

ARTICLE 26. ZONING BOARD OF ADJUSTMENT.

Section 26.01. Creation and Membership.

The Zoning Board of Adjustment is hereby established. The word "Board", when used in this Ordinance, shall be construed to mean the Zoning Board of Adjustment. The Board created in accordance with and as authorized by Section 11-52-80, Code of Alabama, 1975, as amended, shall consist of five regular members and two supernumerary members appointed by the City Council and representing as equally as possible the several districts, wards, or other areas of the municipality, to be determined by the council, and one regular member appointed by the mayor.

All members of the Zoning Board of Adjustment of the City of Montevallo shall be citizens and residents of the City of Montevallo. Any member who ceases to be a citizen and resident of the City of Montevallo shall vacate said position on the Zoning Board of Adjustment immediately.

Section 26.02. Meetings, Procedure and Records.

Meetings of the Board shall be held at such times as the Board may determine, or upon call of the Chairman. All meetings of the Board shall be open to the public.

The Board shall adopt and publish its own rules of procedure and keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

Section 26.03. Powers and Duties.

The Board in appropriate cases and subject to appropriate conditions and safeguards, shall have the following powers:

- A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Administrator in the enforcement or application of this Ordinance.
- B. To authorize in specific cases a variance from the terms of this Ordinance such as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship but where the intent of the Ordinance shall be observed and substantial justice done. No variance shall be authorized unless the Board finds all of the following conditions exist:
 1. That the special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
 2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
 3. That the condition from which relief for a variance is sought did not result from action by the applicant.
 4. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of the City of Montevallo.
- C. When any modification or special exception hereinafter in this Section authorized will not tend to impair the health, safety, convenience or comfort of the public, including that portion of the public occupying the property immediately contiguous to the parcel of land which the modification concerns, to be determined by the Board upon the adduction of competent evidence, including a view of the premises and its surroundings at the discretion of the Board, the Board may modify the

strict application of the provisions of this Ordinance and cause a permit to be issued upon such reasonable conditions as it may prescribe for the location, construction, extension, structural alteration and operation of any of the following uses, in any district from which these uses are prohibited or limited by this Ordinance:

1. Mausoleum.
2. Commercial, recreational or amusement development for temporary or seasonable periods.
3. Sanitary landfill operation.
4. Practice golf driving range, par three golf courses or miniature golf course.

Section 26.04. Appeals to the Board.

- A. An appeal from the decision of the Administrator of the City of Montevallo may be taken to the Board by any person aggrieved, or by any officer, department, board or agency of the City of Montevallo affected by such decision.
- B. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Administrator and with the Board a notice of appeal specifying the grounds thereof.
- C. The Administrator shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrator certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. Proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the Administrator and on due cause shown.
- D. The Board shall fix a reasonable time for the hearing of an appeal taken within the time specified by its rules, given public notice thereof, as well as due notice to the property owner, and/or applicant, and all adjacent property owners, and decide the same within a reasonable time. Upon the hearing of such appeal, any party may appear in person, or by agent or attorney.

Section 26.05. Submittal Requirements.

Application to the Zoning Board of Adjustment for an appeal, a variance or a special exception shall include the following:

- A. A completed Zoning Board of Adjustment application signed by the property owner, or a certified form authorizing the applicant to act on the owner's behalf.
- B. Legal description of the subject property (survey preferred).
- C. Three copies of a site plan (or survey) of the subject property, showing the subject area and the proposed encroachment or other conditions.
- D. One to two page document identifying the hardship or practical difficulty that supports the requested variance or special exception, or a written explanation describing the grounds of an appeal.
- E. Application Fee, according to the current schedule of fees established by the City Council, and the cost of advertisement and notification. Said fees shall be nonrefundable irrespective of the final disposition of the application.

Only completed applications and the payment of all fees will be accepted.

Section 26.06. Public Notice Required.

At least seven (7) days prior to the scheduled Zoning Board of Adjustment public hearing, the Chairman of the Board shall give written notice of the appeal or variance request to the property owner and to all adjacent property owners. Such notice shall be deemed given when deposited in the United States Mail,

first class, postage prepaid, addressed to such property owners at the addresses as submitted with the appeal or variance application by the applicant, as well as publication in a newspaper of general circulation published within the City. If, however, there is no newspaper of general circulation published within the City, the City Council must cause the notice of the proposed conditional use to be posted in four (4) conspicuous locations within the City. Any error in the address of such notices shall not invalidate the giving of notice, provided that no more than five (5) percent of the total number of notices given contain any such error. Such notice shall state the following:

- A. The name of the applicant.
- B. The location of the property.
- C. The nature of the appeal or variance and applicable zoning provisions.
- D. The time, date and location of the Zoning Board of Adjustment public hearing at which said application is to be heard and considered.

Section 26.07. Appeals of Action of the Board.

Any party aggrieved by any final judgment or decision of the Board may, within fifteen (15) days thereafter, appeal therefrom to the Circuit Court or court of like jurisdiction by filing with the Board a written notice of appeal, specifying the judgment or decision from which appeal is taken. In case of such appeal, the Board shall cause a transcript of the proceedings in the case to be certified to the court to which the appeal is taken and the case shall in such court be tried de novo.

Section 26.08. Fees.

Before any action shall be taken as provided in this Article, the applicant shall deposit a fee according to the current fee schedule established by the City Council of the City of Montevallo including the cost of actual certified mail and legal advertisement as required by law. Under no condition shall said sum or any part thereof be refunded for failure of such proposed amendment to be enacted into law.

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ARTICLE 27. AMENDMENTS AND CHANGES

Section 27.01. Amendments to Zoning Ordinance or Zoning Map.

The regulations and the number, area and boundaries of districts established by this Ordinance may be amended, supplemented, changed, modified or repealed by the City Council of the City of Montevallo, but no amendment shall be considered unless it is first submitted to the Montevallo Planning Commission for its review and recommendation. The City Council or the Planning Commission may, on their own initiative, propose changes and hold public hearings (public notice of which shall be given as prescribed by law) for the consideration of any proposed amendments to the provisions of this Ordinance or to the Official Zoning Map of the City of Montevallo.

Section 27.02. Authority to Amend.

Whenever public necessity, convenience, general welfare or good zoning practices warrant such action, the City Council may, by favorable vote of a majority of the members, amend the regulations of zone district boundaries herein established, in accordance with the Code of Alabama, 1975, Section 11-52-78, or as same may be amended.

Section 27.03. Authorized Petitioners.

A petition for the amendment of this Ordinance or the amendment of the zone district boundaries may be initiated by the City Council, the Planning Commission, or by the property owner or agent of such property owner.

Section 27.04. Petition for Amendment.

A petition for a change in the zone district boundaries or the amendment of the text of this Ordinance may be initiated by the property owner or by the authorized agent of such owner. Said petition shall be made on a form made available by the Administrator. To ensure an adequate and comprehensive review, a completed application shall be filed with the Administrator at least twenty-five (25) working days prior to the Planning Commission hearing.

The Administrator shall, upon determination that an application complies with all applicable submission requirements, receive said application, distribute copies of said application for technical review and schedule said petition for consideration in a Public Hearing before the Planning Commission.

- A. At least fifteen (15) days prior to the scheduled Planning Commission public hearing of a change in zone district boundaries, the Chairman of the Planning Commission shall give written notice of the proposal to the applicant and to all property owners within two hundred (200) feet of the subject property. Such notice shall be deemed given when deposited in the United States Mail, first class postage prepaid, addressed to those property owners at their addresses as shown on the most recent records of the Shelby County Tax Assessor's Office. Any error in the addresses of such notices shall not invalidate the giving of such notice, provided that not more than five (5) percent of the total number of notices contain any such error.
- B. For consideration of either a change in zone district boundaries or the amendment of the text of this Ordinance, the Chairman of the Planning Commission shall cause a legal notice describing the proposed zoning change or text amendment to be published in a newspaper of general circulation published within the City. If there is no newspaper of general circulation published within the City, said legal notice of the public hearing for the proposed conditional use shall be posted in four (4) conspicuous locations within the City.
- C. All notices, publications, and advertisements shall contain the following:
 1. Name of the applicant.
 2. The location of the subject property.

3. The proposed use of the property requested to be rezoned, or a description of the proposed amendment of this ordinance.
 4. The time, date and location of the Planning Commission public hearing.
 5. Such notices, publications and advertisement shall further state that, at such public hearing, all persons who desire shall have an opportunity to be heard in opposition to or in favor of the proposed amendment.
- D. The Planning Commission shall consider a proposed change in zone district subject to the Comprehensive Plan, the proposed Long Range Land Use Plan, the conditions present in the neighborhood of the proposed amendment and any changes in the character of the neighborhood, and the long term effects of the proposed amendments on the surrounding properties and the community as a whole. The Planning Commission shall recommend, recommend with conditions or not recommend the proposed amendment to the City Council by resolution.

The Planning Commission shall consider the amendment, supplementation, modification or repeal of the text of this Ordinance subject to public necessity, convenience, general welfare and good zoning practice.

- E. At least fifteen (15) days prior to the public hearing before the City Council of either a change in zone district boundaries or the amendment of the text of this Ordinance, the City Clerk shall cause the proposed zoning change or text amendment to be published once a week for two (2) consecutive weeks (once in its entirety and once in a synopsis form referring to the date and name of the newspaper in which the proposed amendment was first published) in advance of its consideration in a newspaper of general circulation published within the City. If, however, there is no newspaper of general circulation published within the City, the City Clerk must cause the proposed amendment to be posted in four (4) conspicuous locations within the City.

Said notices, publications, and advertisements shall contain the following:

1. Name of the applicant.
 2. The location of the subject property.
 3. The proposed use of the property requested to be rezoned, or a description of the proposed amendment of this ordinance.
 4. The time, date and location of the Planning Commission public hearing.
 5. Such notices, publications and advertisement shall further state that, at such public hearing, all persons who desire shall have an opportunity to be heard in opposition to or in favor of the proposed amendment.
- F. In the case of a change in zone district boundaries, the City Clerk shall give written notice to the applicant and to all property owners within two hundred (200) feet of the subject property. Such notice shall be deemed given when deposited in the United States Mail, first class postage prepaid, addressed to those property owners at their addresses as shown on the most recent records of the Shelby County Tax Assessor's Office. Any error in the addresses of such notices shall not invalidate the giving of notice provided not more than five (5) percent of the total number of notices contain any such error.
- G. At the time and place scheduled for the public hearing of the proposed change in zone district boundaries or the amendment of the text of this Ordinance, the City Council shall the City Council shall hear the presentation of the applicant, review the recommendation of the Planning Commission and hear any arguments in opposition to and/or support thereof by the general public.
- H. The City Council shall consider a proposed change in zone district subject to the Comprehensive Plan, the proposed Long Range Land Use Plan, the conditions present in the neighborhood of the proposed amendment and any changes in the character of the neighborhood, and the long term effects of the proposed amendments on the surrounding properties and the community as a whole.

The City Council shall consider the amendment, supplementation, modification or repeal of the regulations of this Ordinance subject to public necessity, convenience, and general welfare or where good zoning practice warrants such action.

- I. After such hearing, the City Council may adopt the ordinance as recommended by the Planning Commission or may impose conditions and restrictions upon the change in zone district boundaries or the amendment of the text of this Ordinance as may be necessary to comply with the standards set forth above or to reduce or minimize any potentially injurious effect of such amendment and to carry out the general purpose and intent of these regulations.
- J. If the City Council makes substantial changes to the ordinance as advertised, the City Council should hold another Public Hearing after giving notice as described herein.
- K. After the Ordinance to amend the Zoning Map of the City of Montevallo is adopted by the City Council it must again be published in the same manner as all municipal Ordinances, subject to the provisions of Section 11-45-8 of the Code of Alabama.

Section 27.05. Submittal Requirements.

A petition for a change in zone district boundaries shall contain, but not be limited to the following:

- A. The name, signature and address of the property owner and agent of the property owner, if any.
- B. The address and legal description of the property under consideration, accompanied by a copy of the applicable tax maps clearly identifying the property subject to the rezoning request.
- C. The present and proposed zoning and land use of the property under consideration.
- D. The reason for the rezoning request.
- E. The availability of required utilities and methods of storm water drainage and traffic control.
- F. A vicinity map, drawn to scale, showing the size and location of the subject property.
- G. A site plan, drawn to scale, showing all dimensions, the property boundaries, public rights-of-way, and the proposed use and development layout.

Application for the amendment of the text of this Ordinance shall provide the current text, the proposed changes thereto and written arguments in support thereof.

Section 27.06. Limitations on Rezoning Requests.

No action shall be initiated for a zoning amendment affecting the same parcel of land more often than once every twelve (12) months, provided that by unanimous resolution of the City Council that such action may be initiated at any time.

Section 26.07. Fees.

Before any action shall be taken as provided in this Article, the applicant petitioning for a change shall deposit a fee according to the current fee schedule established by the City Council of the City of Montevallo including the cost of actual certified mail and legal advertisement as required by law. Under no condition shall said sum or any part thereof be refunded for failure of such proposed amendment to be enacted into law.

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ARTICLE 28. VALIDITY

Section 28.01. Severability of Ordinance.

If any section or provision of this Ordinance, including any part of the Zoning Map, which is a part of this Ordinance, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

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ARTICLE 29. VIOLATION AND PENALTY

Section 29.01. Penalty.

In addition to all other means provided by law for the enforcement of the provisions of this Ordinance any person, firm, corporation or other organization that violates any provisions of this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be punished by fine and/or imprisonment pursuant to Section 1-9, Code of Ordinances, City of Montevallo, Alabama and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Montevallo from taking such other lawful actions as is necessary to prevent or remedy any violation, including but not limited to requiring the developer to restore to the original state any damage done as a result of the violation.

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INDEX.

<i>Accessory Structure</i>	<i>Building</i>
<i>Accessory Structure Compound</i>	<i>Building material storage</i>
<i>Administration</i>	<i>Building materials sales</i>
<i>Administrator</i>	<i>Building, height of</i>
<i>Aesthetics</i>	<i>Carpentry shop</i>
<i>Alley</i>	<i>Catering shop</i>
<i>Alternative Support Structure</i>	<i>Child care center</i>
<i>Amendments and Changes</i>	<i>Child Day Care Center</i>
<i>American Heritage and Veterans' Memorial District</i>	<i>Child Day Care Home</i>
<i>Amusement or recreation service</i>	<i>Child Group Day Care Home</i>
<i>Animal clinic</i>	<i>Church</i>
<i>Animal Clinic</i>	<i>Cleaning establishment or laundry</i>
<i>Animal Hospital</i>	<i>Clinic</i>
<i>Antenna</i>	<i>Club, private</i>
<i>Antenna Support Structure</i>	<i>Coffee shop</i>
<i>Apartment Building</i>	<i>Co-location</i>
<i>Appeals</i>	<i>Community Center</i>
<i>A-R Agricultural – Residential District</i>	<i>Concealment Techniques</i>
<i>Area Modifications for Lots of Record</i>	<i>Construction dealers yard</i>
<i>Assembly of parts</i>	<i>Continuing Care Retirement Community</i>
<i>Assisted Living Facility</i>	<i>Contractor's yard</i>
<i>Auditorium</i>	<i>Convalescent home</i>
<i>Automobile display and sales room</i>	<i>Custodian employed on the premises</i>
<i>Automotive repair or servicing</i>	<i>Dairy</i>
<i>B-1 Neighborhood Business District</i>	<i>Dancing or music school</i>
<i>B-2 General Business District</i>	<i>Definitions</i>
<i>Bakery</i>	<i>Dental laboratory</i>
<i>Bank</i>	<i>District</i>
<i>Barber shop</i>	<i>District Boundaries</i>
<i>Basement</i>	<i>Dressmaking</i>
<i>Beauty shop</i>	<i>Dressmaking and tailoring</i>
<i>Bed and Breakfast</i>	<i>Drive-in restaurant</i>
<i>Bicycle repair</i>	<i>Drive-in Theatres</i>
<i>Bottling plant</i>	<i>Driveway Location</i>
	<i>Drugstore</i>

<i>Dwelling</i>	7	<i>Group Care Home</i>	26
<i>Dwelling unit</i>	7	<i>Hardware store</i>	47
<i>Dwelling, multiple</i>	7	<i>Heating fuel</i>	49
<i>E-1 Single-Family Estate District</i>	30	<i>Height</i>	119
<i>Electrical shops</i>	47	<i>Height Modifications</i>	72
<i>Enforcement</i>	129	<i>Home Day Care</i>	26
<i>Engineer</i>	7	<i>Home Occupation</i>	9
<i>Enlargement, etc., of Structure or Premises</i> ..	24	<i>Hospital</i>	43
<i>Enlargements, etc., of Nonconforming Use</i> ..	24	<i>Hotel</i>	9, 46
<i>Environmental Impact</i>	126	<i>Household appliance repair</i>	45
<i>Establishment of Districts</i>	16	<i>Impervious Surface</i>	10, 21, 69, 107, 135
<i>FAA</i>	119, 120, 121, 125, 126, 127	<i>Impervious Surface Ratio (ISR)</i>	10, 21
<i>Fabricating</i>	49	<i>Independent living facility</i>	43
<i>Family</i>	8	<i>Independent Living Facility</i>	10
<i>Farm implement repair or servicing</i>	47	<i>Indoor Recreation</i>	13
<i>FCC</i>	119, 120, 121, 126, 127	<i>Institution</i>	10
<i>Feed storage</i>	49	<i>Intersections</i>	70
<i>Fence</i>	8, 138	<i>Junk Yard</i>	10
<i>Floor Area</i>	8	<i>Land Disturbance</i>	10, 129
<i>Fraternity House</i>	8, 43	<i>Landscape maintenance period</i>	112
<i>Freestanding Monument Sign</i>	70	<i>Landscaping</i>	125
<i>Front Yard Modifications</i>	73	<i>Library</i>	43
<i>Frontage, street</i>	8	<i>Loading Requirements--Specified Uses</i>	100
<i>Frozen food locker</i>	47	<i>Loading Space</i>	10
<i>Garage, private</i>	9	<i>Location of Required Parking Spaces</i>	99
<i>Garage, public</i>	14	<i>Lot</i>	10
<i>Garage, storage or parking</i>	9	<i>Lot Width</i>	11
<i>General Regulations</i>	18	<i>Lot, corner</i>	10
<i>General service or repair establishment</i>	46	<i>Lumber yard</i>	49
<i>General Yard Modifications</i>	73	<i>M-1 Light Industrial District</i>	49
<i>Golf Driving Range</i>	13, 141	<i>Maintenance bond</i>	112
<i>Grade</i>	9	<i>Manufactured Home Community</i>	11, 54
<i>Grain storage</i>	49	<i>Manufacturing</i>	49
<i>Greenhouse, retail</i>	45	<i>Massage or similar personal service shops</i> ..	45
<i>Gross Density</i>	9	<i>Mausoleum</i>	141
<i>Gross Site Area</i>	9	<i>Medical laboratory</i>	11, 43, 46, 97

