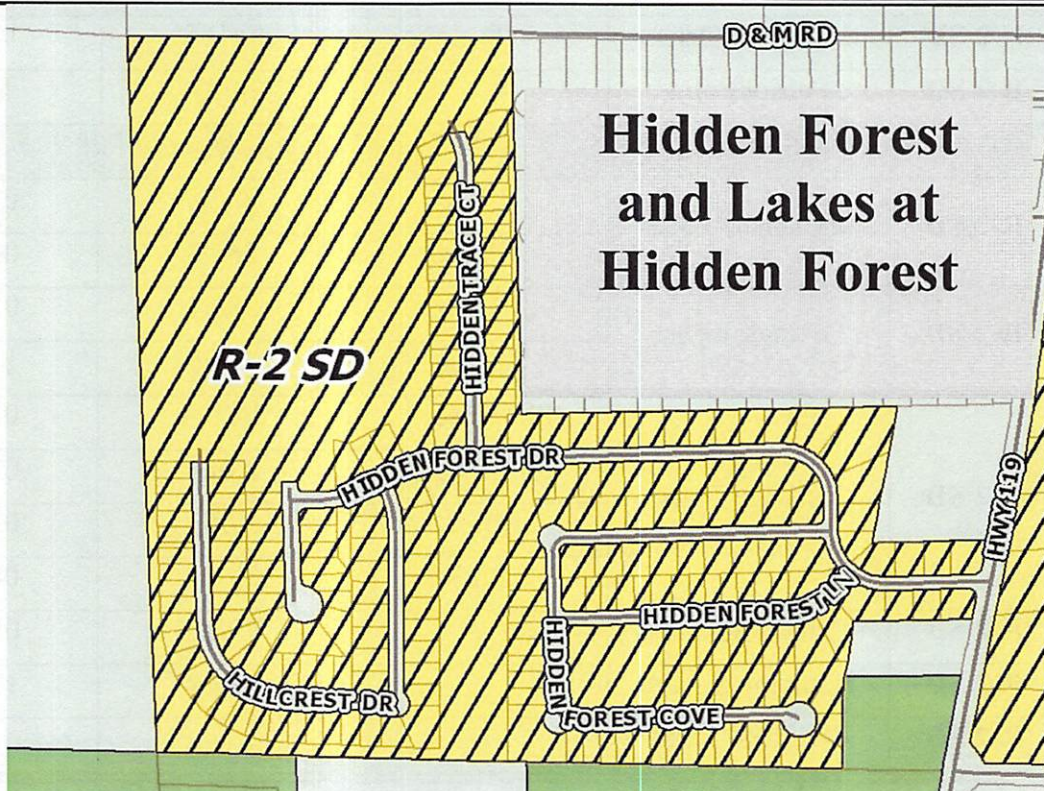
legally approved for development as the Lakes at Hidden Forest and Hidden Forest under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any amendments, additions, deletions, alterations or changes to previously approved Site Development Plans, Master Plans or Preliminary Plats shall require Planning Commission and City Council review and approval. Such amendments shall be reviewed pursuant to the R-2 Single Family Residential zoning district with added consideration of the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase (MB/Pg)	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(1)	Hidden Forest		112	112	(35/117)
	Lakes at Hidden Forest	Ph. 1	253	54	(36/115)
		Ph. 2		72	(37/122)
			365	238	





