

ARTICLE 9. E-1, SINGLE-FAMILY ESTATE DISTRICT

Section 9.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the E-1, Single-Family Estate District. This district is intended to provide a zoning classification for low-density single-family homes on a minimum lot size of one (1) acre. The E-1, Estate District may be applied to any lands for which the Planning Commission finds should be preserved primarily for low intensity uses or open space.

Section 9.02. Use Regulations.

A. Permitted Uses.

Within the E-1, Single-Family Estate District, only the following uses and structures designed for such uses shall be permitted:

1. Single family dwelling, except that manufactured homes are not permitted.
2. Accessory structures and accessory uses including, but not limited to nurseries, home gardens and green houses.

B. Conditional Uses.

Within the E-1, Single-Family Estate District, the following uses may be allowed as conditional uses:

1. Church or other place of worship provided, that any building shall be located not less than fifty (50) feet from any side lot line.
2. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than fifty (50) feet from any side lot line.
3. Parks.
4. Garage Apartment.
5. Child Day Care Home.
6. Greenhouse, no retail sales.
7. Public Facility.
8. Public Utility Facility.

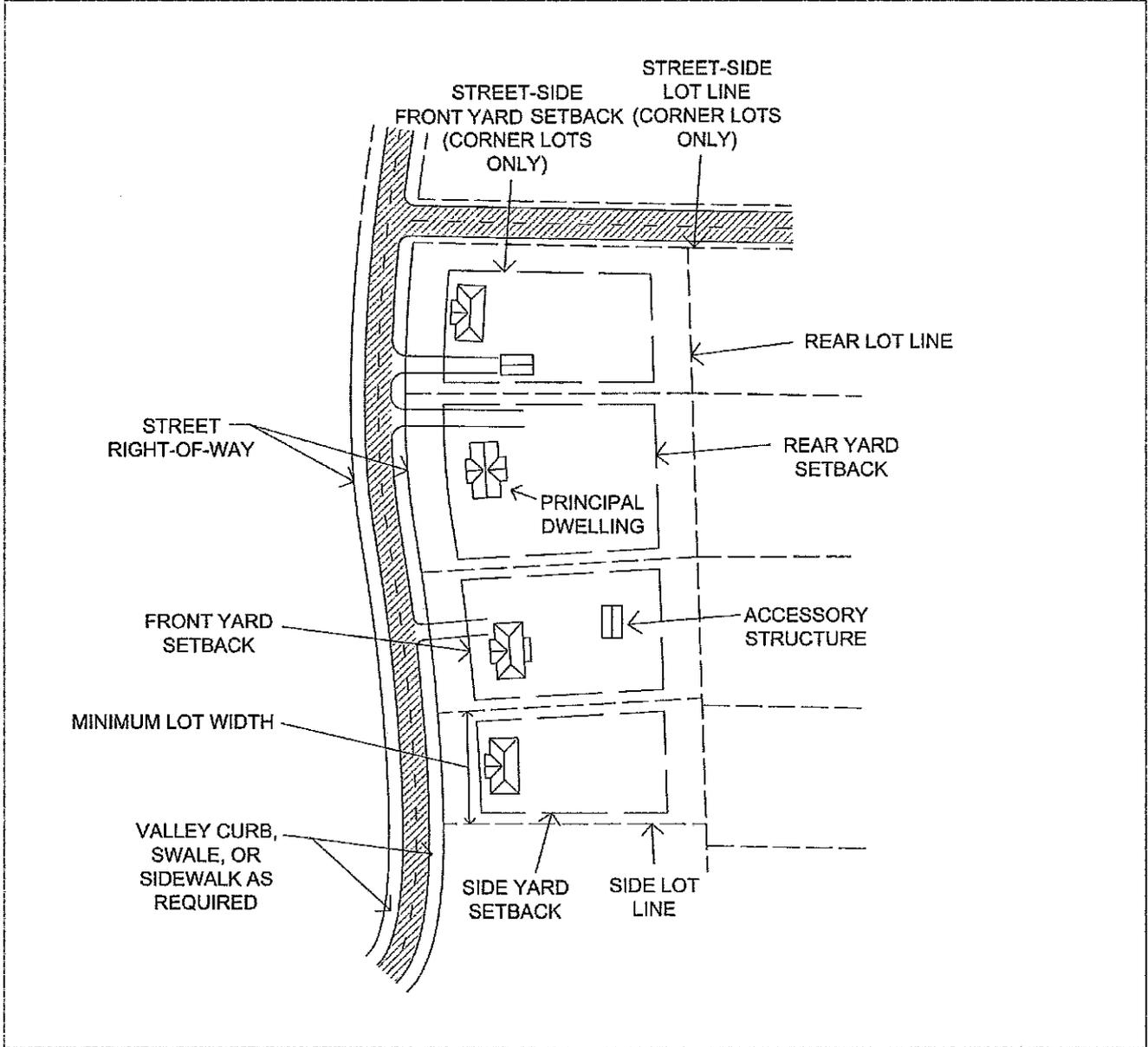
Section 9.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structure		Minimum Yards				Minimum Lot Size	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total		
2½	35	40 feet	40 feet	20 feet	50 feet	1 acre	100 feet