<i>Millinery</i>	46	<i>Planned Residential District</i>	52
<i>Miniature Golf Course</i>	13, 141	<i>Plant Selection List</i>	112
<i>Minimum Plant Size</i>	112	<i>Plumbing shop</i>	47
<i>Mobile Home</i>	11	<i>Portable Building</i>	12
<i>Mobile Home Park See Manufactured Home Community</i>		<i>Portable buildings as a conditional use</i>	75
<i>Monopine</i>	119	<i>Portable buildings as a permitted use</i>	75
<i>Motel</i>	11, 46	<i>Premises</i>	13
<i>Motor court</i>	46	PREVIOUSLY DEVELOPED HIGH DENSITY DISTRICT	41
<i>Museum</i>	43	<i>Private school</i>	26, 37
<i>Net Density</i>	11	<i>Private Telecommunications Operation</i>	120
<i>Net Site Area</i>	11	<i>Public Facility</i>	12, 27, 30, 32, 35, 37, 43, 97
<i>Nonconforming Use</i>	12, 24	<i>Public garage</i>	47
<i>Non-profit organizations</i>	43	<i>Public school</i>	26, 37
<i>Nonvegetative Screening</i>	125	<i>Public Utility Facility</i>	12, 27, 30, 32, 35, 37, 43, 46, 47, 50, 97
<i>Nursing home</i>	43, 46, 47	<i>Purpose and Method</i>	3
<i>Nursing Home</i>	12	<i>R-1 Single Family District</i>	32
<i>O & I Office and Institutional District</i>	43	<i>R-2 Single Family District</i>	35
<i>Obsolete towers</i>	127	<i>R-4 Multiple Dwelling District</i>	37
<i>Office</i>	43	<i>Radio Frequency</i>	126
OFF-STREET PARKING	97	<i>Radio repair shop</i>	46
<i>Open kennels</i>	49	<i>Rear Yard Modifications</i>	74
<i>Outdoor Recreation</i>	13	<i>Reestablishment of Nonconforming Use</i>	24
<i>Overlay Districts</i>	61	<i>Regulations Supplemental</i>	72
<i>Painting decorators</i>	46	<i>Research or testing laboratories</i>	43
<i>Painting shop</i>	47	<i>Residential care facility</i>	43
<i>Par Three Golf Course</i>	13, 141	<i>Residential Care Facility</i>	13
<i>Parking Area/Storm Water Detention Screening</i>	69	<i>Restaurant</i>	7, 13, 43, 45, 98
<i>Parking garage</i>	45	<i>Restoration of Damaged Buildings</i>	24
<i>Parking lot</i>	45	<i>Retail store</i>	45, 47
<i>Parking Lot</i>	13	<i>Revocation of approval</i>	75
<i>Parking Space, off-street</i>	12	<i>Row houses</i>	38
<i>Parochial school</i>	26, 37	<i>Rules in Applying Loading Standards</i>	100
<i>Penalty</i>	151	<i>Rules in Applying Parking Standards</i>	99
<i>Performance bond</i>	111	<i>RV Park</i>	13
<i>Place of worship</i>	26, 37	<i>Sales office</i>	43

<i>Sanitarium</i>	43	<i>Tower</i>	120
<i>Sanitary Landfill Operation</i>	67, 141	<i>Town houses</i>	37, 38
<i>Scenic Roadway Buffer</i>	69	<i>Traffic Requirements</i>	70
<i>Scenic Roadway Setback</i>	69	<i>Trailer</i>	14
<i>School</i>	43	<i>Trailer display and sales room</i>	47
<i>SD Special District</i>	51	<i>Trailer repair or servicing</i>	47
<i>Service Station</i>	13	<i>Two-family dwelling</i>	37
<i>Setback</i>	6, 13	<i>University District</i>	62
<i>Severability of Ordinance</i>	149	<i>Upholstering shop</i>	46
<i>Shoe repairing</i>	45	<i>Urban Core District</i>	62
<i>Shopping center</i>	47	<i>Urban Residential Development</i>	14
<i>Shopping Center</i>	13, 98	<i>Urban Residential District</i>	65
<i>Short Title</i>	1	<i>Use Modifications</i>	72
<i>Single-family dwelling</i>	30	<i>Used car lot</i>	47
<i>Site Plan Review and Approval</i>	132	<i>Validity</i>	149
<i>Sorority House</i>	8, 43	<i>variance</i>	140
<i>Special Exception</i>	14, 140	<i>Violation and Penalty</i>	151
<i>Storage</i>	45	<i>Walls and Fences</i>	74
<i>Story</i>	14	<i>Warehouse</i>	49
<i>Story, half</i>	14	<i>Wireless Telecommunications Facility</i> ..	14, 119
<i>Street</i>	14	<i>Yard</i>	14
<i>Structural Alterations</i>	14	<i>Yard, front</i>	15
<i>Structure</i>	14	<i>Yard, rear</i>	15
<i>Subdivision</i>	14, 60, 137	<i>Yard, side</i>	15
<i>Supplementary Regulations</i>	72	<i>Zone Map</i>	16
<i>Tailoring establishment</i>	46	<i>Zoning Board of Adjustment</i>	140
<i>Tavern</i>	47	<i>Zoning Certificates</i>	129
<i>Television repair shop</i>	46	<i>Zoning Districts and Boundaries</i>	16
<i>Temporary Telecommunications Tower</i>	120	<i>Zoning Map</i>	15
<i>Termination of use and removal</i>	75		

APPENDIX A – INTERPRETATIONS

APPENDIX B - HEIGHT HAZARD AND LAND USE ZONING ORDINANCE

APPENDIX C – LANDSCAPE PLANT SELECTION LIST.

Large Trees - Deciduous (Trees from 40'–150' in height)

<i>Acer rubrum</i>	Red Maple
<i>Fraxinus americana</i>	White Ash
<i>Ginkgo biloba</i> **	Ginkgo
<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Platanus occidentalis</i> **	Sycamore
<i>Quercus alba</i>	White Oak
<i>Quercus falcate</i>	Southern Red Oak
<i>Quercus nigra</i> **	Water Oak
<i>Quercus nuttallii</i>	Nuttall Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Pistacia chinensis</i> *	Chinese Pistache
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus parvifolia</i>	Chinese Elm

* May be used under overhead power lines.

** May be used in natural setting only. Do not use in direct proximity to roads or sidewalks.

Small Trees - Deciduous (Trees from 10'-40' in height)

Acer buergeranum	Trident Maple
Acer ginnala	Amur Maple
Acer palmatum	Japanese Maple
Amelanchier arborea*	Serviceberry
Betula nigra*	River Birch
Cercis Canadensis*	Redbud
Cornus florida*	Flowering Dogwood
Cornus kousa*	Kousa Dogwood
Lagerstoemia indica*	Crape-Myrtle
Magnolia x soulangiana*	Saucer Magnolia
Prunus serrulata*	Japanese Cherry
Prunus subhirtella pendula*	Weeping Cherry
Prunus yedoensis*	Yoshino Cherry
Sassafras albidum	Common Sassafras

* Ornamental trees may be used in foundation and frontage landscaping and a within required buffers.
Ornamental trees may not be used in parking perimeter or interior landscaping.

Large Trees - Evergreen (Trees from 40'–150' in height)

Magnolia Grandiflora	Southern Magnolia
Pinus caibaea	Slash Pine
Pinus strobus	Eastern White Pine
Pinus teed	Loblolly Pine
Pinus Virginian	Virginia Pine
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak

Small Trees - Evergreen (Trees from 15' – 30' in height)

Cryptomeria japonica*	Cryptomeria
Ilex opaca	American Holly
Ilex latifolia	Lusterleaf Holly
Ilex cornuta 'Nellie R. Stevens'	Nellie R. Stevens
Juniperus virginiana	Eastern Red Cedar
Pinus echinata	Shortleaf Pine
Pinus thunbergiana	Japanese Black Pine

* Do not use in planted islands or other parking interior landscaping.

Screening Shrubs (shrubs from 6'-12' in height)

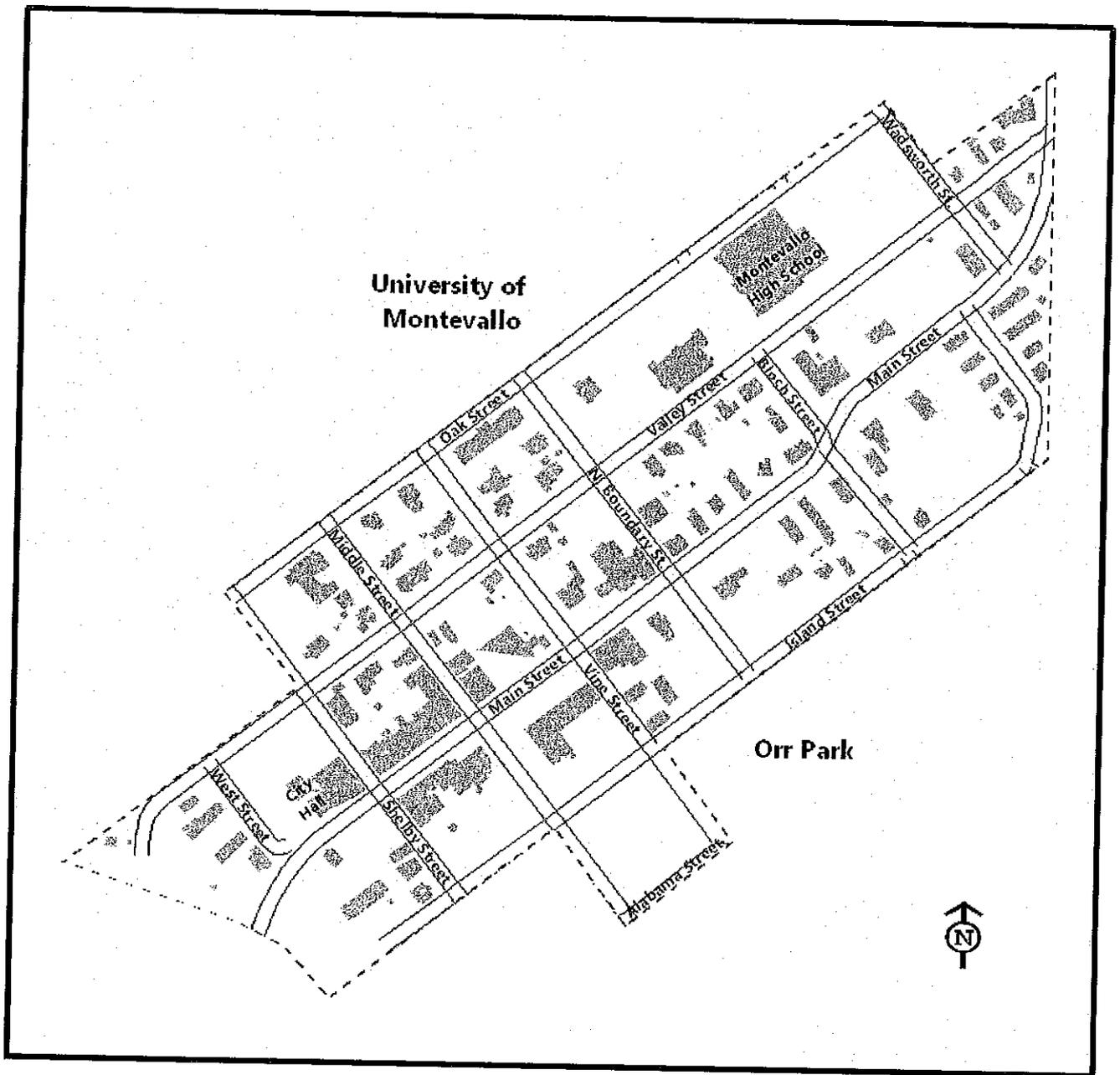
<i>Eleagnus pungens</i>	Fragrant Olive
<i>Ilex cornuta</i> 'Nellie R. Stevens'	Nellie R. Stevens
<i>Ilex cornuta</i> 'Burfordii'	Burford Holly
<i>Prunus laurocerasus</i>	English Laurel
<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum
<i>Ilex aquifolium</i>	English Holly
<i>Myrica cerifera</i>	Wax Myrtle
<i>Prunus caroliniana</i>	Cherry Laurel

**APPENDIX D – URBAN CORE DISTRICT
STANDARDS & GUIDELINES.**

Section 1. Intent and Applicability

The Urban Core District is intended to promote the development and redevelopment of the downtown area in a manner that is consistent and compatible with the unique and diverse elements of downtown. It will create an area with a compact, walkable core and a lively active pedestrian environment that fosters an increased number of people walking to ensure a more vibrant downtown environment. Design standards are also intended to promote the downtown area as a unique and active destination with a variety of land uses designed in context with the area in which they are located.

These standards shall be applied to the downtown core and surrounding streets within the district. The standards address the architectural character of buildings through detailing and their relationship to the street with emphasis on the streetscape and the downtown experience.



Map of Urban Core

Section 2. Street and Sidewalk Network

The sidewalks and streetscapes of the Urban Core shall use materials and patterns that will enhance the pedestrian environment. The use of pavers, special scoring patterns and natural stones are encouraged.

- A. Streets – Developments that create public and private streets shall connect with and provide for the future extension of the community’s street network. Any improvements shall be reviewed and approved by the Public Works Department.
- B. Sidewalks – Sidewalks shall be provided as part of all developments, as follows:
 1. Sidewalks shall be a minimum of nine (9) feet wide measured from the face of the curb to the building façade. Sidewalks shall include a pedestrian zone, and a streetscape zone, and may include a storefront zone (see Figure 2.1).
 2. Sidewalks shall be constructed from the back of curb to the existing or newly created street wall
 3. New sidewalks shall be extended to the adjacent lot lines. In the case of a corner lot, sidewalks shall be extended to the adjacent lot along each block face.
 4. Sidewalks may be reduced to a minimum width of five (5) feet when not immediately adjacent to a building (e.g., alley or side road) and not providing primary access to a building.
 5. Special sidewalk pavement treatments shall only be permitted when part of a streetscape plan for the full blockface as approved by the Department of Public Works.
 6. Overhead walkways or pedways that cross a public street or alley are only permitted following review and approval by the Planning Commission. All overhead walkways or pedways must provide public access at grade. No overhead walkway or pedestrian way shall be permitted over public streets with a right-of-way width greater than or equal to 50 feet.
- C. Sidewalk Elements
 1. Pedestrian Zone –The pedestrian zone shall be a minimum of five feet wide and shall not be shared with the streetscape or storefront zones.
 2. Streetscape Zone – That portion of the sidewalk located between the curb line and the Pedestrian Zone. The streetscape zone shall be a minimum of four (4) feet wide when street trees are included. The following elements may be located in the streetscape zone:
 - Street trees/grates, planting strips, raised planters
 - Street light standards
 - Street signs/pedestrian wayfinding signs
 - Media boxes
 - Postal/freight collection boxes
 - Utility boxes/public phones/fire protection
 - Seating (with/without tables)
 - Trash receptacles
 - Public art/water feature
 - Bike racks

3. Storefront Zone – That portion of the sidewalk 2 to 2 ½ feet wide located between the Pedestrian zone and the building façade in which the following may be located:
- Seating (with/without tables)
 - Bollards
 - Recessed lighting for the building facade
 - Bike racks
 - Valet or hostess station/canopies
 - Temporary sale/display of merchandise
 - Moveable sandwich boards
 - Postal/freight collection boxes
 - Planters

Minimum Sidewalk Dimensions:

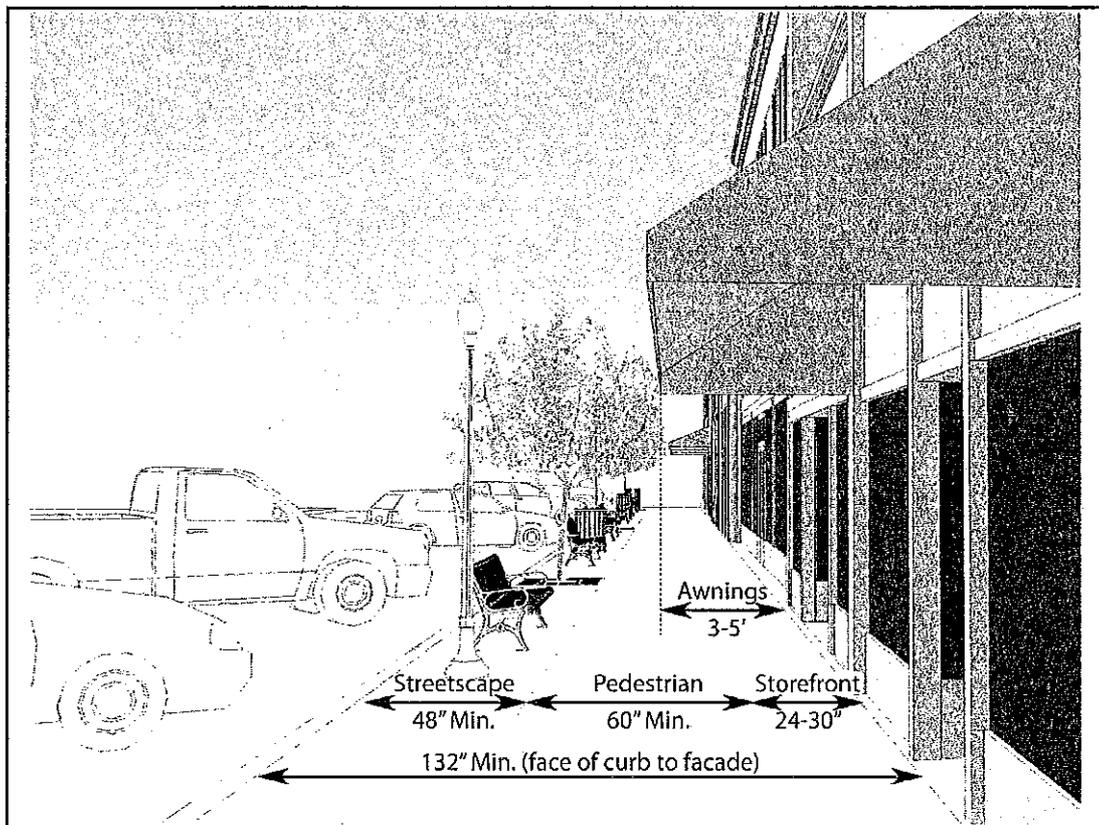


Figure 2.1

Section 3. Vehicular/Pedestrian Connections

The streetscape areas, corners, alleys and service areas shall be designed and constructed to continue the pedestrian experience with an emphasis on safety.

- A. Pedestrian Access – Clearly defined, safe pedestrian access shall be provided from parking areas and adjacent public rights-of-way to building entrances.
- B. Truck Access – Truck access and/or service delivery shall be limited to:
 - On- street delivery/pick-up
 - Alley access
 - Delivery contained within the structure(s)
- C. Curb Cuts – The number and width of curb cuts shall be limited in accordance with the City’s access management plan. Sites with multiple buildings shall have unified/joint access. Curb cuts shall only be permitted for parking garages, off-street parking lots accommodating 10 or more vehicles, and loading areas. All requests for approval of curb cuts will be reviewed by ALDOT and/or the Director of Public Works.

Section 4. Streetscape

Streetscape standards are established to create an attractive and animated environment and to permit safe and efficient pedestrian movement. Planning and installation of improvements shall be coordinated to ensure a well-designed and unified streetscape treatment within the Urban Core District.

Streetscape elements provided as part of the development shall conform to those specified in Section 4.C.6 below. All other streetscape elements shall conform to the following standards:

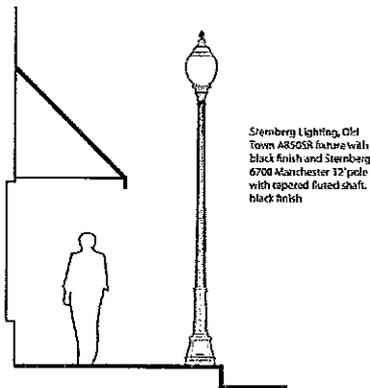
A. Street Trees

1. Street trees shall be reviewed and approved by the Arbor & Beautification Committee (A&BC). If the sidewalk width, utility locations, or similar conditions make it impractical to install street trees, the A&BC may amend the requirements for street tree planting or unobstructed sidewalk width. Said amendment must be approved by the Planning and Zoning Commission /City Council.
2. Tree grates or raised planters shall be provided with a minimum area of 4’ x 4’ per tree and a minimum soil volume below the paved surface of 3.5 cubic yards per tree. The use of structural planting soil mixes shall be used for tree pit soil mixes and growing medium.
3. Permitted Street Trees within the Urban Core district include:
 - a. *Acer x freemanii*/ Autumn Blaze Maple
 - b. *Acer Saccharum*/ Sugar Maple
 - c. *Fraxinus pennsylvanica* ‘Urbanite’/ Urbanite Ash
 - d. *Carpinus betulus*/ European Hornbeam
 - e. *Pistacia chinensis*/ Chinese Pistache
 - f. *Quercus alba*/ White Oak
 - g. *Querus coccinea*/ Scarlet Oak
 - h. *Quercus nuttallii*/ Nuttall Oak
 - i. *Quercus shumardii*/ Shumard Oak
 - j. *Ulmus parvifolia* ‘Emer II’/ Allee Elm
 - k. *Ulmus americana* ‘Princeton’/ Princeton Elm

B. Planting Zones

If an established zone exists in the street right-of-way fronting adjacent lots, the verge shall be continued along the frontage of the proposed development. Planting strips that interfere with existing underground utilities, vaults, or other existing structures shall require approval from the appropriate utility and/or may be amended as necessary.