## Colonial Oaks R-2 SD

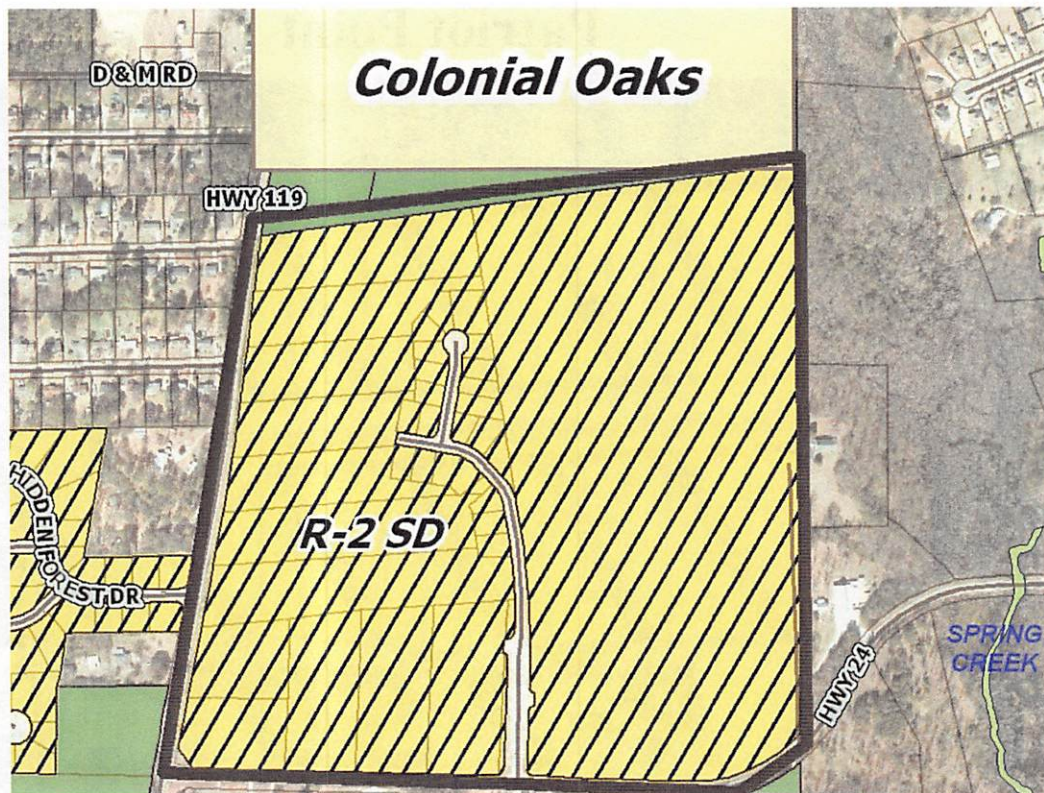
This zoning district is established to provide a classification for the properties that were legally approved for development as Colonial Oaks under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevallo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevallo.

Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special consideration of Article 18, Special Districts of the Zoning Ordinance of the City of Montevallo.

Special District	Subdivision	Sector – Phase (MB/Pg)	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(2)	Colonial Oaks	Ph. 1	228	22	(39/115)
			228	22	





### Patriot Point R-2 SD

This zoning district is established to provide a classification for properties that were legally approved for development as Patriot Point under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevallo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevallo.

Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special consideration of Article 18, Special Districts of the Zoning Ordinance of the City of Montevallo.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD	Patriot Point		32	32	<i>(38/93)</i>
			32	32	

## Patriot Point





## Silo Farms R-2 SD

This zoning district is established to provide a classification for properties that were legally approved for development as Silo Farms under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

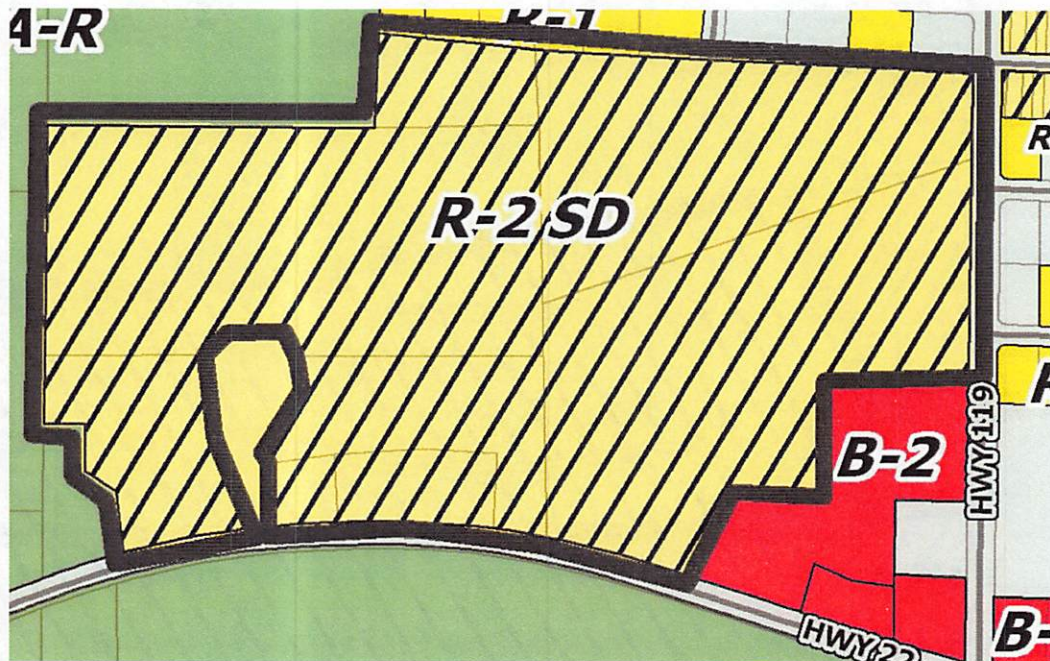
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	Date Recorded
R-2 SD	Silo Farms		164		Zoning approved 08/22/05
			164		