E-1 ESTATE RESIDENTIAL DISTRICT

Typical Lot Development



ARTICLE 10. R-1, SINGLE FAMILY DISTRICT

Section 10.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the R-1, Single Family District. This district is intended to provide a zoning classification for low-density development of single-family homes on a minimum lot size of 15,000 square feet.

Section 10.02. Use Regulations.

A. Permitted uses.

Within the R-1, Single Family District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the E-1, Single Family Estate District.

B. Conditional uses.

Within the R-1, Single Family District, the following uses may be allowed as conditional uses:

1. Church or other place of worship provided, that any building shall be located not less than fifty (50) feet from any side lot line.
2. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than fifty (50) feet from any side lot line.
3. Parks.
4. Garage Apartments.
5. Public Facility.
6. Public Utility Facility.

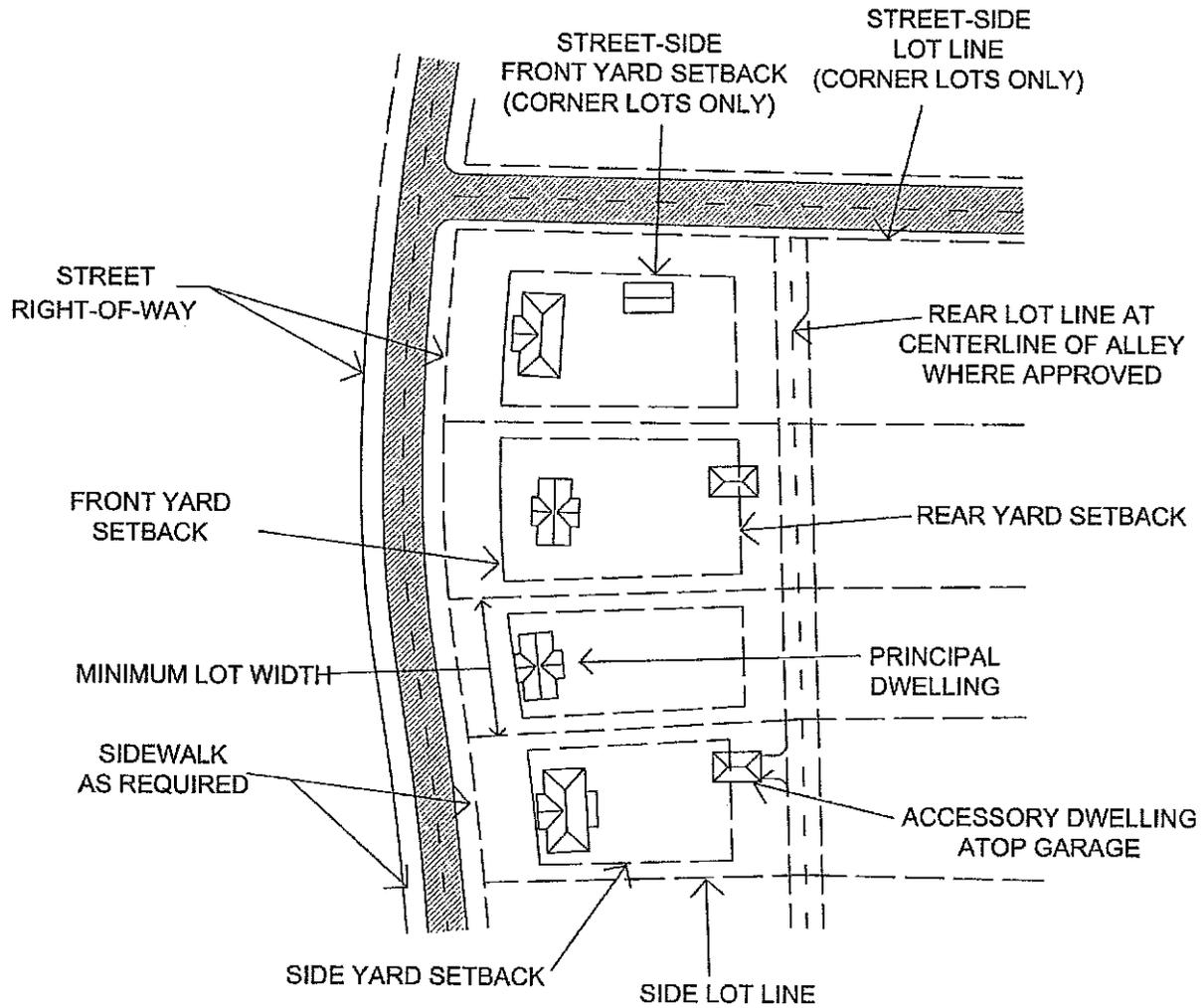
Section 10.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structure		Minimum Yards				Minimum Lot Size	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total		
2½	35	30 feet	30 feet	8 feet	18 feet	15,000 sq/ft	90 feet

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Typical Lot Development



ARTICLE 11. R-2, SINGLE FAMILY DWELLING DISTRICT

Section 11.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the R-2, Single Family District. This district is intended to provide a zoning classification for medium low-density development of single-family homes and duplexes.

Section 11.02. Use regulations.

A. Permitted uses.

Within the R-2, Multiple Dwelling District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the R-1, Single Family District.
2. Duplex.
3. Garage Apartment.

B. Conditional uses.

Within the R-2, Multiple Dwelling District, the following uses may be allowed as conditional uses:

1. Church or other place of worship provided, that any building shall be located not less than fifty (50) feet from any side lot line.
2. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than fifty (50) feet from any side lot line.
3. Parks.
4. Group Care Home.
5. Bed & Breakfast Inn.
6. Public Facility.
7. Public Utility Facility.