- C. Street Furnishings – The design of street furnishings including, benches, news racks, postal/shipping drop –off boxes, telephone booths, and trash receptacles, etc. Shall conform to City standards.
1. Street furnishings may not be permitted at any location where the sidewalk is less than 7 feet in width and the pedestrian zone is less than 4 feet in width.
 2. Street furnishings shall be located at least 1 foot from the face of curb.
 3. The following list contains the standard amenities that are permitted within the Streetscape Zone. Variance from these items requires prior approval from the Design Review Committee.
 - a. Benches- Victor Stanley, CR-96 bench, 6 or 8’ length, black powder coat finish
 - b. Trash Receptacles- Victor Stanley, SD-42 Side-Door Litter Receptacle, black powder coat finish,
 - c. Tree Grates- Iron Smith, ADA Cast Iron, 48” square
 4. Media Items – Media items shall include newspaper/advertising boxes, postal/shipping drop – off boxes, information kiosks, and telephone booths.
 - a. Media Items cannot be chained or affixed to public fixtures, except those specifically designed and designated to accommodate them.
 - b. Where a news rack has been placed at a corner, all additional news racks on that corner must be placed immediately adjacent to the news rack already in place.
 - c. News racks are not permitted on more than 2 corners per intersection, with no more than four (4) news racks permitted per corner. The removal of news racks will be the responsibility of the City of Montevallo Department of Public Works.
 - d. News racks dispensing advertising only or those published less frequently than weekly are not permitted in the public way.
- D. Lighting – Street lighting for public streets shall conform to the City of Montevallo design standards (*see Figure 4.1*)
1. Street Lights
 - a. Fixture-Sternberg Lighting, Old Town A850SR, black finish.
 - b. Pole-Sternberg Lighting, 6700 Manchester, 12 foot height, tapered fluted shaft, black finish.



Typical Street Light

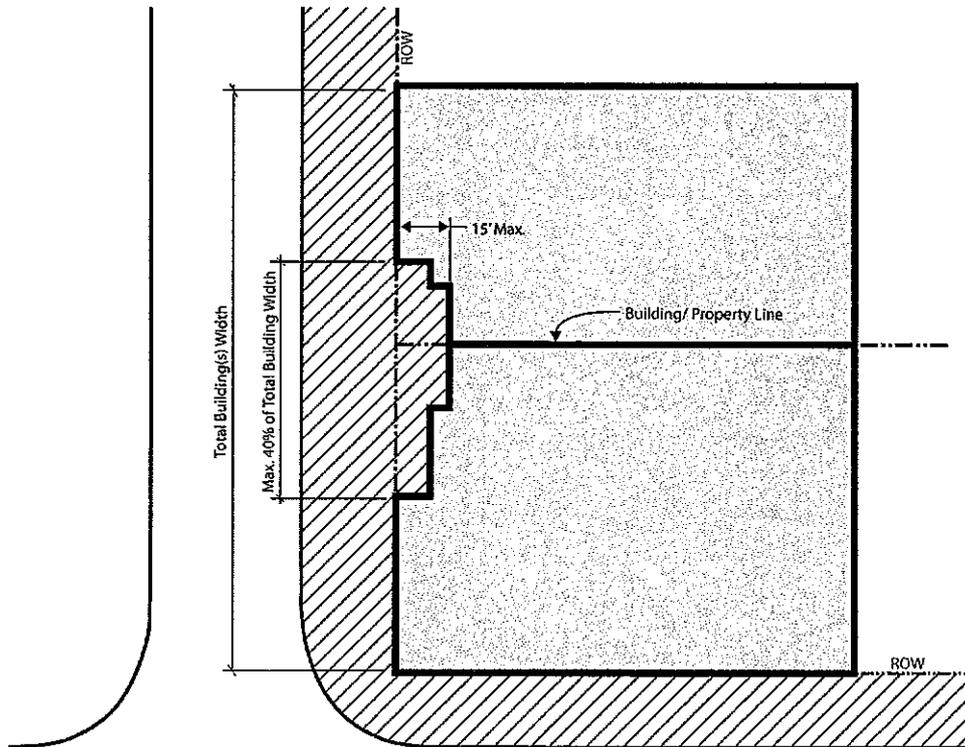
Figure 4.1

- E. **Underground Utilities** – Underground utilities shall be provided for all development proposed within the Downtown District. Utility boxes shall be placed underground, along streets, alleys, sidewalks, or shall be designed in a manner acceptable to the Director of Public Works.

Section 5. Dimensional Standards

Dimensional standards are established to ensure that building mass and scale provides continuity to their surroundings, allow for adequate penetration of sunlight and air, and relate to the pedestrian environment.

- A. **Minimum Lot Size, Depth, and Width** – There are no minimum lot size, depth, or width requirements in the Urban Core District except lots developed exclusively for single family detached residential use that shall comply with the size and width requirements established in the zone district.
- B. **Street Wall** –The street wall shall be maintained for the length(s) of the lot frontage(s) through the placement of the principal structure or extension(s) of its facade(s), such as colonnades. The building façade may recede from the street wall by as much as 18” to allow for columns or other architectural elements.
- C. **Building Height** –Building height shall be limited to three (3) stories or 40 feet in height.
- D. **Setbacks** – Buildings shall have a zero front and side setback. Recesses on the ground floor to accommodate entry ways, display windows, planters, or similar features shall not be considered a building setback provided the upper stories are built to the street wall.
1. Except, however, the building façade may be setback a maximum of 15 feet from the street wall provided no less than 60 percent of the street wall is maintained.
 2. When new construction creates structures with adjoining setbacks, the structures will be considered as one building in calculating the 60 percent street wall minimum. (see Figure 5.1)
 3. **Multiple Structure Lots** – A street wall shall be maintained along the entire lot frontage through the placement of one or more structures. (see Figure 5.1)



A Minimum of 60 percent of Streetwall Must be Maintained

Figure 5.1

4. All corner lots within the Urban Core District shall maintain a zero front setback from the street wall for at least 50 feet from the intersection along each street, or the width of the lot, whichever is less.
5. Multiple structures – Multiple structures located on a single lot shall be designed so the building height of any structure is at least equal to the height of any other structure on the lot located between it and the right-of-way.

Section 6. Accessory Structures/Screens (Including Dumpster Enclosures)

Accessory structures/screens shall only be permitted at the rear of a principal structure and shall not be visible from the public street. Accessory structures/screens shall be designed and constructed of the same materials as the primary structure.

Section 7. Building Design Standards

Building design standards are established within the Urban Core District to promote architectural diversity while encouraging design that relates to and reinforces the overall character of their immediate surroundings. A strong building-to-pedestrian relationship shall be accomplished through the use of building details that relate to the human-scale. Building design standards shall be applied as follows:

A. Architectural Character

1. Architectural style

- a. New buildings should offer high quality and compatible interpretations of the traditional styles that are found within the Urban Core.
- b. Improvements and additions to buildings with historic character should reinforce and enhance the original character of the building and not institute new and/or conflicting styles.
- c. Building design that attracts attention through the use of bright garish colors, reflective surfaces, over-sized signage, etcetera, is not permitted. Contemporary styles and modern

“chain” style standards that do not reflect the predominant historic character of the district’s buildings are also not permitted.

2. Building Materials

- a. The primary materials for buildings in the Urban Core District shall be brick.
- b. Ornamental detailing such as window casements, cornices, decorative grills and columns may be made of wood, metal, natural stone or other traditional materials.
- c. Building Materials not permitted include:
 - i. Metal or Vinyl siding
 - ii. Asphalt shingles
 - iii. Faux brick or stone

3. Exterior Doors & Windows

a. Lower Façade

- i. Windows shall be either storefront glass or vertical windows with divided lights. Divided transoms above storefront windows and doors are permitted
- ii. Doors shall either be completely glass or have divided lights. Doors of a residential character (i.e. recessed panels) and solid flush doors are not permitted in the Urban Core District.
- iii. Secondary and service doors located on the sides or rear of buildings may have solid flush doors provided they are not intended as a public entrance.

b. Upper Façade

Windows shall have vertical orientation and divided lights.

4. Exterior Building Colors

- a. The color palette for the Urban Core should consist of muted and subtle colors. The predominant colors should include natural brick and stone colors of red, buff, cream and gray. Accent and trim colors that are darker or lighter may be acceptable
- b. Bright, primary, fluorescent and other ‘garish’ colors are not permitted.
- c. Brick, stone, tile and glass surfaces should not be painted unless paint already exists on these surfaces.

5. Façade lighting

Lighting to accent the architectural style of buildings and promote the safe and positive night time environment of the Urban Core District is encouraged.

- a. Permitted light types include:
 - iv. Gooseneck fixtures
 - v. Sconce type fixtures
 - vi. Fixtures mounted on ornamental brackets
 - vii. Flush mounted 'well lights'
- b. Façade lighting shall be oriented to minimize glare on streets, sidewalks or adjacent properties.

Examples of Permitted Façade Lights:

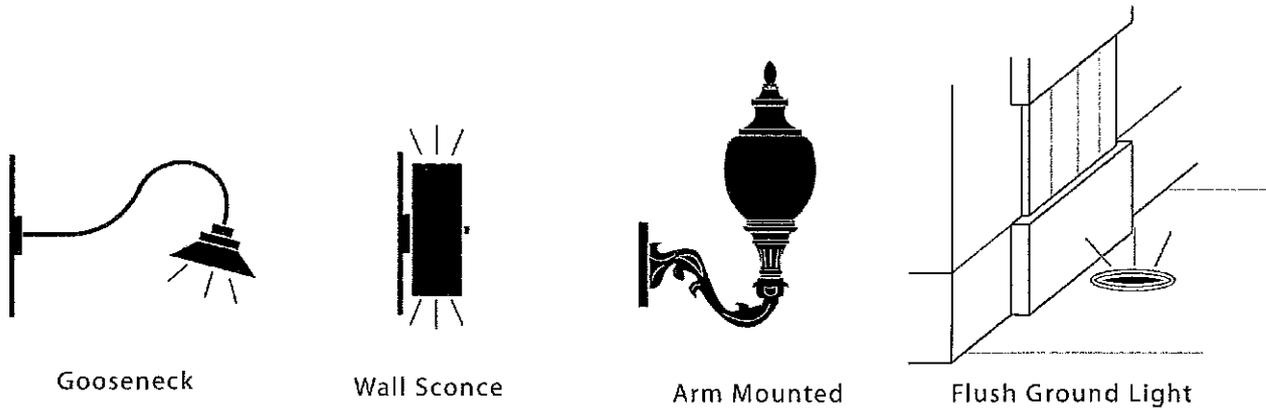


Figure 7.1

6. Roof types

- a. Roofs shall be flat membrane style or have minimal pitch.
- b. When pitched roofs are used the maximum side slopes shall be 6:1. (See Figure 7.2)
- c. Roofs shall be screened from public streets through the use of parapet walls.
- d. Historic roofing materials should be maintained and repaired with like materials where available. Alterations to the historic roofline or form (e.g., altering or adding gables) generally will not be permitted. Roofing color shall be considered and reviewed only as part of a larger overall project.

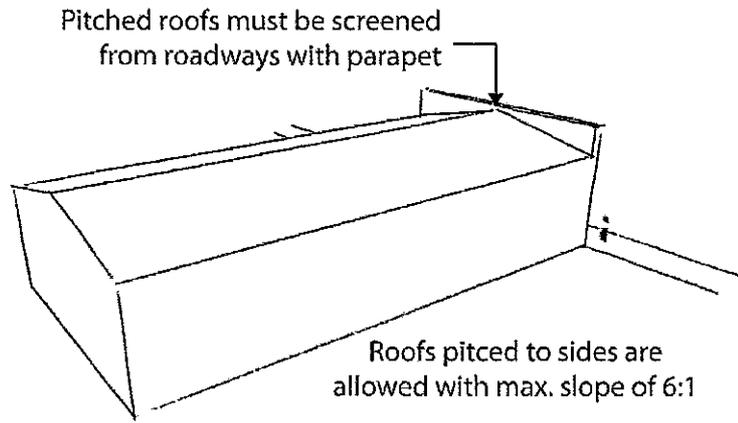
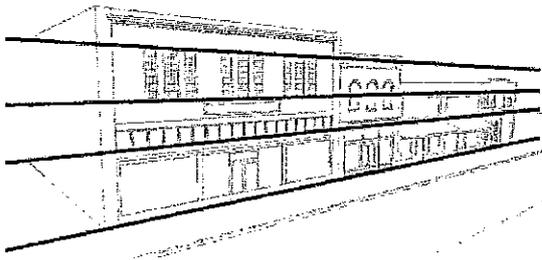


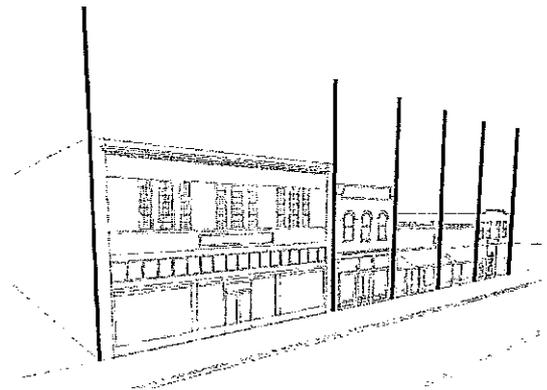
Figure 7.2

B. Spacing/Rhythm

1. The primary facade of a new building shall be designed to reflect the rhythm characterized by the surrounding buildings on the same block face.
2. Horizontal rhythm – A clear visual division between the ground floor and upper level floors shall be established using cornice lines, windows, or similar architectural elements. The horizontal line established through the use of such architectural elements shall vary in elevation by no more than three (3) feet from one building to the next.
3. Vertical rhythm – Building facades shall use columns, piers, and window design/placement or similar architectural features no less than every 20 feet and no greater than every 40 feet to create vertical breaks at regular intervals.



Horizontal Rhythm



Vertical Rhythm

Figure 7.3

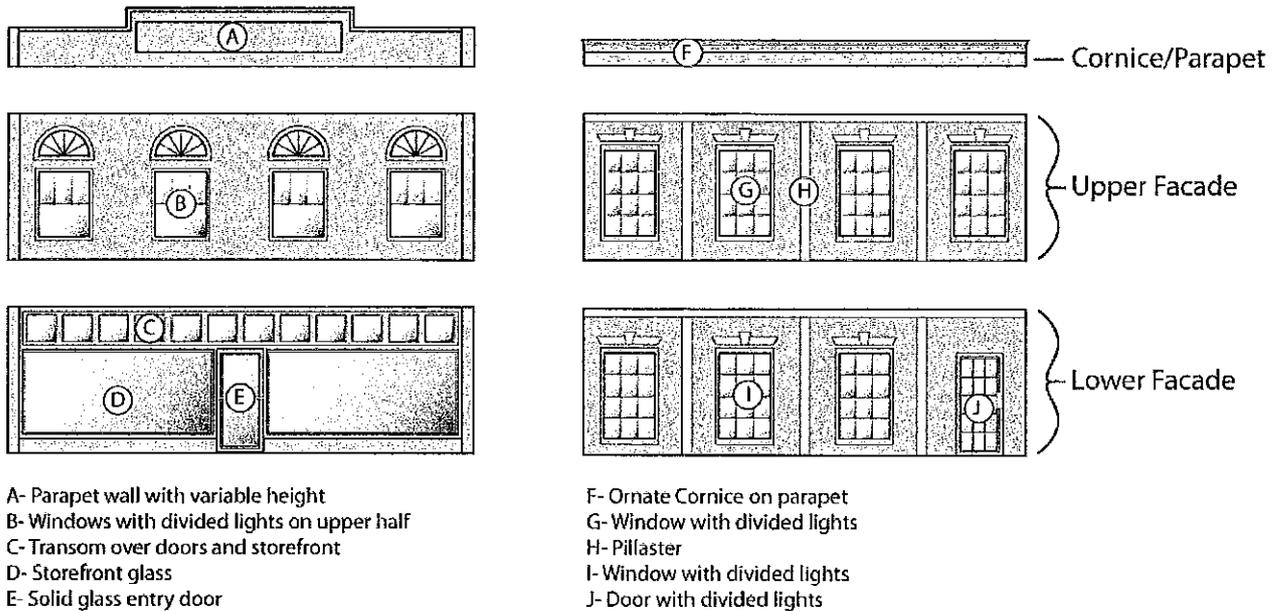
C. Building Facade Treatment

1. Lower Facade

- a. When the ground floor use is nonresidential at least 50 percent of the storefront shall consist of clear windows and doors that allow a view into the working areas, lobbies, or display window set into the wall.
- b. Principal entry doors shall be oriented toward the street and recessed, covered or otherwise clearly identifiable through the use of architectural design elements. Entry areas shall be well illuminated. (See Figure 7.4)

2. Upper Façade

- a. Windows shall be individually distinguished through the use of sills, lintels, trim or other architectural elements.
- b. Window proportions shall be designed so the vertical dimension is larger than the horizontal dimension.



Typical Facade Elements

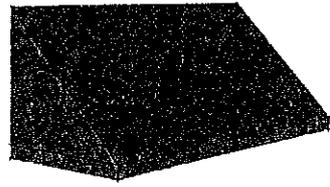
Figure 7.4

D. Awnings/Canopies

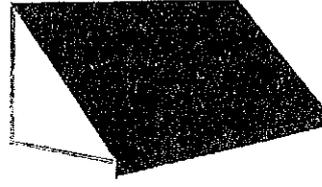
The use of awnings and canopies is encouraged to enhance the front and side facades of buildings and add to the streetscape experience. The size and style of awnings shall compliment the architectural character of the building and windows they are to treat. Awnings and canopies shall require the approval of the Design Review Committee.

1. Awnings shall be installed so that the valance is at least eight (8) feet above the sidewalk. Retractable awnings may be permitted.
2. Permitted awning shapes include 'Standard Wedge', 'Wedge with Truss' and 'Flat Panel'. Round and compound shape awning are not permitted.

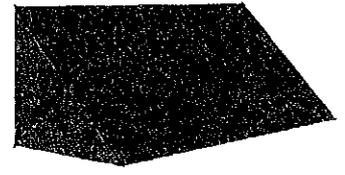
Examples of Permitted Awning Types:



Wedge with Truss



Flat Panel



Standard Wedge

Figure 7.5

3. Awnings shall be made of natural materials; vinyl or metal awnings are not permitted.

4. Awnings shall not be backlit.

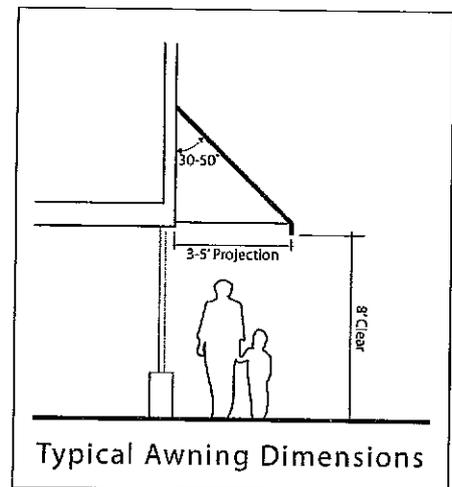
5. Awnings shall be designed to project over individual window and door openings and not project as a single continuous feature extending over architectural piers or arches. The width of a single awning shall extend the full width of the window but shall not exceed 40 feet in total span width.