## Silo Farms





### Ammersee Lakes R-2 SD

This zoning district is established to provide a classification for properties that were legally approved for development as Ammersee Lakes under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

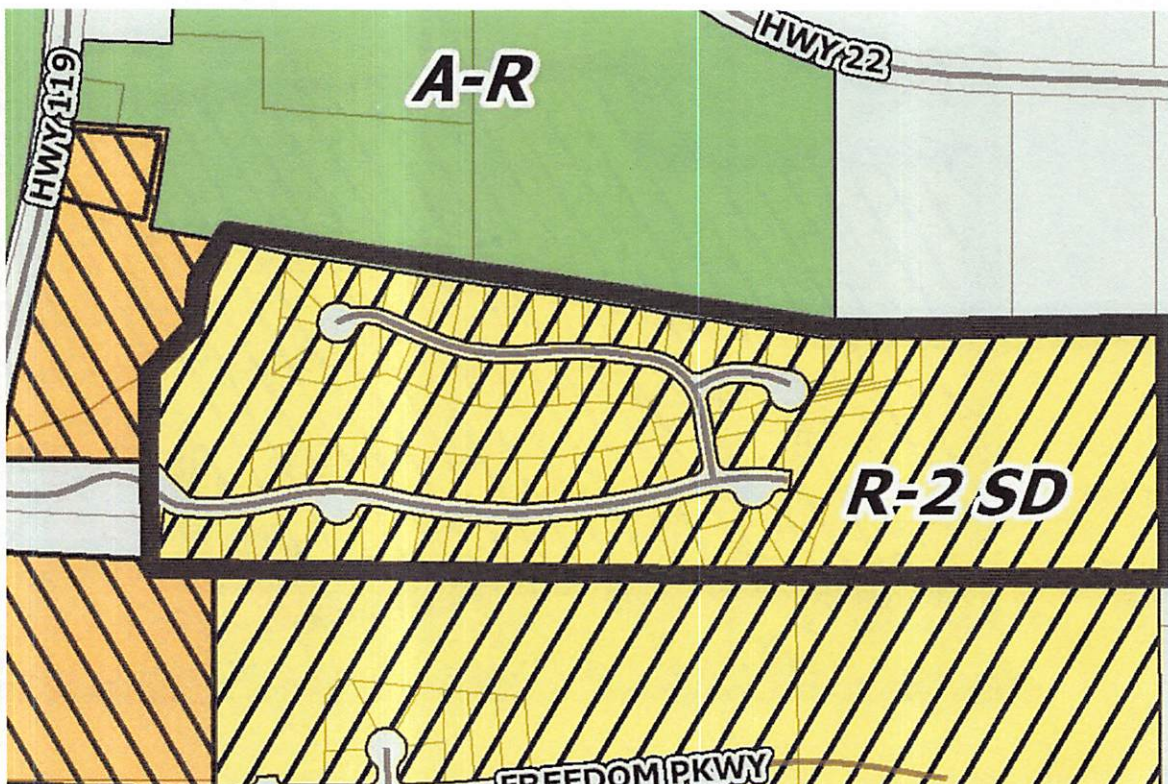
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(4)	Ammersee Lakes	Sec. 1	115	42	28/98
		Sec. 2		42	36/99
			<b>115</b>	<b>84</b>	