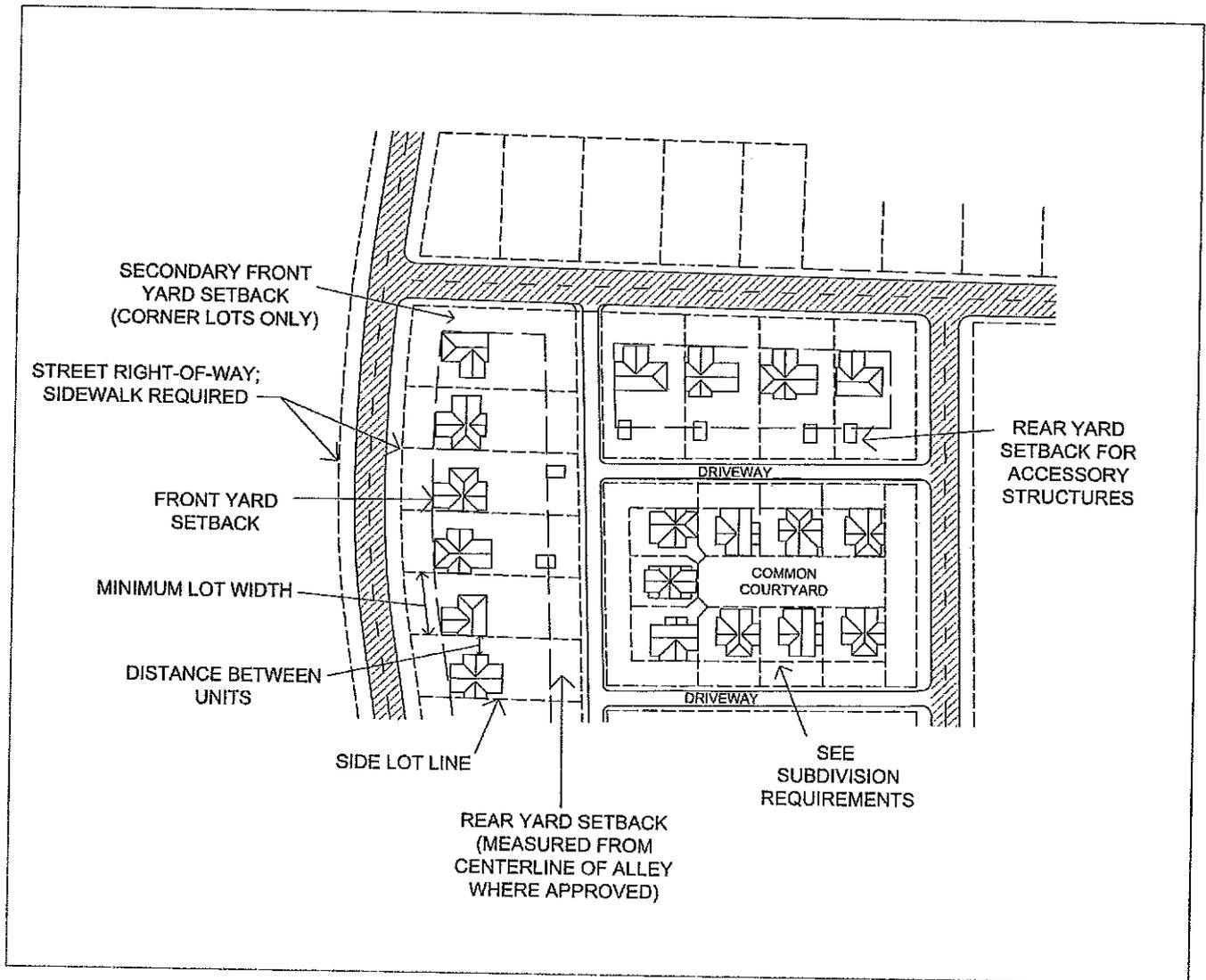
Section 11.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed.

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	70 feet for single family dwellings 50 feet for two family

R-2, SINGLE FAMILY DISTRICT

Typical Lot Development



ARTICLE 12. R-4, MULTIPLE FAMILY DWELLING DISTRICT

Section 12.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the R-4, Multiple Family Dwelling District. This district is intended to provide a zoning classification for medium high-density development of single-family homes, duplexes and multiple family dwellings.

Section 12.02. Use Regulations.

A. Permitted uses.

Within the R-4, Multiple Family Dwelling District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the R-2, Single Family District.
2. Duplex.
3. Apartments.
4. Town houses or row houses will be permitted when the total site includes a minimum of two (2) acres.
5. Child Group Day Care Home.
6. Assisted or Independent Living Facility.
7. Domestic Violence Shelter.
8. Group Care Home.
9. Fraternity or Sorority House.
10. Continuing Care Retirement Community.

B. Conditional uses.

Within the R-4, Multiple Family Dwelling District, the following uses may be allowed as conditional uses:

1. Church or other place of worship provided, that any building shall be located not less than fifty (50) feet from any side lot line.
2. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than fifty (50) feet from any side lot line.
3. Parks.
4. Public Facility.
5. Public Utility Facility.
6. Child Day Care Center.