6. Awnings shall be sloped between 30-50 degrees.

7. Awnings that fall into disrepair will be removed by the City at the owner's expense.

8. Signs printed on awnings are permitted, but may not exceed 10 percent of the total awning area. Said signage shall be considered a part of the total allowable signage for the structure.

9. Canopies shall be a minimum of four (4) feet from the back of the curb. Awnings shall extend to between three (3) and five (5) from the face of the building.



E. Lighting

To create a greater sense of activity, security and interest for the pedestrian, lighting shall be integrated into the exterior design of all structures.

1. The Urban Core District Streetscape will be represented by the repeated use of the Montevallo typical 12 foot height decorative light poles with Acorn type fixture (*see Figure 8.1*).

2. Lighting shall be used to illuminate the building façade, entries, and storefront windows. No back lit awnings or internally illuminated signs will be permitted.

3. See Section 8.A. for standard light fixtures and poles to be used in the Streetscape Zone within the Urban Core District.

F. Mechanical Equipment

All mechanical or utility equipment shall be screened or fully integrated into the overall design through the use of like or complementary materials, color, and scale.

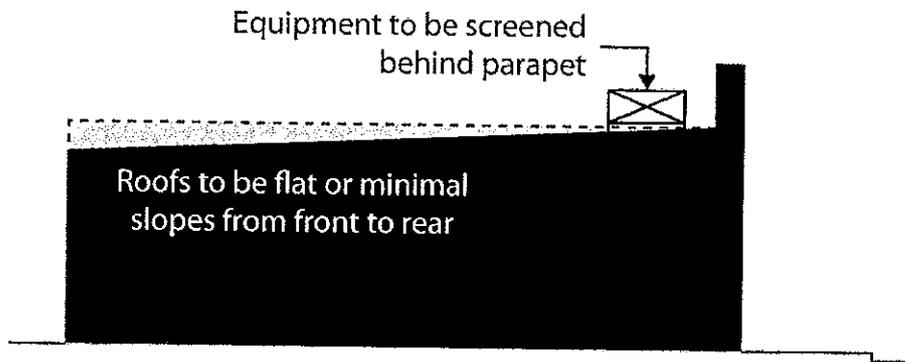


Figure 7.7

Section 8. Parking and Loading

Parking and loading standards are established for the Urban Core District to manage the supply of off-street parking, to improve mobility, promote the use of alternative modes of transportation, support existing and new economic development, maintain air quality and enhance the urban form of the District.

Parking shall be furnished in conformance with Article 22, Parking Regulations, except as otherwise provided in this Section.

A. Surface Parking

1. Off – street parking lots are not permitted along Main Street. Off –street parking lots shall be located in rear areas or on side street sides of buildings.
2. Surface parking shall be located completely behind all principal structures and shall be accessed at the rear of the property via surface streets.
3. Landscape screening and tree canopy requirements for parking areas shall conform to Article 23, Landscape and Buffer Requirements with the exception that tree canopy requirements shall be provided for any new surface parking area or any existing surface parking area when 25 percent or more of the lot is resurfaced.
4. Surface parking lighting shall conform to Urban Core District- Lighting Standards. (see Figure 8.1).
 - a. Light posts shall not exceed a height of 20 feet from finished grade.
 - b. Light posts shall have curved arms to focus light downward. Up to two (2) arms are permitted on a single post.
 - c. Parking lot light fixtures shall have the light cut off below 90 degrees and the beam shall be cut off at 75 degrees.
 - d. Allowable post arm style shall be Shepherd’s Crook, Acorn, or other ornamental style brackets/arms.
 - e. ‘Cobra Head’ and ‘Shoebox’ type light fixtures are *not* permitted.

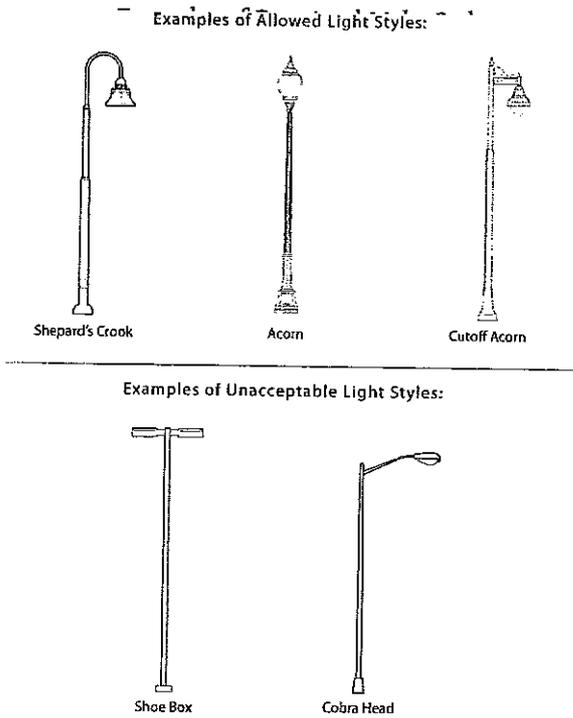


Figure 8.1

B. Parking Structures

1. Parking structures shall adhere to all building location and design standards set forth in these regulations.
2. Ramped floors shall not be visible from the street. Ramped parking is defined as any parking or vehicular moving space that will be sloped and not horizontal.
3. At least 50 percent of the first floor street facade shall be developed for Retail or Office uses. Areas designed to accommodate these uses may be developed at the time of construction or may be designed for later conversion to such uses.
4. Garage entries and exits for both pedestrians and vehicles shall be clearly marked by materials, lighting, signage, etc. to ensure pedestrian safety.

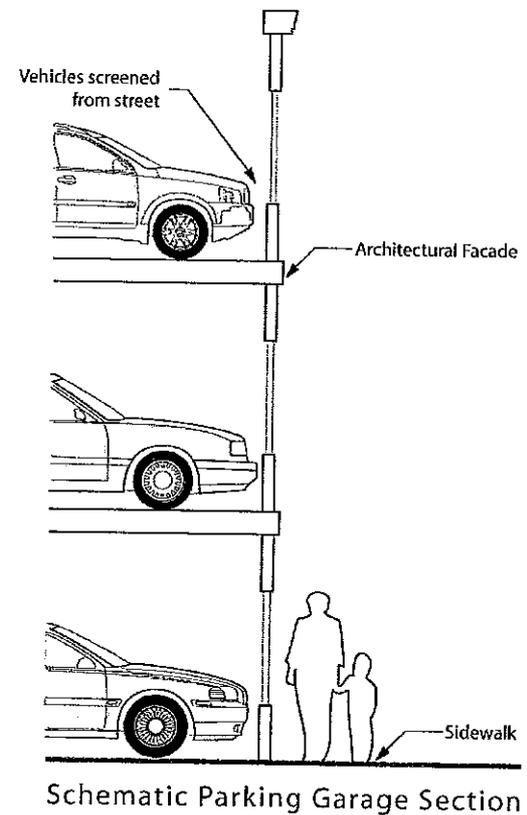
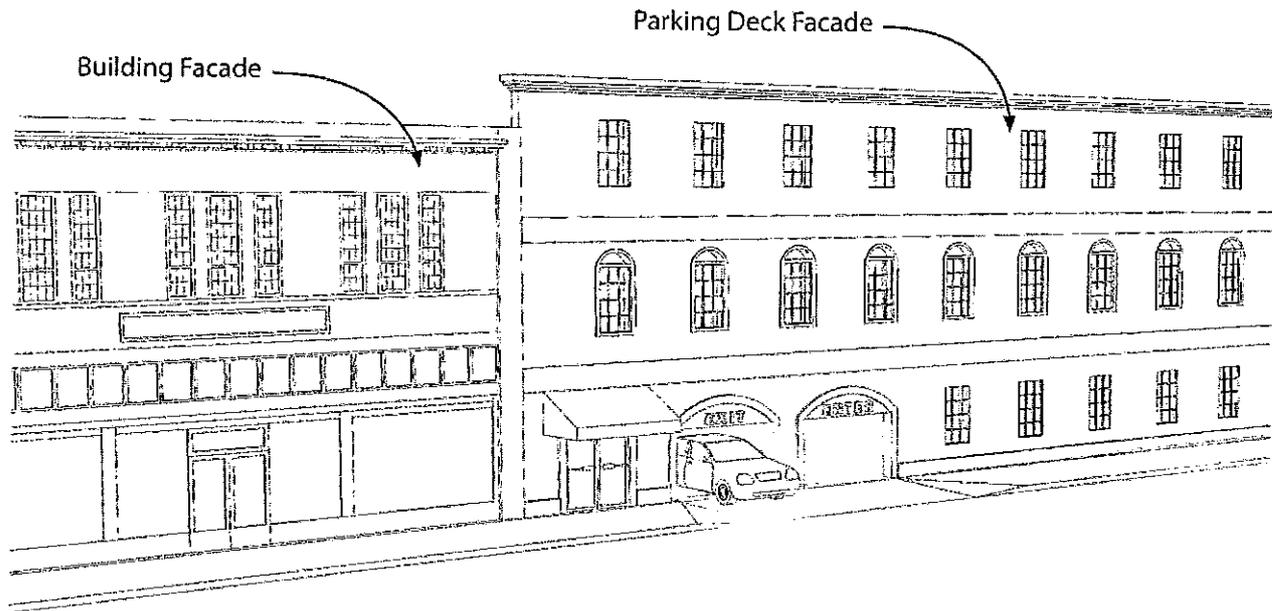


Figure 8.2



Parking Garage Integrated With Existing Architecture

Figure 8.3

Section 9. Signs

Sign standards are established for the Downtown District to ensure that signs are integrated into the architectural design of the building. Signs shall not dominate the façade of the building or interfere with adjacent buildings. All signage shall conform to the provisions of Article 21, Sign Regulations. The following sign standards shall also apply in the Urban Core District.

- A. Billboards – Billboards are not permitted within the Urban Core District.
- B. Free standing – Free standing signs shall be limited to movable sandwich boards or building identification signs, subject to the permitting requirements established by the Director of Public Works. Freestanding signs shall only be permitted within the storefront zone of the sidewalk or as part of a plaza, park, or other open space designed in conjunction with the structure(s).
- C. Window Displays – Retail store window displays of merchandise, freestanding three-dimensional promotional items and/or display fixtures or backdrops not affixed to windowpanes or glass are permitted.
- D. Commemorative Art – Monumental commemorative sculpture and/or graphic art in any medium and including images depicting the persons, themes, and/or events to be commemorated and inscribed dedications or quotations, attached to and incorporated into the overall design of all or part of one or more facades of public, private, not-for-profit, institutional or civic structures is allowed.
- E. Preservation Districts – All new sign construction within designated Preservation Districts shall conform to the City of Montevillo Design Standards & Guidelines, and have the approval of the Historical Commission.
- F. All signs within the Urban Core District, including window displays, must be approved by the Design Review Committee.

Section 10. Open Space

Open space standards are developed to promote a pattern of open space consistent with the streetscape of the district and provide accessibility to public open spaces. Three forms of Open Space are encouraged within The Urban Core District: Public Parks / Plazas; the streetscape within the public right-of-way, and private open space internal to a development.

- A. When development includes a residential component consisting of 50 percent or more of the total square footage of the project, open space shall be provided to include one or a combination of the following outdoor amenities:

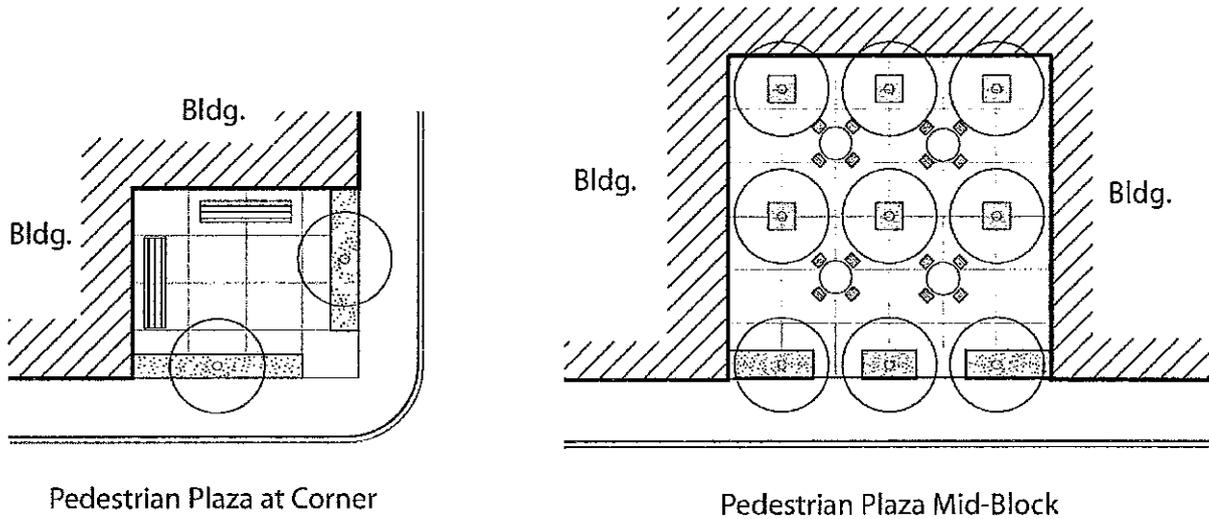


Figure 10.1

1. Pedestrian plaza or patio area with seating (minimum square foot equal to 10 percent of building foot print).
 2. At least 50 percent of the perimeter of the landscaped green area shall be enclosed by buildings, trees, shrubs and/or low walls should be used to define the other edges of the space enclosed by buildings.
 3. Approved public art or water feature approved by the DRC.
- B. Outdoor plazas adjacent to the streetscape zone, shall be designed with sufficient width and scale to accommodate the entire outdoor amenity.
- C. Outdoor seating shall be provided at a rate of not less than 1 seat per 200 square feet of outdoor amenity area. These outdoor spaces shall include a combination of hardscape, groundcover, trees and other plantings.
- D. Open space lots are encouraged to be located at corners of two intersecting streets or at termini of vistas. Plazas shall be a minimum of 10 feet wide and a maximum of 40 feet wide. The street wall may be maintained as part of the open space design.
- E. When new development is constructed adjacent to or directly across the street from an existing public open space, one primary building façade shall be oriented toward the existing open space to create a lively edge; a backside wall is not permitted.

Section 11. Plan Preparation

Plans for all new construction or remodeling are to be prepared by an appropriate design professional as follows:

- A. Site plans shall be signed and sealed by a Registered Landscape Architect, Architect and/or Professional Engineer licensed in the State of Alabama.
- B. Building plans shall be signed and sealed by a Registered Architect licensed in the State of Alabama.
- C. Landscape plans shall be signed and sealed by a Registered Landscape Architect licensed in the State of Alabama.

Section 12. Definitions

Awnings. The extending angled element, constructed of cloth or fabric, on a building that creates shade on windows below.

Berm. A planted elevated ground area(a mound) generally designed to restrict view and to deflect or absorb noise. Berms with groundcovers that require mowing shall have slopes that do not exceed one foot of rise per three feet of run (3:1). No slope shall exceed 50 %.

Billboards. Pole mounted aerial signs that project upward for visibility which advertises services, merchandise, entertainment or information which is not available at the property on which the sign is located.

Canopy. Projecting roof structure (typically flat/horizontal) that shelters an entrance to a building.

Commemorative art. Artwork that celebrates or represents a historical event or famous person.

Curb cuts. The open break or interruption of a curb that allows smooth vehicular access.

Design Standards. The set of rules and regulations, found in this document, that define what is allowable design.

Façade. The architectural treatment of the vertical plains of a building or the building's viewable sides.

Free standing signs. A self-contained sign which is physically independent of any building or other structure, including portable display signs.

Media items. The distribution containers that are used to store, sell, and/or distribute newspapers, advertisements and other periodicals.

Overhead walkway. A pedestrian bridge or pathway above street level connecting two points.

Pedestrian Plaza. Outdoor open-space created by the arrangement of buildings and landscaping that encourages and invites people to sit outside and gather.

Pedestrian Zone. The part of the streetscape where the public moves unimpeded parallel to building fronts and/or streets.

Planting zones. The part of the streetscape where street trees and lower plant material may be established at back of curb.

Primary façade. The street facing/oriented vertical plain of the building.

Principal structure. This is the main or primary building on a site where there maybe more than one structure.

Rhythm, Horizontal. The repeating left to right/parallel to the plain of the earth and down lines that building materials and detailing create

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.

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

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.

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 E – SCENIC CORRIDOR OVERLAY DISTRICT
DESIGN STANDARDS & GUIDELINES

Section 1. Intent & Applicability

The Scenic Corridor Overlay District Standards and Guidelines are intended to preserve the pastoral character and rural landscape of the scenic roadways along the northern gateways of the City of Montevallo. These design standards and guidelines are the necessary tools to guide growth and design that is consistent with Montevallo's desire to preserve its surrounding rural landscape. These standards and guidelines will guide both the private and the public sector in the planning and design of projects and will assist City officials and decision makers in determining the compatibility or appropriateness of proposed projects. They will also serve as a guide to the desired character of architectural style of buildings; acceptable building materials; appropriate signage; and parking location relative to roadways and front yard view sheds.

Scenic Corridor Overlay District.

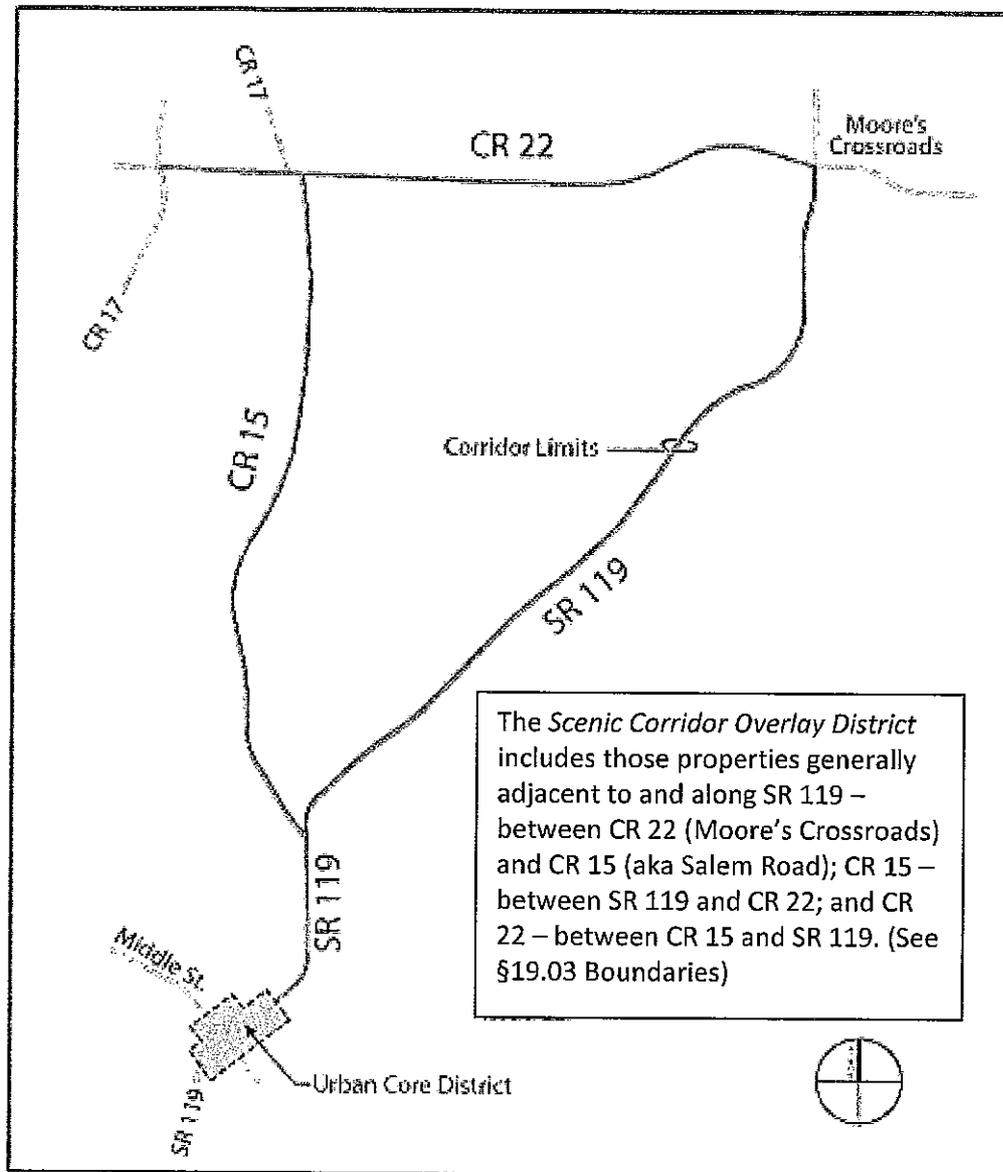


Figure 1.1

Section 2. Dimensional Standards

Site Development Requirements

The design and layout of a development should build upon and complement the character of the rural landscape. The size, orientation, setback and scale of buildings are integral elements of the preservation of the rural setting. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties. The placement of buildings should create informal groupings and relationships as opposed to being orderly and uniform. The location of a building should consider its rural surrounding and take advantage of and maintain open views and spaces. Buildings should be proportionate in scale and characteristic of the rural and natural setting. The building design and material should contribute to the style and feeling of its rural surrounding. The visual impact of parking should be minimized by placing it to the rear and by screening

A. Site.

The maximum impervious surface area shall not exceed seventy (70) percent of the gross site area.