## Ammersee Lakes





## Lexington Parc R-2 SD

This zoning district is established to provide a classification for properties that were legally approved for development as Lexington Parc under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

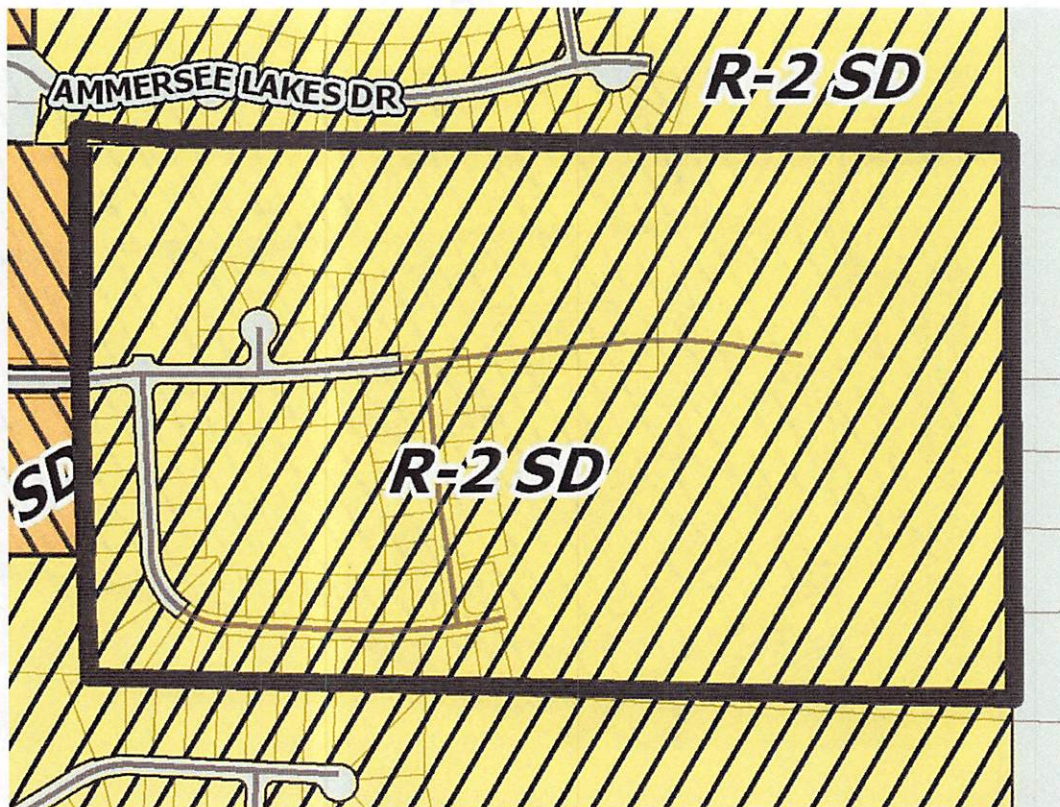
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(5)	Lexington Parc	Sec 1.	237	31	38/81
		Sec. 2		34	42/29
			237	65	

## Lexington Parc





## Heritage Trace R-2 SD

This zoning district is established to provide a classification for properties that were legally approved for development as Heritage Trace under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