Section 12.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed.

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 5,000 sq. ft. for multiple family dwellings	70 Feet

A. Town Houses and Row Houses.

1. Total site area including open space, yards and commons but excluding streets and parking areas shall contain a minimum of 5,000 square feet per dwelling unit. Not more than eight (8) dwelling units per building shall be permitted.
2. Minimum lot area per dwelling unit shall be 2,500 square feet.
3. Minimum lot width shall be twenty-five (25) feet.
4. Minimum front and rear yards shall be thirty (30) feet.
5. Minimum side yards shall be ten (10) feet.

B. Multiple Family Dwellings.

1. More than one multiple dwelling building may be located upon a lot or tract, but such buildings shall not encroach upon the front, side or rear yards required by the district regulations. For multiple dwellings the open space between buildings shall be sixty (60) feet when one or both are two-story buildings, and eighty (80) feet when one or both are three or more story buildings.
2. Not more than eight (8) dwelling units per building shall be permitted.

C. Assisted or Independent Living Facility, or Non-Residential uses.

1. The minimum lot area for assisted living centers and other non-residential uses shall be four times the gross floor area of the building.
2. For independent living facilities, residential care facilities and nursing homes the open space between buildings shall be thirty (30) feet when one or both are two-story buildings, and forty (40) feet when one or both are three or more story buildings.

D. Continuing Care Retirement Community.

1. The subject property shall be no less than five (5) acres.
2. Structures shall be limited to 3 stories (45 feet).
3. All structures shall be set back from the periphery of the property a minimum of 25 feet. Additional setbacks may be required by the Planning Commission and City Council.
4. For independent living facilities, residential care facilities and nursing homes the open space between buildings shall be thirty (30) feet when one or both are two-story buildings, and forty (40) feet when one or both are three or more story buildings.
5. The amount of land set aside for permanent open space shall be a minimum of ten (10) percent of the gross development area, exclusive of lakes, ponds, or other bodies of water, and should be easily accessible to all residents of the Continuing Care Retirement Community. The open space should focus on the core of the development, rather than on the boundary(s) of the property, and shall be usable for recreation.

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ARTICLE 13. PDHD, PREVIOUSLY DEVELOPED HIGH DENSITY DISTRICT

Section 13.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the PDHD, Previously Developed High Density District. This district is intended to provide a zoning classification that identifies properties that were legally developed under previous regulatory standards that are no longer in keeping with the Comprehensive Plan of the City of Montevallo.

Developments that include areas where expansion of the existing development could occur on the subject property within the boundaries described below in § 13.02, may apply for additional units subject to submission of a 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.

Section 13.02. Boundaries.

The PDHD, Previously Developed High Density District shall not be extended, enlarged, added to or otherwise expanded beyond the boundaries identified on the zoning map of the City of Montevallo as of the effective date of this ordinance.

Section 13.03. Use Regulations.

A. Permitted Uses.

Within the PDHD, Previously Developed High Density District, only the following uses and structures designed for such uses shall be permitted:

1. Any legal use in existence at the time of zoning the subject property PDHD, Previously Developed High Density District.

B. Conditional uses.

Within PDHD, Previously Developed High Density District districts, the following uses may be allowed as conditional uses:

1. Accessory structures and uses which are an ancillary function of the primary use of the subject property.

Section 13.04. Area and Dimensional Regulations. Except as provided by Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed:

Max. Height of Structure	Minimum Yards
As recommended by the Planning Commission and approved by the City Council	

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ARTICLE 14. O & I, OFFICE AND INSTITUTIONAL DISTRICT

Section 14.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the O & I, Office and Institutional District. This district is intended to provide a zoning class for the orderly arrangement of institutional, clerical and administrative uses.

Section 14.02. Use regulations.