B. Orientation.

All buildings shall be oriented to a public street, including a main entrance. Driveways shall be perpendicular to the street.

C. Building Location.

1. The required front yard area may be developed with a combination of landscape and hard-scape elements, such as plazas, fountains, benches, tables and one double loaded bay of off-street parking. Additional shade tree plantings are encouraged within public gathering places and alongside pedestrian paths. (*Amended 6/25/2012*)
2. Buildings within a development shall have a minimum 20 foot separation between buildings. This area shall be developed as greenspace or with a combination of hardscape and landscaping.
3. In the case where a building(s) in a development cannot front a public street and meet the requirements of these standards then the building(s) can front on an internal drive in the development. A buildings fronting on an internal drive shall meet the minimum setback requirements of the zone district. The internal drive shall also meet the standards specified for the public right-of-way including landscape and streetscape requirements.

D. Height.

The maximum building height is limited to two and one half stories or fifty (50) feet, except historically accurate structures within the American Village Special District that may exceed fifty (50) feet.

E. Scale.

1. For every eighty feet of building length on a single face, there shall be variation in the exterior. This exterior variation shall be accomplished through the following means:
 - a. For each eighty (80) feet of exterior building wall the building exterior and roof shall be offset by a minimum of ten feet. Overhangs and roof lines shall follow the building's location.
 - b. For each 80 feet of exterior building wall there shall be a change in details, patterns or materials.

F. Parking:

1. All parking shall be shared within a multiple tenant development.
2. All parking spaces built in excess of the minimum number required by Article 22.03 may be constructed of pervious material.

SEE MAP

Figure 2.1

Section 3. Building Design Standards

Building design standards are established for the Scenic Corridor Overlay District to encourage the architectural design of buildings that complement the character of the rural landscape.

A. Exterior Walls.

1. Exterior wall materials shall consist predominately (a minimum of 80 percent) of one or a combination of the following materials: horizontal clapboard siding; brick; and stone. Vertical clapboard is permitted on buildings built to look like barns. The brick shall be hand molded or tumbled to create the appearance of old brick.
2. Accent wall material (no more than 20 percent) may include glass or architecturally treated precast stone. All shall have a natural and/or a historic appearance.
3. The following exterior building materials are not permitted: metal panel systems, as-cast smooth concrete masonry or plain, reinforced concrete slabs, aluminum or vinyl siding, plywood, mirrored glass, press-wood or corrugated steel (exceptions: mechanical penthouses and roof screens).

B. Roof:

1. Permissible roofs types are gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures. Roof pitches shall be 8 over 12 to 12 over 12.
2. Roof material shall be: asphalt shingle, wood shingle, wood shake, or standing seam metal.
3. Buildings with a minimum gross square footage of 15,000 square feet may have a lower pitched roof provided they meet all of the following standards:

4. A decorative parapet or cornice is constructed along all roof lines with a lower pitch than specified in Section 3.B.1.
5. Roof top equipment is screened from public view from all adjacent public streets.
6. Mansard roofs are permitted on accessory structures only.

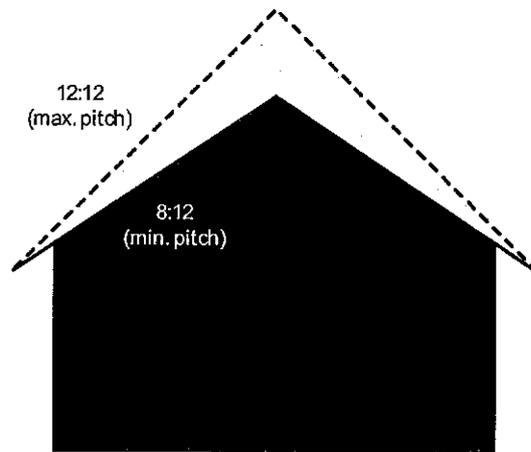
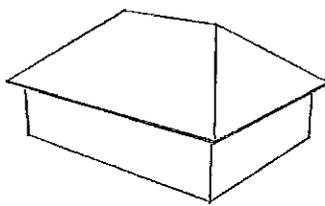
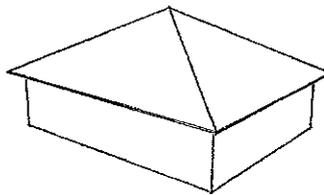


Figure 3.1

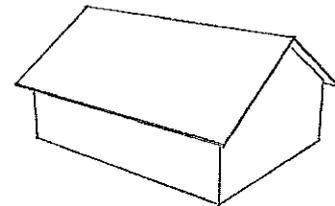
Examples of Permitted Roof Styles



Hip



Pyramid



Gable

Figure 3.2

C. Windows:

1. Buildings shall have a ratio of openings to solids (e.g., windows and doors) that ranges from a minimum of 30 percent to a maximum of 50 percent of the building exterior.
2. For wall sections greater than ten (10) feet wide:
 - a. No single window shall exceed 32 square feet. No grouping of windows shall exceed 100 square feet.
 - b. The maximum distance between windows on the side of the building with the principal or main entrance shall not to exceed one window width.
 - c. Windows on the side or rear of the building may have window spacing up to two window widths apart.
 - d. Window sills shall be placed a minimum of two feet above finished grade.
3. A minimum of 80 percent of windows on each exterior wall shall have a vertical orientation. The ratio of height to width of vertical windows shall be no less than 1.8 (height) to 1 (width).
4. Window types shall include one or a combination of the following types: double-hung sash window with 2/1, 3/1, 2/2, 4/4, 6/6, and 9/9 lights, casement windows and fixed windows. The upper sash of all windows shall have divided lights. Clip-ins are allowed.
5. All exterior building walls facing a public street shall continue the same window arrangements as the side with the principal entrance when located on a corner lot.
6. Windows paired or grouped in larger numbers shall have divided lights of 2/1 or more.

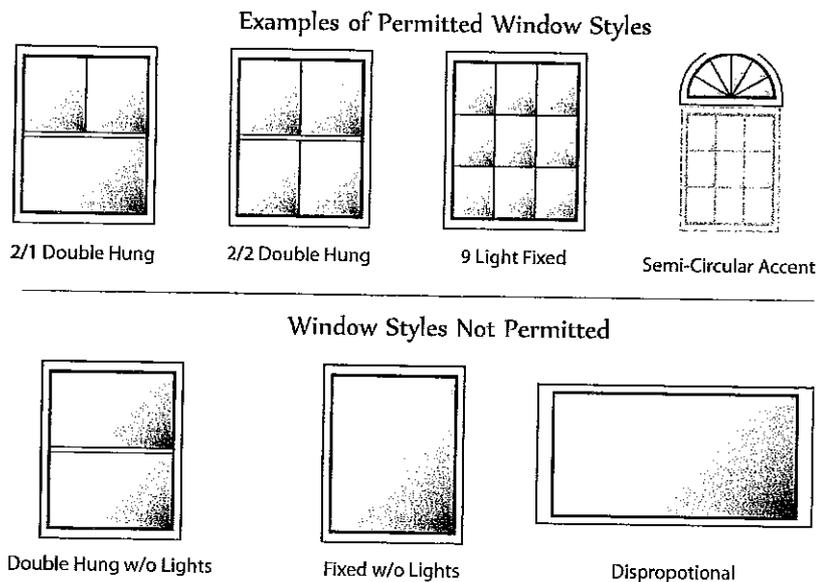


Figure 3.3

D. Doors:

1. Doors used as entryways by the public may include:
 - a. Wood or simulated solid wood door with raised panels;
 - b. Wood or simulated wood door with raised panels on the bottom half and glass on the top half; or
 - c. Glass door with divided lights.
2. Flush panel doors are not permitted as exterior doors.

Examples of Permitted Door Styles

Examples of Permitted Door Styles:

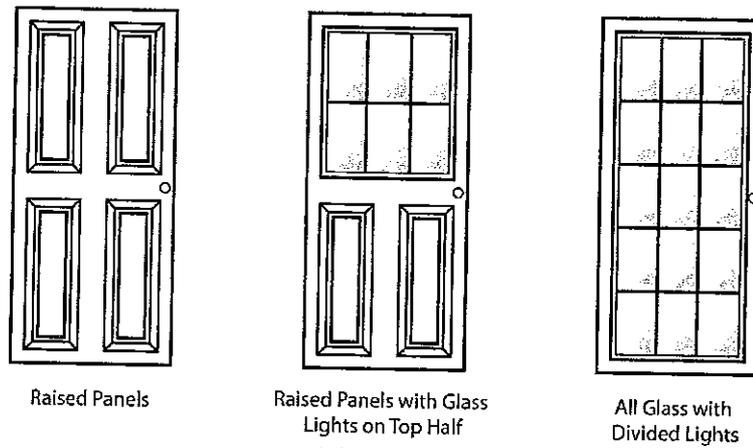


Figure 3.4

E. Architectural Features: Architectural details are encouraged to create variety, visual interest, and texture on new buildings.

1. Main entrances shall have greater architectural details by including a minimum of two of the following elements:

- a. Decorative columns or posts,
- b. Pediments,
- c. Arches,
- d. Brackets,
- e. Transoms over doorways,
- f. Sidelights
- g. Porticos
- h. Recesses/projections.

2. Shutters shall be operable and fit the size of the window.

3. Roof dormers shall have glazed windows.

F. Accessory structures:

Out-parcel buildings, accessory structures, fences and walls shall maintain consistent architectural features and exterior materials of the principal building(s).

G. Building Components:

The following types of building components shall be screened from public view: steel gates, burglar bars, steel roll down curtains, dumpsters, loading areas, storage areas, and generators.

H. Acceptable Building Material and Sign Color Palette

1. Examples of acceptable color palettes are those found within the 'Sherwin Williams Historic Color Palettes' Classic/Colonial, Arts & Crafts and Victorian Exterior Preservation Palettes.

Any brand of paint can be used. The reference to certain paint brands is simply to illustrate the appropriate colors.

2. Color selection for all new construction and changing the color of existing structures must be approved by the 'Design Review Committee'.

3. Colors have been chosen not only by what is found architecturally in the Scenic Corridor area historically but also what is seen in nature and in the surrounding environment. These

interpretations seek to avoid “primary” or “bright” color values in favor of “muted” and “subtle” colors.

I. Plan Preparation

1. Site plans shall be signed and sealed by a Registered Landscape Architect, Architect and/or Professional Engineer licensed in the State of Alabama.
2. Building plans shall be signed and sealed by a Registered Architect licensed in the State of Alabama.
3. Landscape plans shall be signed and sealed by a Registered Landscape Architect licensed in the State of Alabama.

Section 4. Site Lighting for Parking Lots, Pedestrian Paths, and Public Entrances.

Lighting should be complimentary to the rural and historic setting of the Scenic Corridor. External lighting shall be provided for safety and night viewing according to International Dark Sky (IDS) guidelines.

A. Parking lot lighting shall meet the following minimum standards:

1. Light posts shall not exceed a height of 20 feet from finished grade.
2. Light posts shall have curved arms to focus light downward. Up to two (2) arms are permitted on a single post.
3. Parking lot light fixtures shall have the light cut off below 90 degrees and the beam shall be cut off at 75 degrees.
4. Post arm shall be an ornamental style bracket/arm (i.e. Shepherd’s Crook)

B. Pedestrian lighting shall meet the following minimum standards:

1. Light posts shall not exceed a height of 15 feet from finished grade.
2. Light post styles shall be an ornamental design (i.e. pole top, bollard and shepherd’s crook or other ornamental style brackets/arms).

C. Posts shall include a taper, either in their transition downward from post to decorative shaft (base), or upward to ballast housing, or both.

D. Shoe box or cobra style lights are not permitted.

E. Building mounted lighting fixtures shall have a 45 degree light cut off.

F. All exterior lighting in publicly accessible locations shall be architecturally decorative with a historic style.

G. Neon lighting is not permitted.

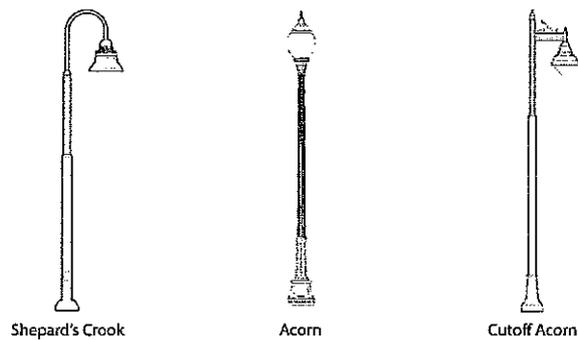
H. Light housings and posts shall be a dark color/material and be non-reflective.

I. Exterior lighting shall not exceed two (2) foot candles.

J. Exterior light fixtures shall have ‘International Dark-Sky Association’ (IDA) seal of approval.

K. Exterior light fixture selection shall be approved by the ‘Design Review Committee’.

Examples of Permitted Light Styles



Light Styles Not Permitted

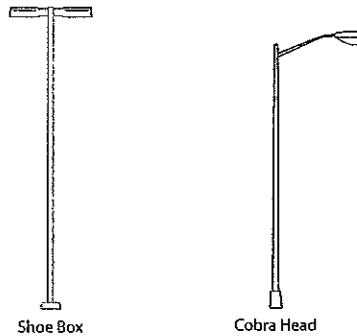


Figure 4.1

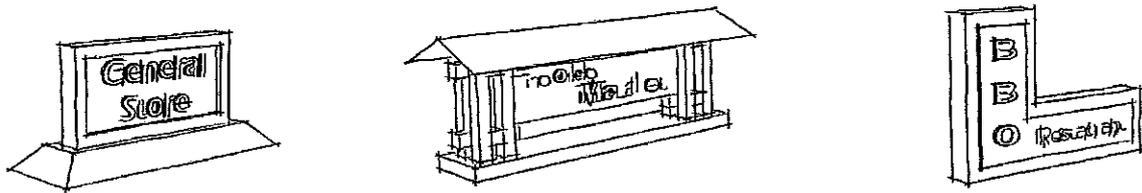
Section 5. Signage

Sign standards are established for the Scenic Overlay District to ensure that they are integrated into the architectural design of the building (in the event of conflict with the sign regulations of Article 21, the more restrictive regulations shall apply).

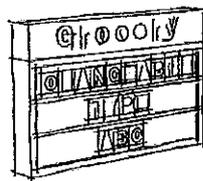
A. Monument Signs:

1. There may be one monument sign per right-of-way frontage and it shall be located at the project entrance; where ALDOT/City has permitted two (2) access points, one monument sign shall be located between the two drives.
2. Maximum height may be six feet above the grade of the main traveled way.
3. The maximum message size shall be 32 square feet.
4. Signs shall not have changeable copy.
5. Internally illuminated signs are not permitted.
6. Externally illuminated signs shall have the light source screened from view with shrubs and shall not be visible.
7. Backlighting of mounted lettering (i.e. stud mounted steel letters) is permitted
8. The monument sign structure shall be constructed of the same material as the predominant material of the principal building.
9. Signs shall be made out of wood, stone, ornamental metal or other natural materials and must be approved by the Design Review Committee.

Examples of Permitted Monument Sign Styles



Sign Styles Not Permitted



Changeable Copy Signs

Pole Mounted Signs

Figure 5.1

B. Wall Signs

1. Businesses may have no more than two wall signs.
2. Sign shall be flush against the wall. The maximum wall sign size shall be 12 square feet.
3. Signs shall be one unit as opposed to individually mounted letters.
4. Wall signs shall not have changeable copy.
5. Signs shall not be internally lighted.
6. Wall sign shall not cover architectural features or details and shall not extend beyond the roof line or outer edges of the building.
7. Signs shall be made out of wood or other material which has the appearance of carved, distressed, or sandblasted wood.

C. Real estate sales and Lease signs

1. Sign height shall not exceed 6 feet above the grade of the main traveled way and sign area shall not exceed 24 square feet. Signs and mounting shall be finished in appearance by enclosing the posts to the rear and the sides. Posts should be milled.
2. Illuminated real estate and lease signs are not permitted.
3. Signs shall not be placed on overhangs or canopies.

D. Businesses which close or leave their locations are required to remove all signs identifying the business.

E. Reflective materials are not permitted on signs.

F. Holiday decorations are permitted (i.e.: New Year's, Valentine's Day, Thanksgiving, Christmas, Kwanza, Hanukkah, etc.). Holiday decorations shall be erected no sooner than 30 days prior to the associated holiday and must be removed within 14 days of the holiday.

G. Fuel Price Signs.

Premises from which retail petroleum products are dispensed by pump may display the price per gallon of the product(s) being dispensed.

H. Prohibited Sign Types:

1. Free standing, pole, pylon, sandwich board signs, rotating, projecting, portable, flashing, animated, blinking, fluctuating, billboards, roof signs, signs with changeable copy, neon signs, inflatable temporary signs and window signs are not permitted.
2. Windows shall not be used for advertising purposes. Windows may permanently display proprietors' name, business name and address for identification purposes only. Signs placed inside of a window with the intent of being seen from the outside are not permitted.
3. Billboards or any off premise signs are not permitted within the Scenic Corridor Overlay District.
4. Window Displays are not permitted.

I. Commemorative Art :

Monumental commemorative sculpture and/or graphic art in any medium and including images depicting the persons, themes, and/or events to be commemorated and inscribed dedications or quotations, attached to and incorporated into the overall design of a site or building is permitted.

1. Vertical elements are not permitted inside of rights-of-way or within required sight triangles at road intersections or driveways.
2. Murals or other commemorative art that is attached to or part of a building façade shall only be permitted on side or rear façades of buildings.