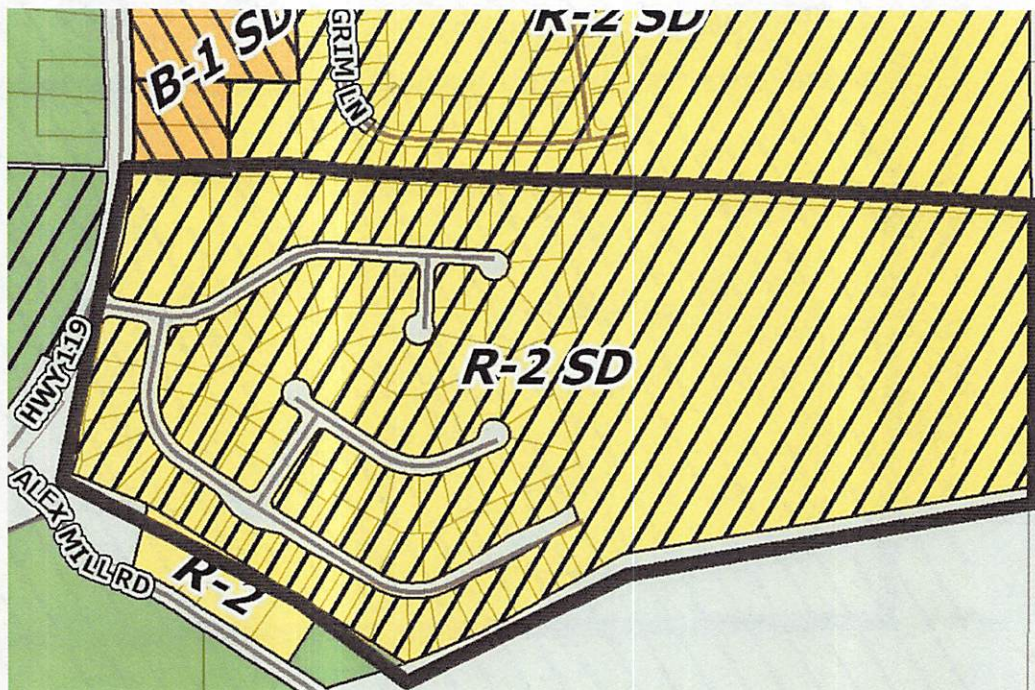
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plans require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(6) Heritage Trace		Ph. 1, Sec 1.		38	<i>34/114</i>
		Ph. 1, Sec. 2		8	<i>35/89</i>
		Ph. 2		28	<i>36/71</i>
		Ph. 3		22	<i>39/17</i>
				<b>96</b>	

## Heritage Trace





### Cambridge Park R-2 SD

This zoning district is established to provide a classification for properties that were legally approved for development as Cambridge Park under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

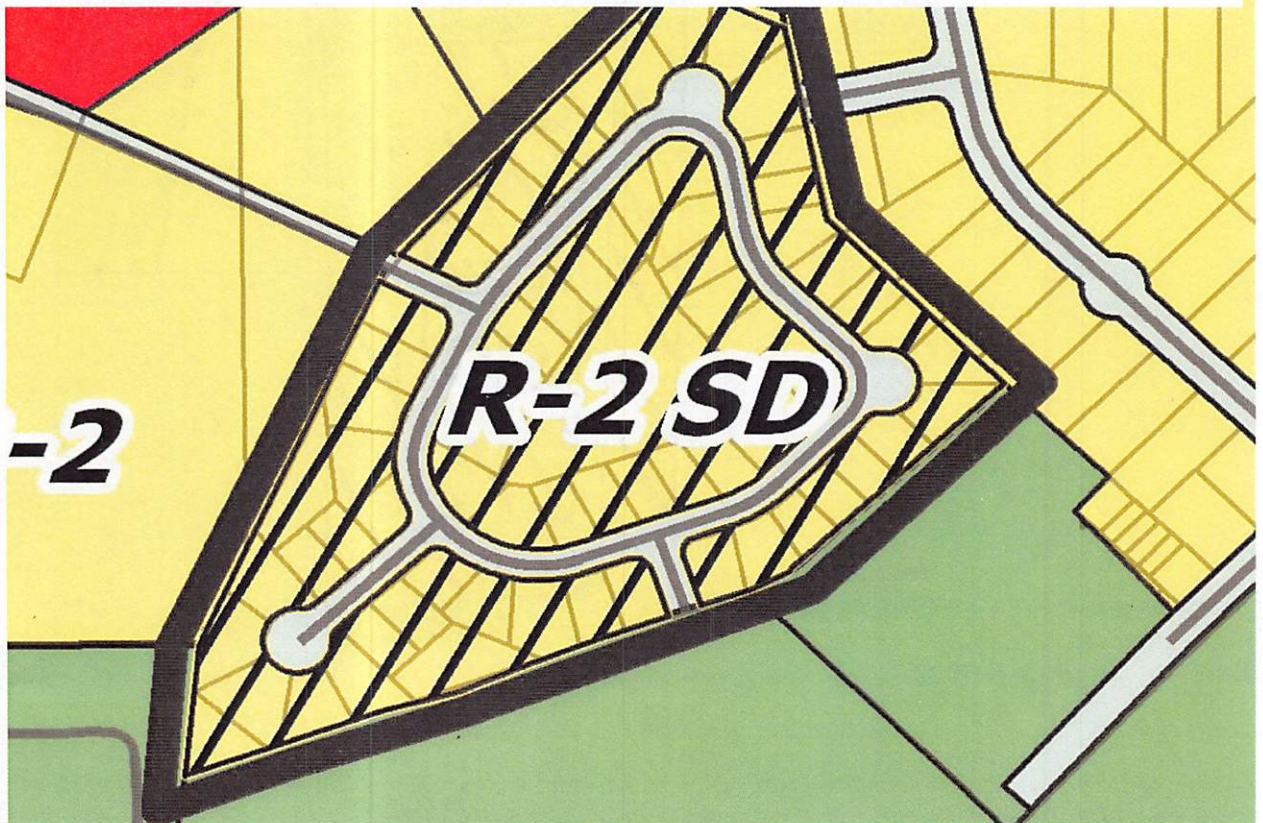
- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(7)	Cambridge Park		66	66	39/12
			66	66	