A. Permitted uses.

Within the O & I, Office and Institutional District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the R-4, Multiple Family District, except single family residences.
2. Business or Professional Office.
3. Sales office; provided, the merchandise shall not be stored on the premises.
4. Bank or Financial Institution.
5. Research or testing laboratories compatible with other permitted uses.
6. A clinic, sanitarium, convalescent home or hospital except one used for the treatment of animals.
7. Church or school.
8. Child Day Care Center.
9. Auditorium, library or museum operated by non-profit organizations.
10. Community or Cultural Center.
11. Community Service Club.
12. Fraternity or Sorority House.
13. Medical Clinic.
14. Independent living facility, residential care facility, and nursing home.
15. Establishments rendering business or relative services associated with the permitted uses of the district including, but not limited to, restaurants, selling of office supplies and business forms and machines.
16. Accessory structures and uses, including commercial uses which are clearly incidental to the permitted use of the premises and which are carried on wholly within a main building or accessory building.
17. Public Facility.
18. Continuing Care Retirement Community.

B. Conditional uses.

Within the O & I, Office and Institutional District, the following uses may be allowed as conditional uses:

1. Parks.
2. Outdoor recreation.
3. Funeral Home.
4. Public Utility Facility.

Section 14.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the R-4, Multiple Family District (§ 12.03) shall be observed. Minimum lot width for non-residential structures or uses shall be fifty (50) feet.

ARTICLE 15. B-1, NEIGHBORHOOD BUSINESS DISTRICT

Section 15.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the B-1, Neighborhood Business District. This district is intended to provide a zoning classification for commercial uses that are limited in character and size to that of which is of service to the immediately surrounding neighborhood.

Section 15.02. Use Regulations.

A. Permitted uses.

Within the B-1, Local Business 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. Community Service Club.
5. Child Day Care Center.
6. Public Facility.
7. Entertainment and Recreation (Indoor).
8. Greenhouse having a retail outlet on the premises.
9. Bakery with sale of all bakery products at retail on the premises only; except, that catering services direct to consumer shall be permitted.
10. Barber shop, beauty shop, massage or similar personal service shops.
11. Catering shop.
12. Dressmaking and tailoring; provided, that all work is done for individuals, at retail only, and on the premises.
13. Drugstore.
14. Laundromat.
15. Parking lot and storage or parking garage.
16. Restaurant or coffee shop; provided that the service of food or beverages to patrons waiting in parked automobiles shall not be permitted.
17. 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.
18. Service station; except, no pump shall be located within seventy-five (75) feet of a dwelling district, nor any portion of a structure within 30 feet of a dwelling district.
19. Shoe repairing, repairing of household appliances and bicycles on an individual service call basis, and other uses of a similar character limited in size and nature to those which serve the immediately surrounding neighborhood.
20. Accessory structures and uses, including signs, pursuant to Article 20.
21. Amusement or recreation service, except drive-in theater or practice golf-driving range.
22. Business, dancing or music school.

23. Display room for merchandise to be sold at wholesale.
24. Hotel, motel, or motor court.
25. Bank or lending institution.
26. Medical or dental laboratory.
27. Bed and Breakfast Inn.
28. The following uses provided all materials are stored and all work done on the premises is done within a building:
 - a. Dyeing and cleaning establishment or laundry; provided pickup or delivery of clothing is not made to other pickup points.
 - b. Painting decorators.
 - c. Radio or television repair shop.
 - d. Dressmaking, millinery or tailoring establishment.
 - e. Upholstering shop, not involving furniture manufacturing.
 - f. Any other general service or repair establishment of similar character.

B. Conditional uses.

Within the B-1, Local Business District, the following uses may be allowed as conditional uses:

1. Outdoor recreation.
2. Public Utility Facility.
3. Nursing home.
4. Funeral Home.

Section 15.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth below shall be observed.

Maximum Height of Structures		Minimum Yards			Minimum Lot Width
Stories	Feet	Front	Rear	Side	
2½	35 Feet	20 Feet	None, except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than 20 feet	None, except on the side of a lot abutting a dwelling district, in which case there shall be a side yard of not less than 20 feet	None

For residential care facilities and nursing homes, Area and Dimensional Regulations shall conform to the regulations of the R-4, Multiple Family District (§12.03).