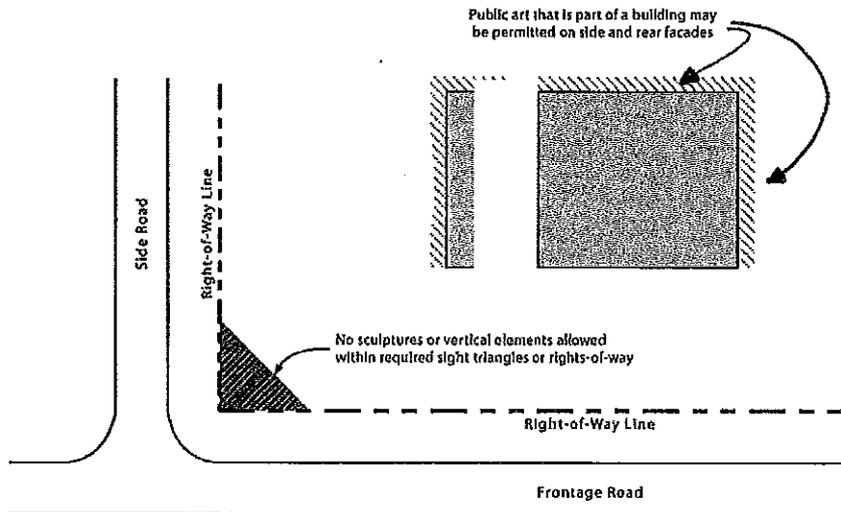


Figure 5.2

Section 6. Roadway Landscape / Corridor Landscape

Landscaping shall be compatible in form, style and design with the natural setting present in the area and on the site before development. Landscaping shall also be used as a buffer to screen a development from adjacent residential and agricultural uses. Landscaping, in addition to the requirements found in Section 19.05, shall be provided as follows:

A. Streetscape and Landscape Strips

1. A Scenic Roadway Buffer, per Section 19.05.A, is required along Scenic Roadway right-of-way boundaries.
2. All properties shall provide a minimum 10 foot-wide strip along all public streets. The ten (10) foot-wide strip shall be planted with a minimum 2½" to 3" caliper hardwood canopy trees. Trees shall be planted in the center of the landscape strip at a minimum distance of every thirty feet. (*Additional canopy trees are encouraged.*) This 10 foot wide strip may be developed either:
 - a. with hardscape elements such as plazas, planters, benches, fountains and tables in addition to the required hardwood trees;
 - b. with landscape elements consisting of 60 percent coverage in trees and shrubs and 40 percent coverage in grass and groundcover pursuant to the Zoning Ordinance; or
 - c. with a combination of both landscape and hardscape elements.
3. Specimen trees located within the minimum front yard shall be preserved.
4. A minimum five foot-wide strip shall be planted with grass or sod between the back of curb and the sidewalk.

B. Parking Lot Landscape Islands

In addition to the requirements of Section 19.05, the following shall be required:

1. There shall be a minimum 10 foot wide landscape island at the end of each parking bay;
2. There shall be a 10 foot wide landscape island for every 72 feet of double row length or 90 feet of single row length of parking spaces;
3. Landscape islands shall include one canopy tree per every 180 square feet, and,
4. Location of interior landscape islands shall vary from row to row to avoid a grid pattern and rectilinear layout.

C. Landscape Buffers

1. For sites of four acres or less, a fifty (50) foot-wide undisturbed buffer with a 10' improvement setback shall be located adjacent to all property zoned, used, or developed for residential uses.
2. For sites of more than four acres, a seventy-five (75) foot-wide undisturbed buffer with a 10' improvement setback shall be located adjacent to all property zoned, used, or developed for residential uses.

NOTE: To make buffers seem natural, an equal mix of three species from the Landscape Plant Selection List (Appendix C) shall be used.

D. Property owners are encouraged to develop a green space for recreation and public enjoyment.

E. Street Furnishings.

The design of street furnishings including, benches, news racks, postal/shipping drop-off boxes, etc. shall conform to City of Montevillo standards.

F. Underground Utilities.

Underground utilities shall be provided for all development proposed within the Scenic Corridor Overlay District. Utility boxes shall be placed underground or shall be designed in a manner acceptable to the Director of Public Works.

Section 7. Landscape Screening and Fencing

Landscaping and fencing materials shall be used to minimize noise and visual impact of parking, loading areas, detention ponds and accessory site features.

A. All loading areas shall be screened from view of any public street by either: (1) a minimum six foot high opaque fence matching the material of the building or (2) a 15 foot-wide landscape strip planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 2½ to 3 feet at time of planting, and reach a height of six feet within two years of planting.

B. All parking areas shall be screened from view of any public street by: (1) a 10 foot-wide landscape strip planted to buffer standards or (2) a berm planted with a continuous hedge or evergreen shrubs. Plants shall be a minimum height of 3 feet at time of planting, and such plants (or in the case of option 2 above, the berm and the planting combined) shall reach a height of 36-42” within two years of planting (see Article 19 for additional landscape and screening requirements).

C. Refuse areas (dumpsters) shall be placed in the least visible location from public streets and shall be enclosed by a six-foot-high screen fence on three sides and double gated at the other. Enclosures must be constructed of the same exterior wall material used for the building. The enclosure shall be a foot higher than what is contained in the interior. The door enclosing shall be made out of wood or a material that has the appearance of wood.

D. Accessory structure features, as defined in each zoning district of the Zoning Resolution, shall be placed in a side or rear yard in the least visible location from public streets. All accessory structures shall be screened from public view and/or any property zoned, used, or developed for residential use. Said structures shall be screened by one of the following means:

1. placement behind the building,
2. 100 percent opaque fencing which must be constructed of the same type of exterior material used for the building, or
3. by a berm or vegetative screening. The screening shall consist of evergreen shrubs, be 3 ½ to 4 feet at time of planting, and reach a height of 6 feet within 2 years or planting.

E. All detention ponds shall be landscaped according to Article 23. All chain link fence shall be black vinyl clad.

F. Fencing Material and Height:

1. Fencing material shall be post and board, post and rail, crossbuck, or split rail wooden fencing with wood posts in yards adjacent to a public street.
2. Fences in yards adjacent to a public street shall not exceed 55 inches above the finished grade.
3. Retaining walls shall be constructed of stone and brick only. Retaining walls above 3 feet high shall have a continuous planting of evergreens.
4. Opaque fences are not permitted in yards adjacent to a public street.

Examples of Permitted Fence Styles

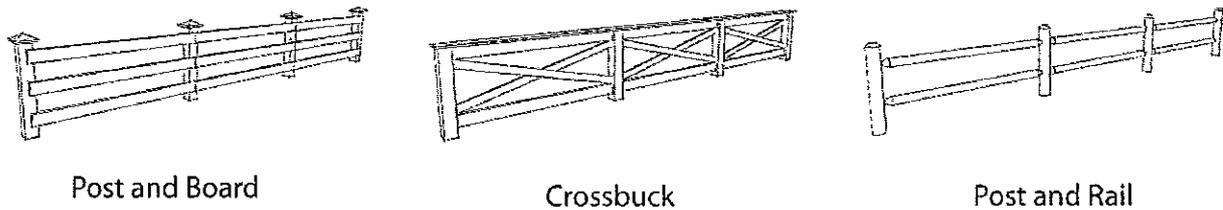


Figure 7.1

G. Chain link fencing, except as required along detention/retention ponds, is not permitted when visible from public view. All chain link fencing shall be black, brown or dark green vinyl clad.

Section 8. Definitions

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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 Montevallo – Special Districts (SD)

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

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

A-R SD American Village

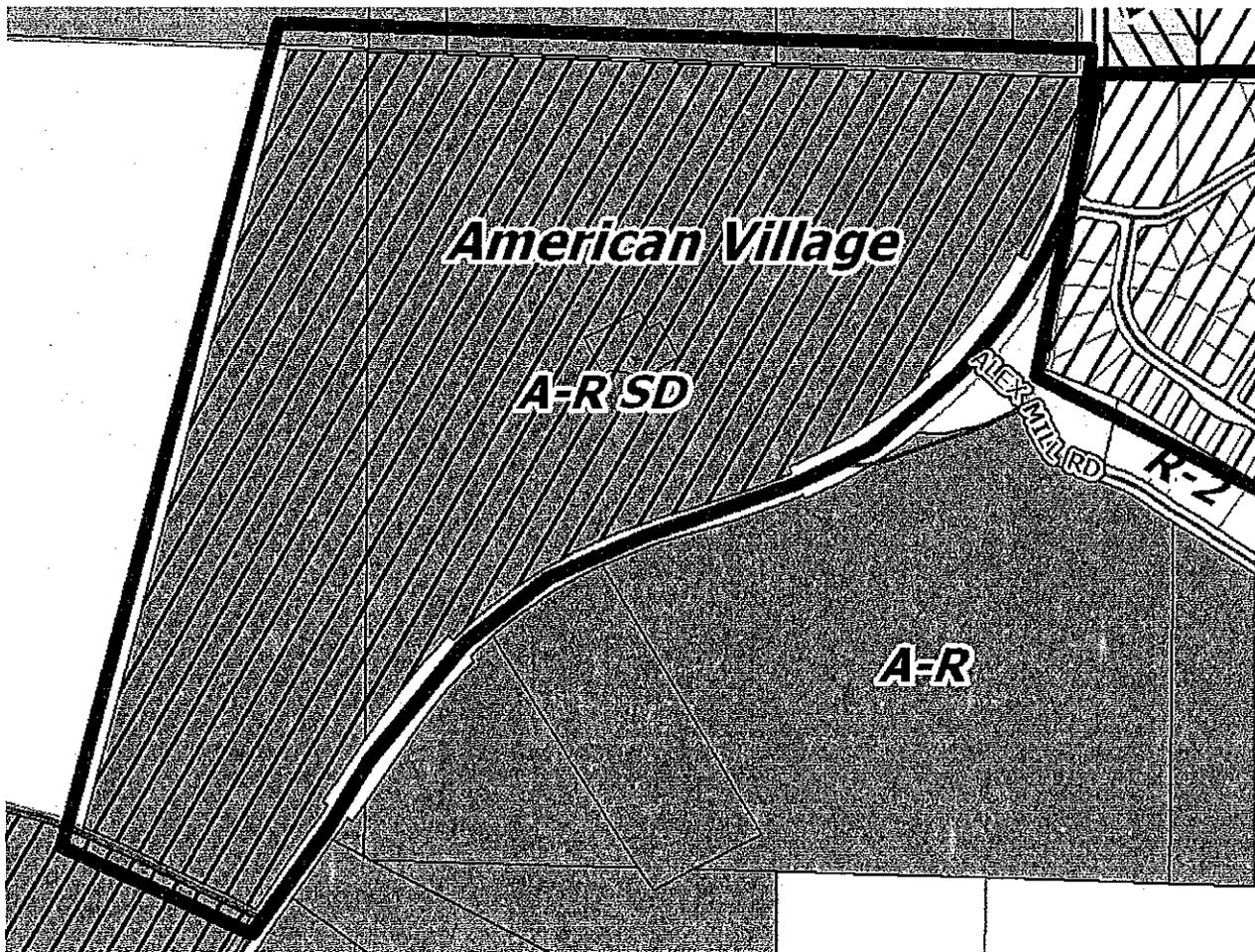
This Special District category is intended and established to provide a zone in which the American Village Citizenship Trust, created 16-44A-30 et seq., Code of Alabama, as amended, is permitted to recreate or establish historically-inspired structures, streets, and supporting improvements for educational, 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

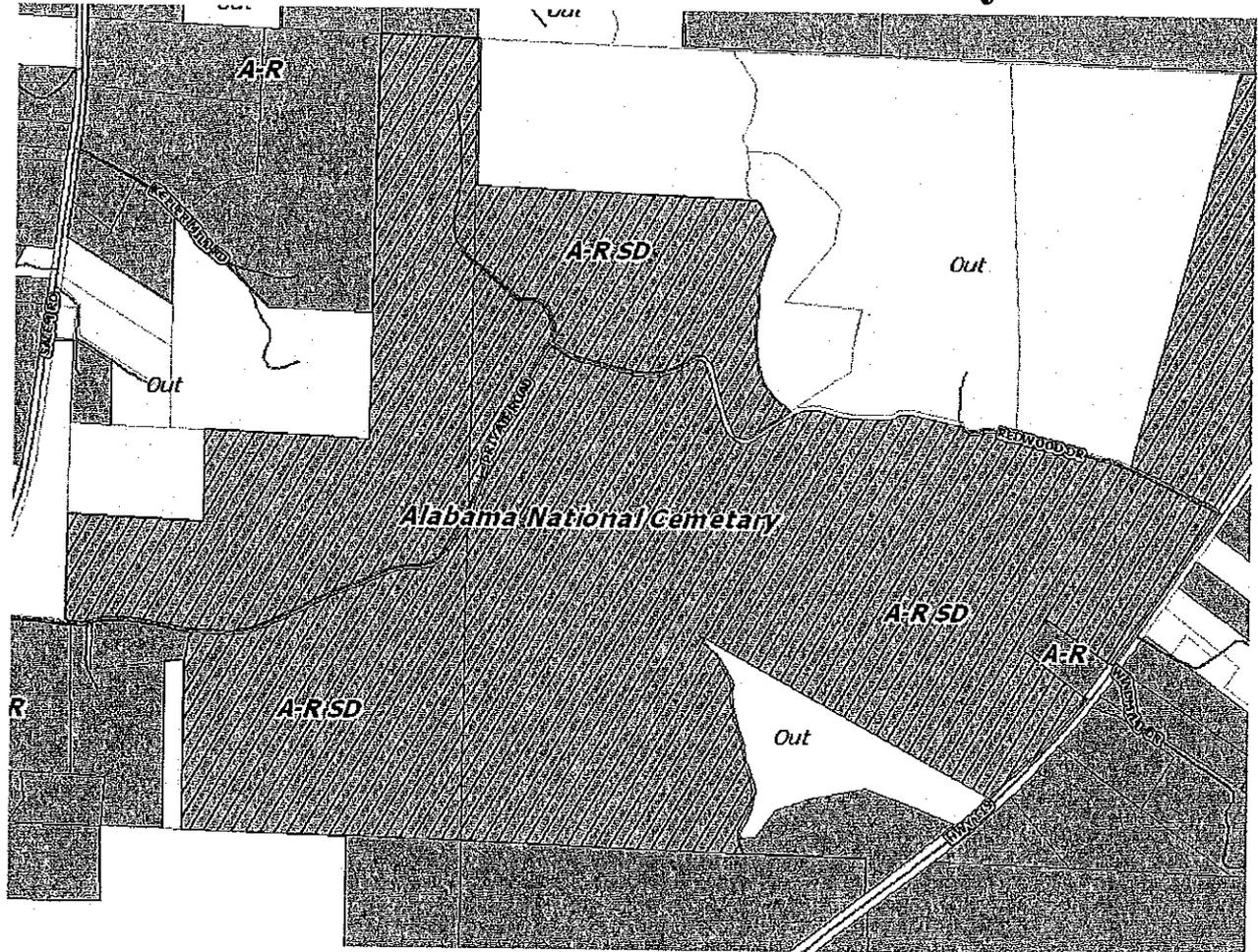
This category is intended to provide a zone district for The Alabama National Cemetery. The Citizenship Trust has been charged by the Alabama Veterans Living Legacy Act of 2008 with the responsibility to develop a nationally significant veterans' shrine to tell the stories of as many Alabama veterans 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

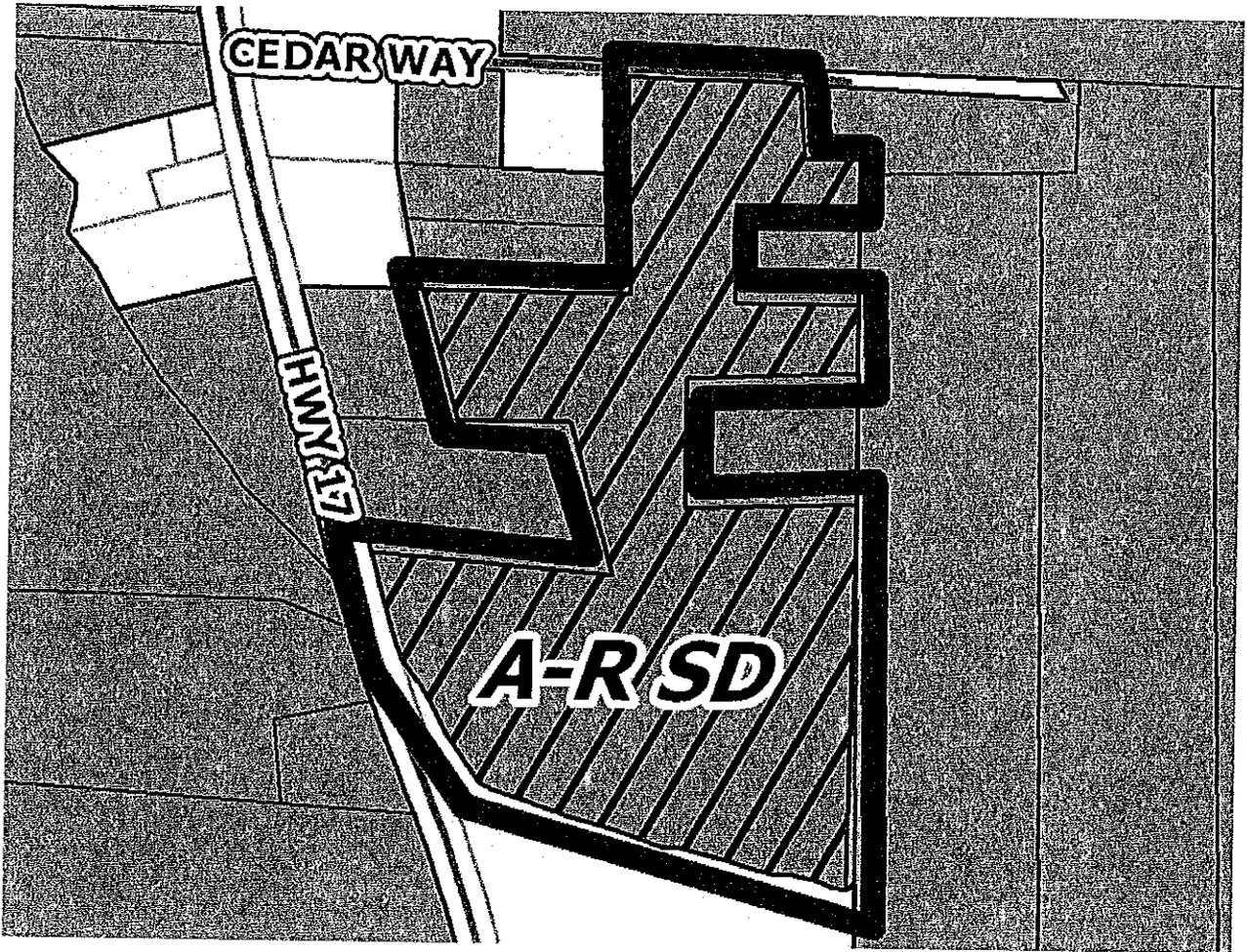


Davis Construction – A-R SD

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

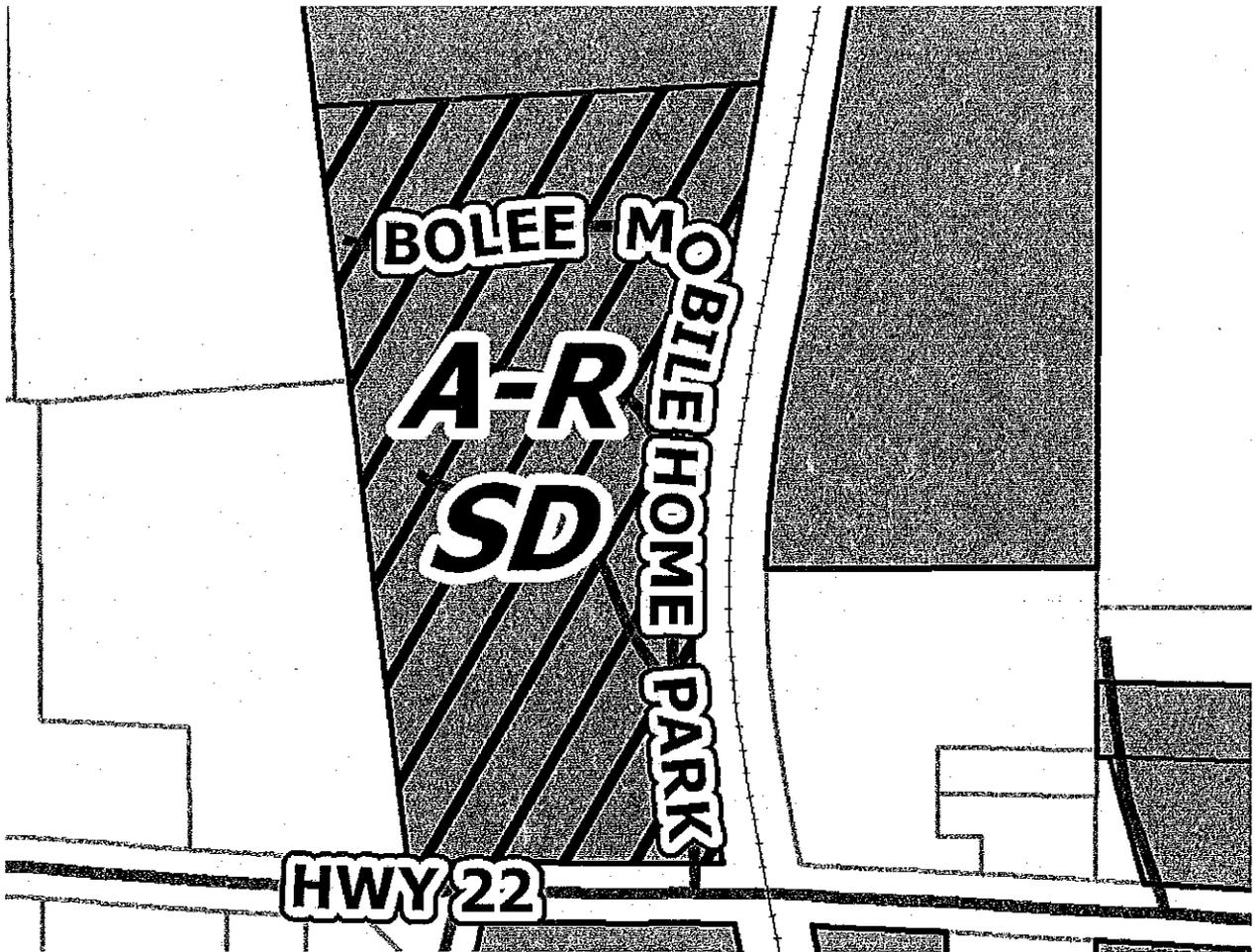


A-R SDBolee Mobile Home Park

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 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.