### Hampton Square R-2 SD

## Cambridge Park





This zoning district is established to provide a classification for properties that were legally approved for development as Hampton Square under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

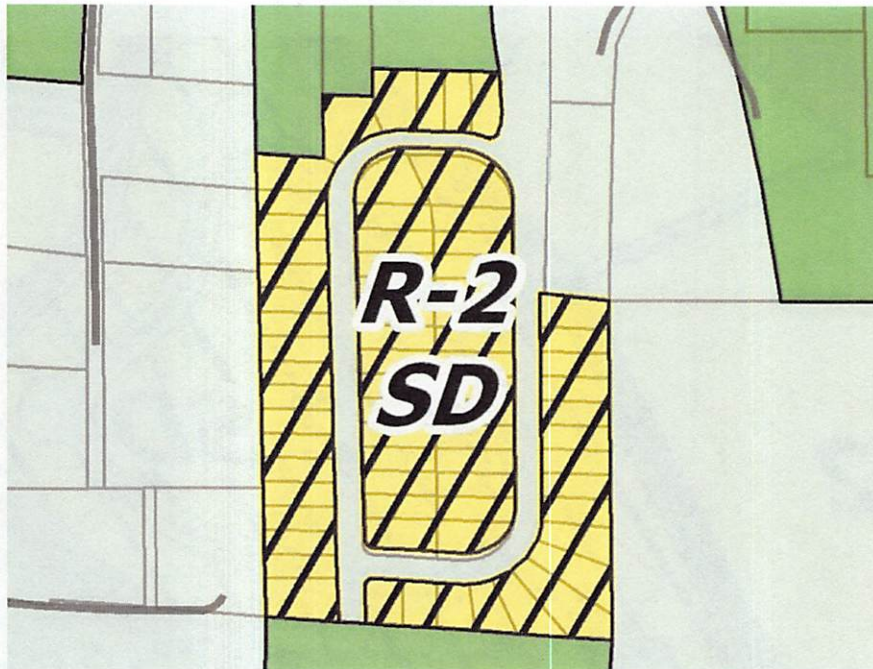
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

Special District	Subdivision	Sector or Phase	Lots Proposed	Lots Recorded	(MB/Pg)
R-2 SD(8)	Hampton Square		71	71	39/64
			71	71	

## Hampton Square





### Overland Road Properties R-2 SD

This district is intended to provide optional methods of land development for single family, duplex, townhomes or apartments in the R-2, Single Family District. Development shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. Development in this district shall be limited to the following:

#### Area and Dimensional Regulations:

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	30 Feet	30 Feet	8 Feet	18 Feet	10,000 sq. ft. for single family dwellings 6,000 sq. ft. for two family dwellings 8,700 sq. ft. for multiple family dwellings	70 Feet for single family  50 Feet for two family

This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, amended June 22, 2012, to be effective July 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

Development of said properties shall require the approval of a Site Development Plan by the Planning Commission and the City Council of the City of Montevillo, pursuant to § 25.05.

The properties included in this category are identified as Parcel Identification Nos. 27 5 21 1 003 010.000; 27-5 21 1 004 023.000; and 27 5 22 0 001 006.000 and reflected on the attached map.