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

Bolee Manufactured Home Community

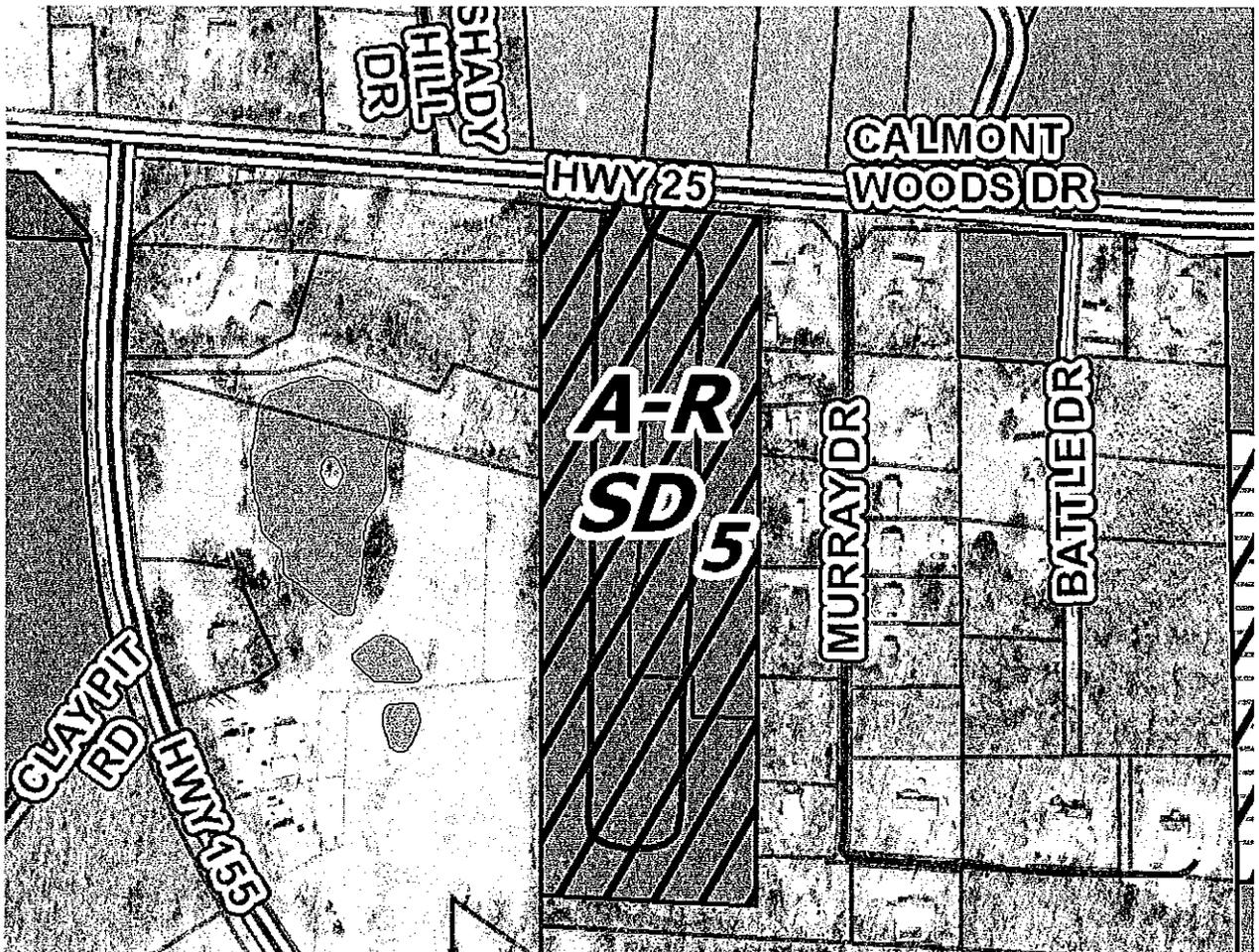


University Park – A-R SD

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.

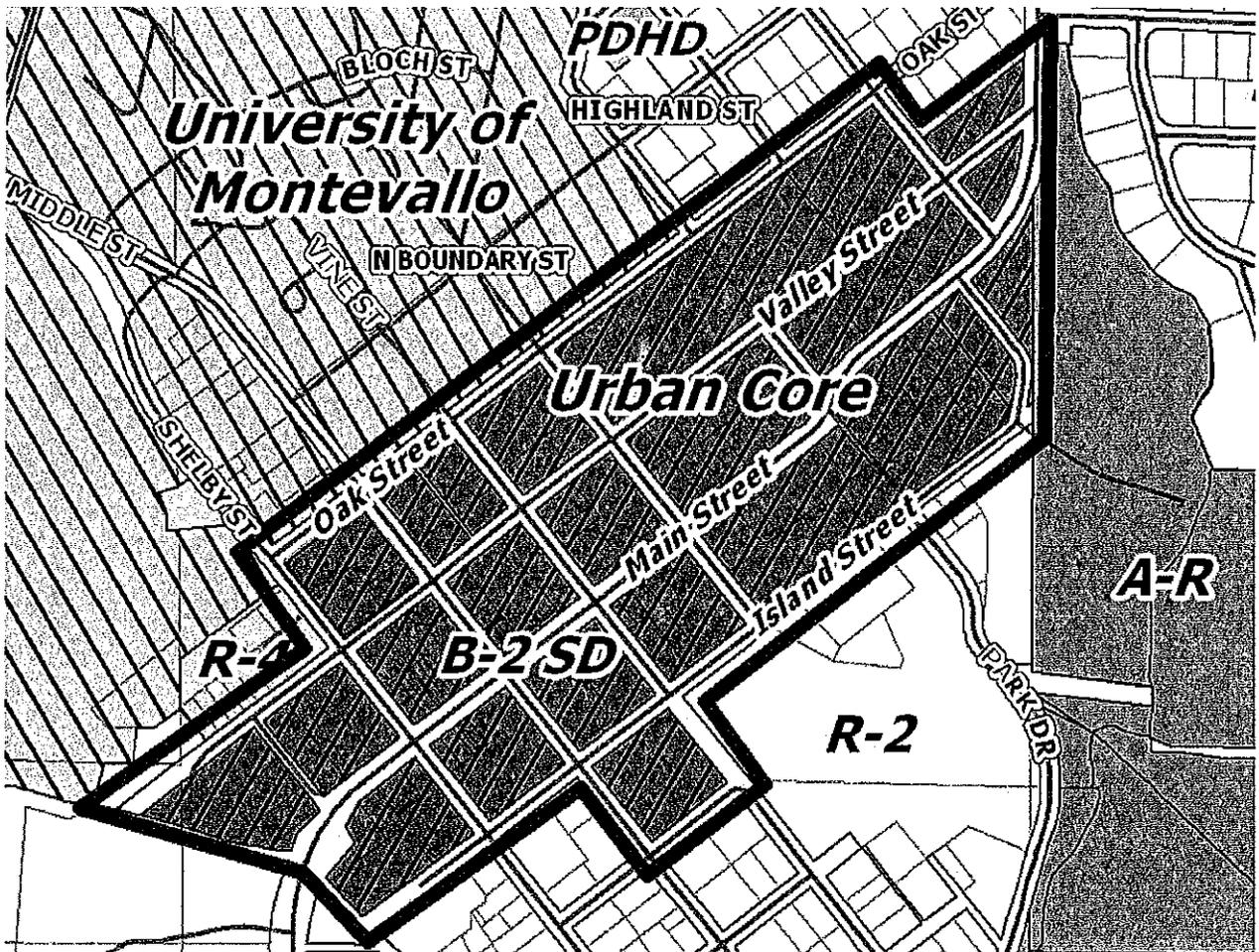
The zoning category of the following properties shall be designated as B-1 SD:

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.

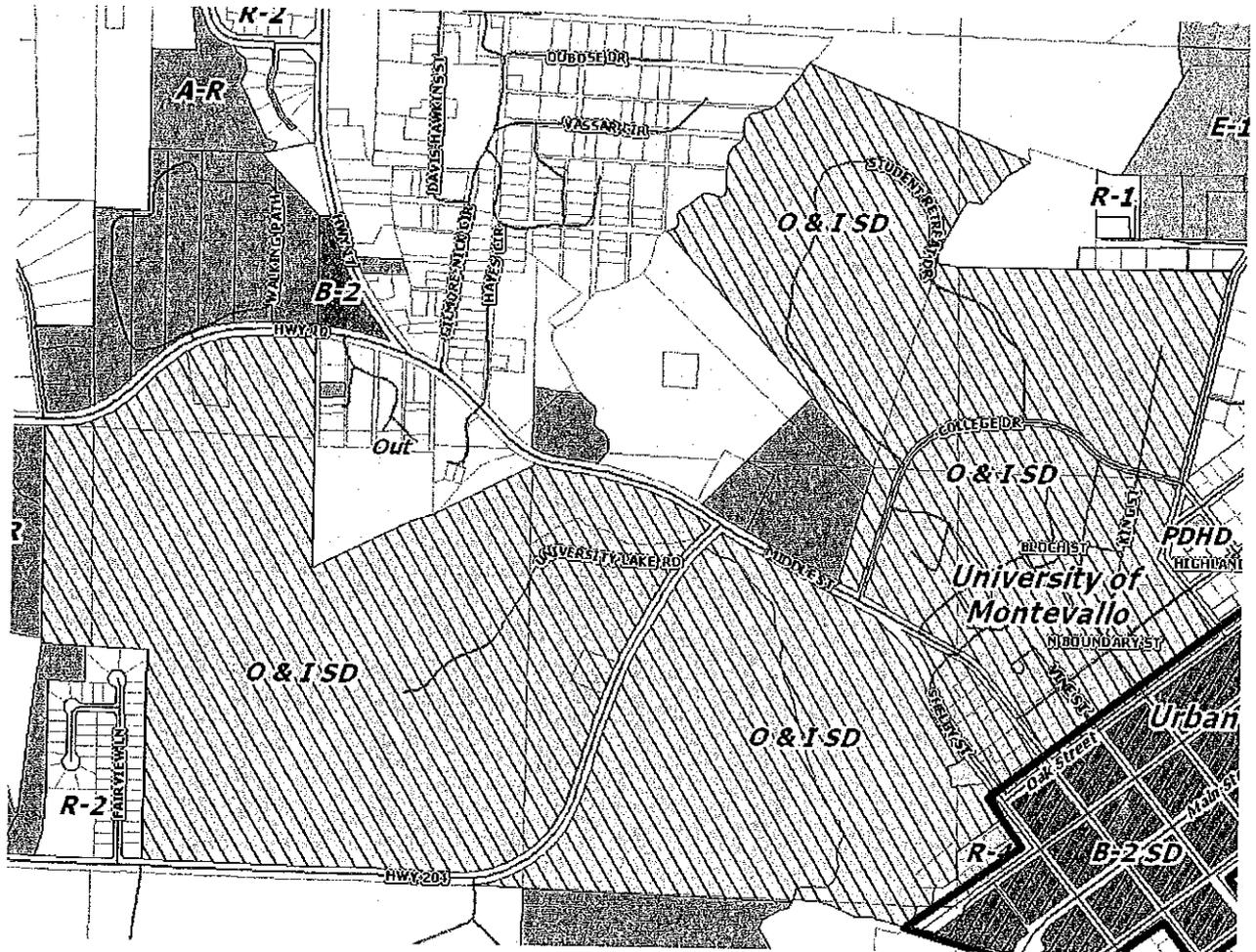
Urban Core



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.

Zone District	Subdivision	Sector or Phase	Recorded Record Maps	Date Recorded
R-2 SD	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
R-2 SD	Colonial Oaks	Ph. 1	39/155	10/09/07
R-2 SD	Patriot Point		38/93	5/18/07
R-2 SD	Silo Farms	<i>Rezoning Case Approved 08/22/05</i>		
R-2 SD	Ammersee Lakes	1 st Sec.	28/98	07/16/01
		2 nd Sec.	28/98	03/02/06
R-2 SD	Lexington Parc	1 st Sec.	38/81	05/01/07
		2 nd Sec.	42/29	11/17/10
R-2 SD	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
R-2 SD	Cambridge Park	–	39/12	08/23/07
R-2 SD	Hampton Square	–	39/64	11/19/07
R-2 SD	Overland Road	–	–	–

Lakes at Hidden Forest and Hidden Forest R-2 SD

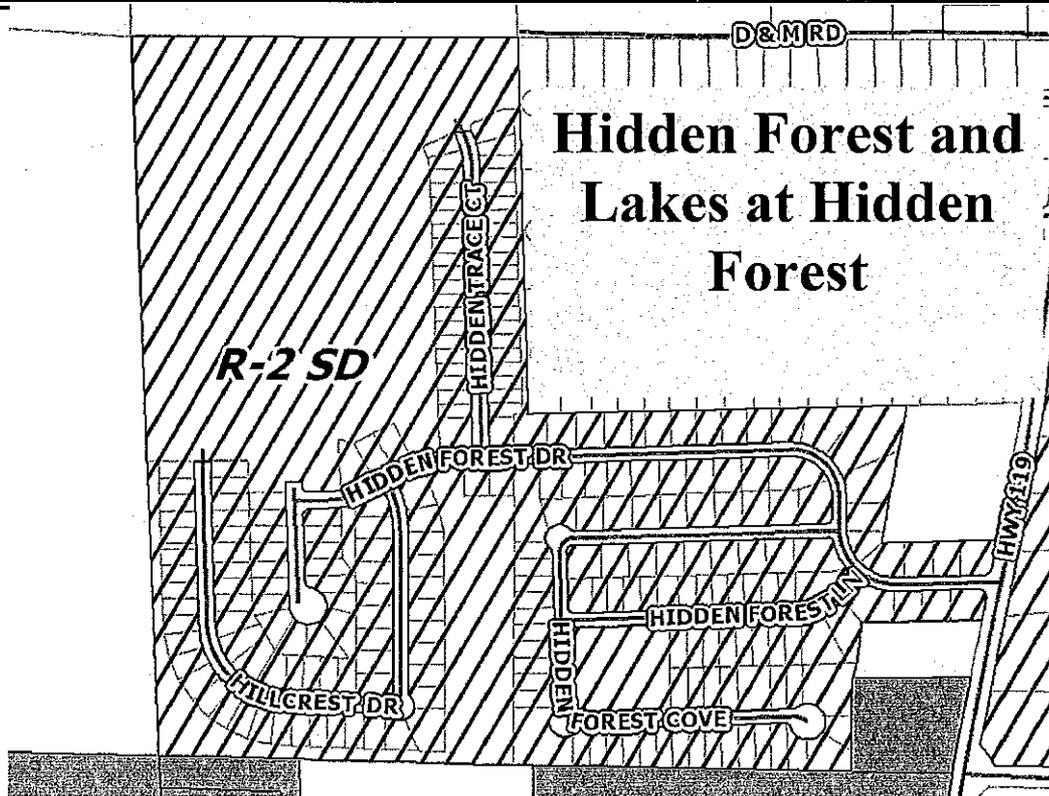
This zoning district is established to provide a classification for the properties that were legally approved for development as the Lakes at Hidden Forest and Hidden Forest under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the 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	<i>(35/117)</i>
	Lakes at Hidden Forest	Ph. 1	253	54	<i>(36/115)</i>
		Ph. 2		72	<i>(37/122)</i>
			365	238	



Colonial Oaks R-2 SD

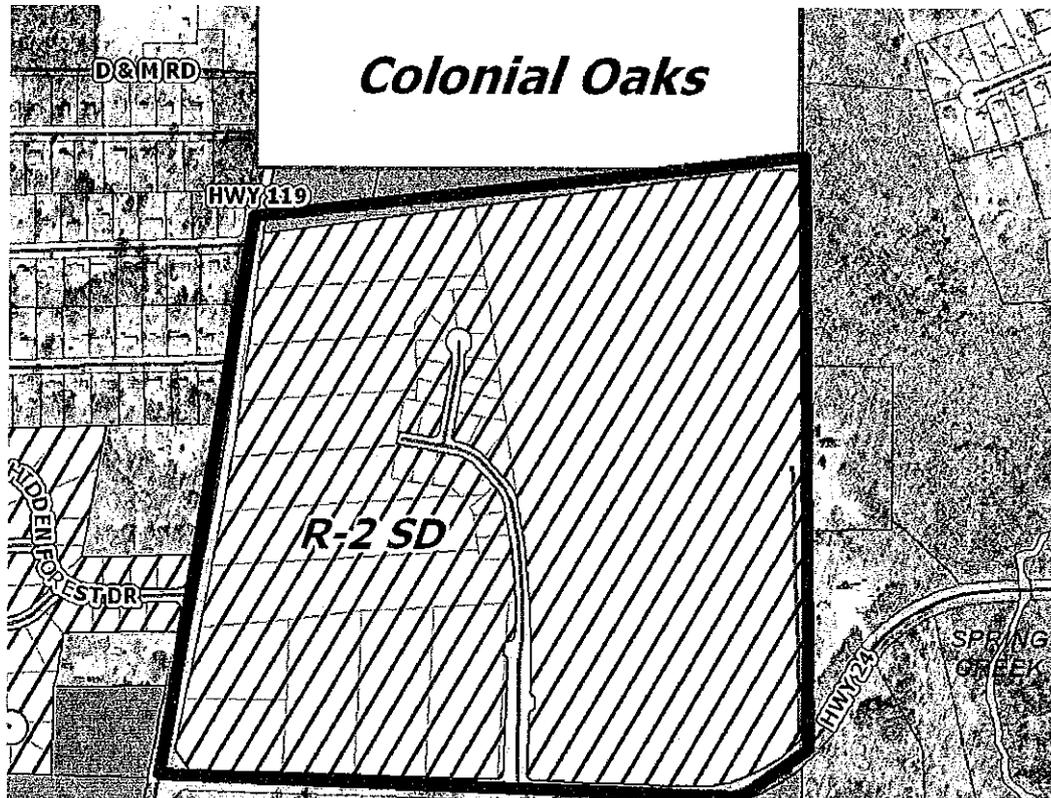
This zoning district is established to provide a classification for the properties that were legally approved for development as Colonial Oaks under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning 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 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.

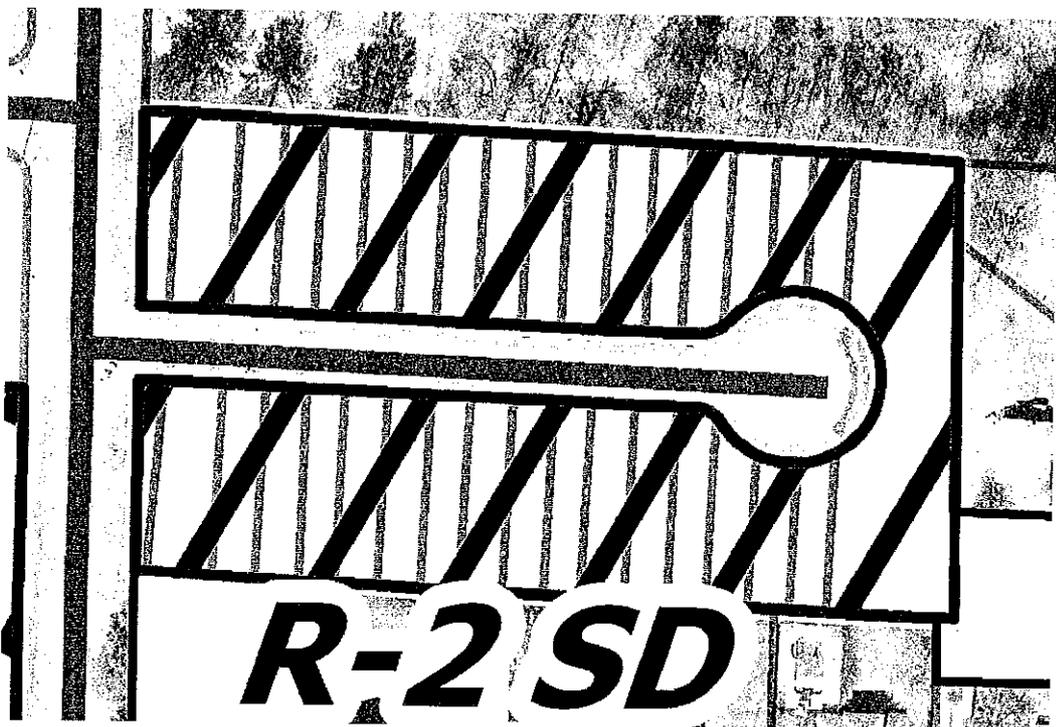
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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 consideration of Article 18, Special Districts of the Zoning Ordinance of the City of Montevillo.

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

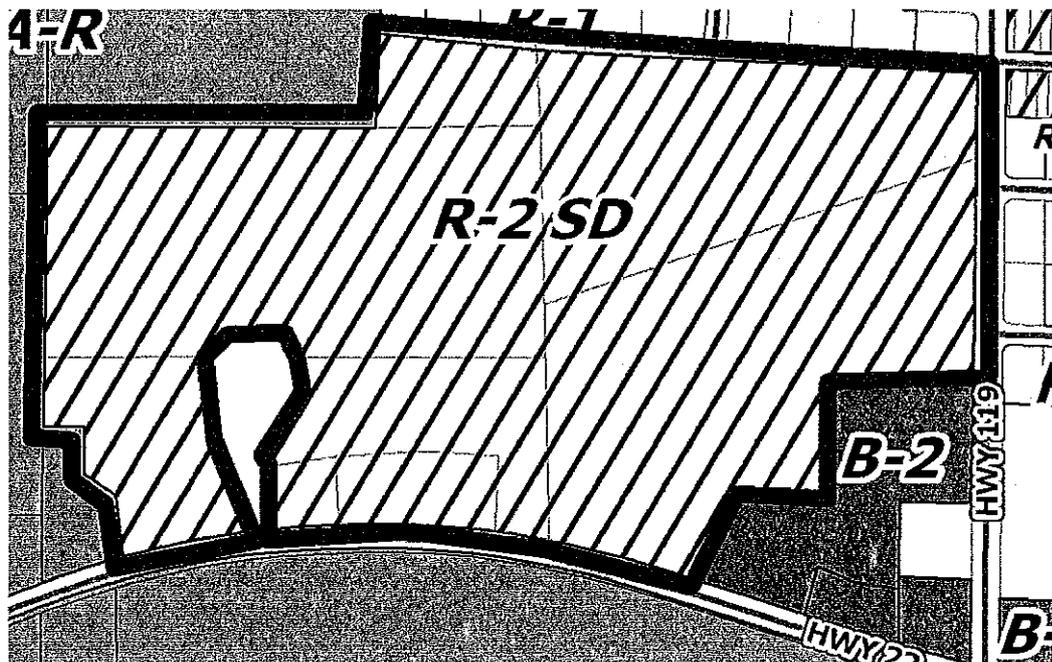
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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.

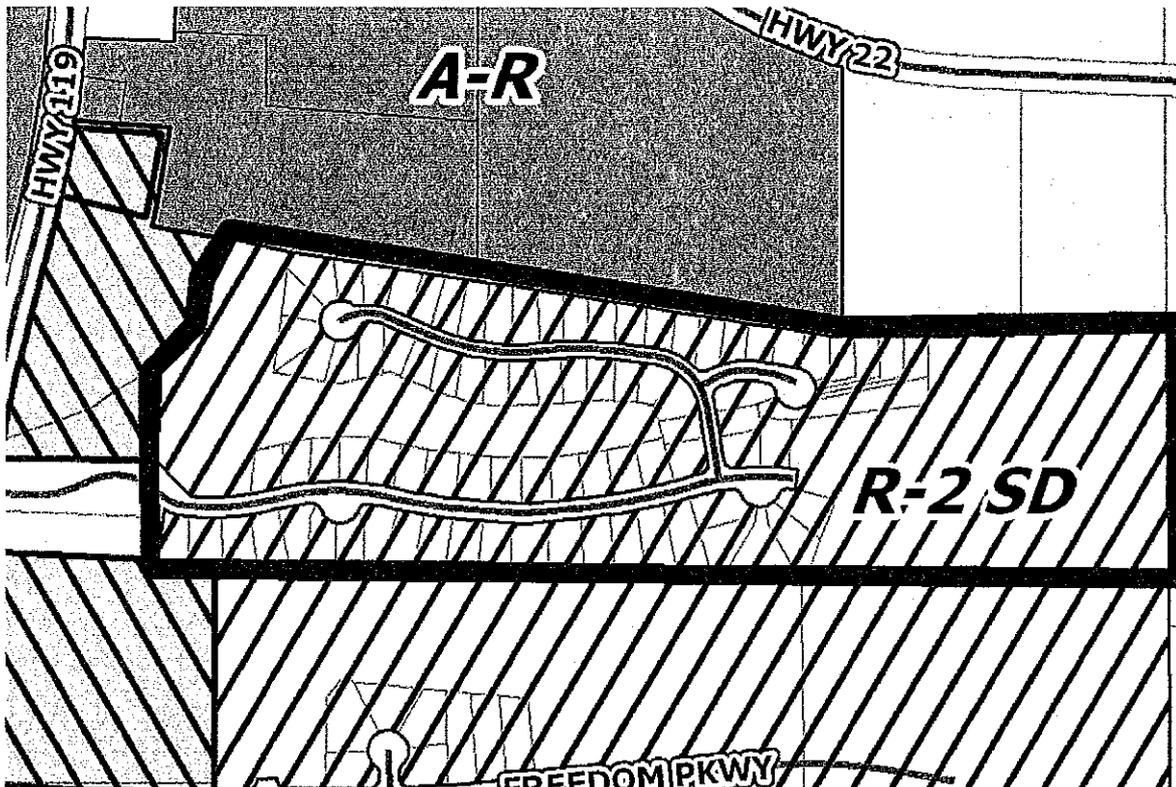
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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
			<i>115</i>	<i>84</i>	

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.

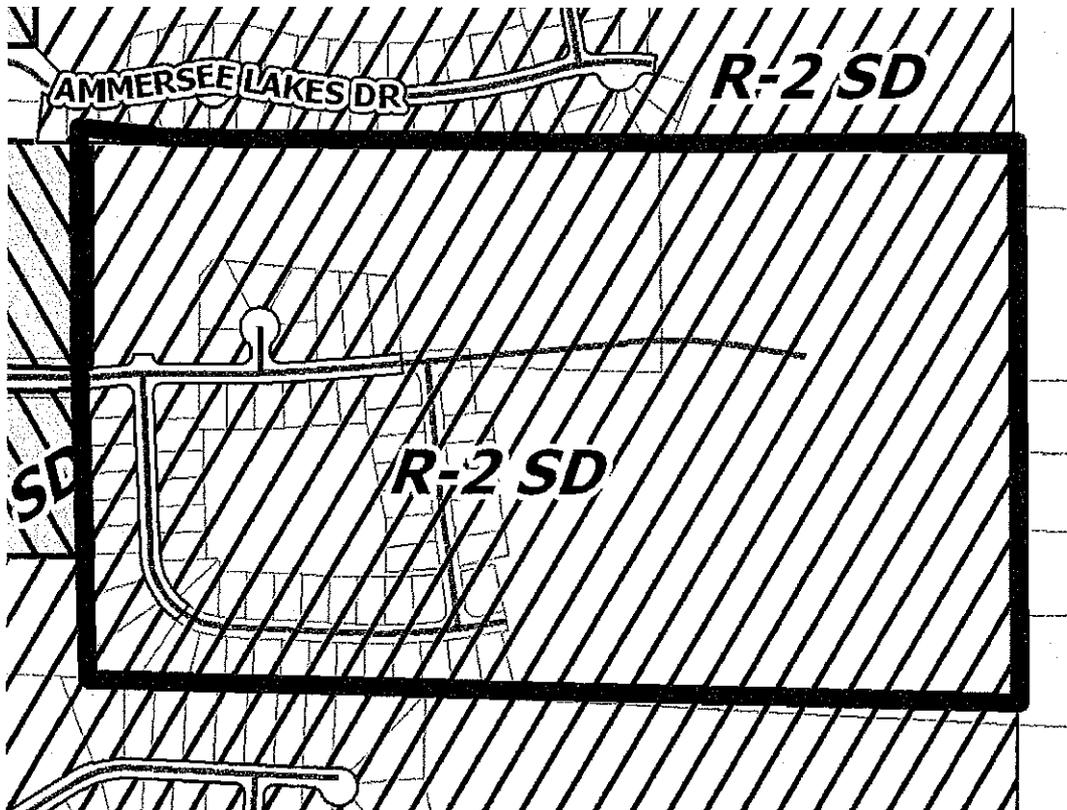
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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.

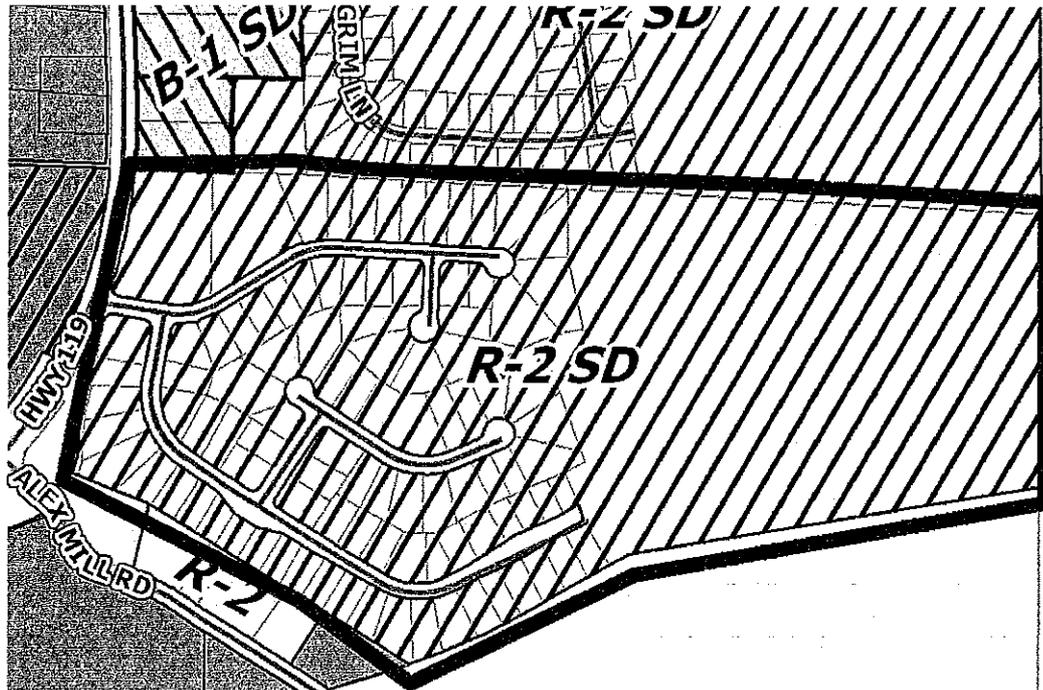
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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>
				96	

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.

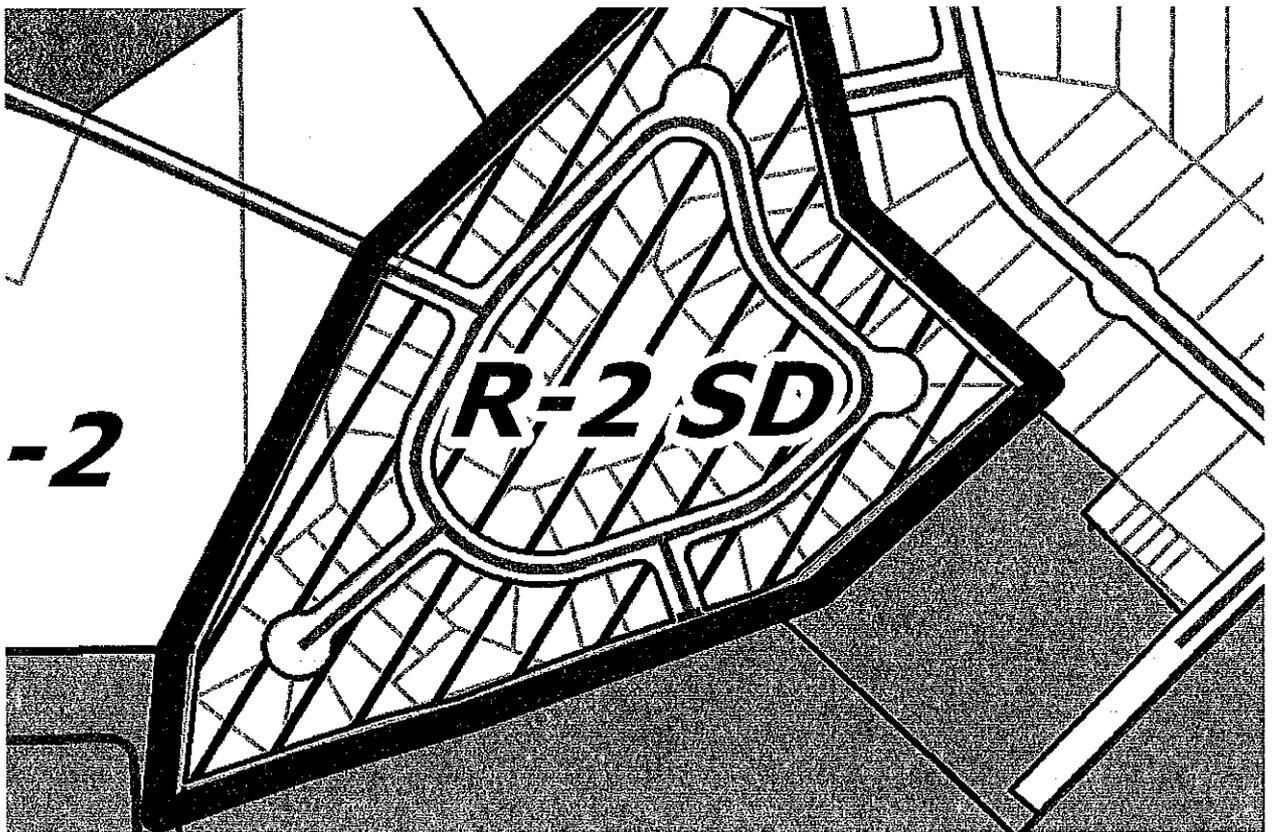
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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	<i>39/12</i>
			<i>66</i>	<i>66</i>	

Cambridge Park



Hampton Square R-2 SD

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.

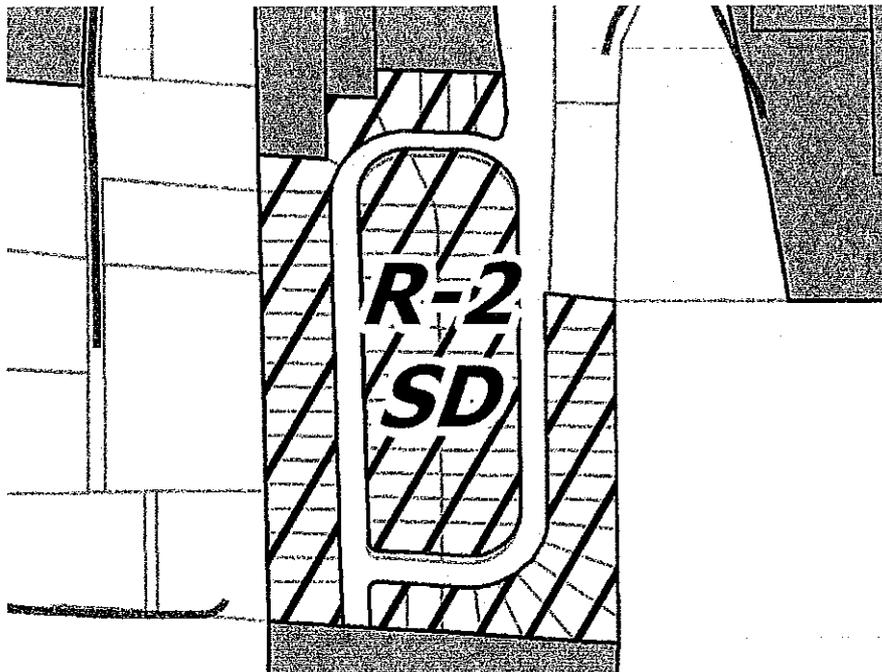
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- 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:

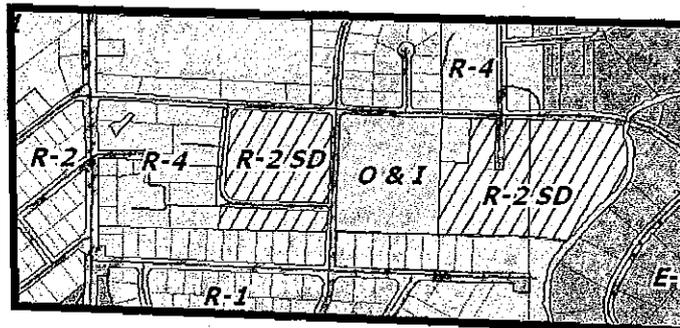
Area and Dimensional Regulations:

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 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.



AND BE IT FURTHER RESOLVED, that this Ordinance shall become effective on **July 1, 2012**.

ADOPTED and APPROVED this the 25th day of June 2012.

Ben W. McCrory, Mayor

ATTEST:

Herman Lehman, City Clerk