ARTICLE 16. B-2, GENERAL BUSINESS DISTRICT

Section 16.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the B-2, General Business District. This district is intended to provide a zoning classification for general commercial uses.

Section 16.02. Use Regulations.

A. Permitted uses.

Within the B-2, General Business District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the B-1, Local Business District, provided, however, that the limitations upon extent of service area shall not apply.
2. Automobiles or trailer display and sales room.
3. Public garage.
4. Frozen food locker.
5. Farm support business.
6. Hospital or clinic for animals, but not including open kennels.
7. Funeral Home.
8. General retail store or shop (enclosed).
9. Pawn Shop.
10. Fast Food or Drive-In Restaurant.
11. Used car lot.
12. A shopping center or facility composed of any one or more of the permitted uses or any combination thereof.
13. Home Improvement Center.
14. Hardware or building materials sales.
15. Entertainment and Recreation (Indoor).
16. Mini-Storage (not permitted on Main Street).
17. Automotive, farm implement or trailer repair or servicing; provided that all work on the premises is done within a building, and all materials are stored in a building.
18. Carpentry, painting, plumbing and electrical shops; provided that all work on the premises is done within a building, and all materials are stored in a building.

B. Conditional uses.

Within the B-2, General Business District, the following uses may be allowed as conditional uses:

1. Outdoor recreation.
2. Public Utility Facility.
3. Nursing home.

Section 16.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed:

Maximum Height of Structures		Minimum Yards		Minimum Residential Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear / Side		
6	75 Feet	None	None, except where abutting a dwelling district, in which case there shall be a yard of not less than 20 feet abutting the dwelling district. The required yards shall be increased 1 foot for each foot of structure height in excess of 35 feet	Duplex – 5,000 square feet per unit. Attached – 3,000 square feet per unit.	No Minimum

For residential care facilities and nursing homes, Area and Dimensional Regulations shall conform to the regulations of the R-4, Multiple Family District (§12.03).

A. Other Uses:

1. Mini-Storage.
 - a. No storage space shall exceed four hundred (400) square feet and one (1) story in height.
 - b. Each storage space shall be served by a paved driveway with a minimum width of fifteen (15) feet for each direction of travel.
 - c. The entire site shall be enclosed by black vinyl clad security fencing of eight (8) feet in height and be kept lit with security lighting throughout.
 - d. All storage shall be within a structure; outside storage shall be limited to major recreational vehicle including but not limited to house boats, travel trailers, pick-up campers, motorized dwellings, tent trailers, and other similar vehicles. (*Amended 6/25/2012*)

ARTICLE 17. M-1, LIGHT INDUSTRIAL DISTRICT

Section 17.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the M-1, Light Industrial District. This district is intended to provide a zoning classification for light industrial uses that are generally conducted within an enclosed building.

Section 17.02. Use Regulations.

A. Permitted uses.

Within the M-1, Light Industrial District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the B-2, General Business District except child care centers.
2. Animal hospital or clinic including open kennels.
3. Contractor's or construction dealer's yard.
4. Grain and feed storage.
5. Farm support business.
6. Heating fuel or building material storage or wholesaling; provided that the materials shall not be extracted or processed on the premises.
7. Lumber yard.
8. Warehouse.
9. Bottling plant or dairy.
10. Assembly of parts for production of finished equipment.
11. Manufacturing, fabricating, processing, or assembling uses which do not create any danger to health or safety in surrounding areas, and which do not create any objectionable noise, vibration, smoke, dust, odor, heat or glare, such as the following:
 - a. Boats (less than five ton.)
 - b. Bolts, nuts, screws, washers, rivets, nails, brads, tacks, spikes, staples and similar items.
 - c. Clothing.
 - d. Food, not including animal or poultry slaughter or processing.
 - e. Pharmaceuticals.
 - f. Furniture and wood products.
 - g. Glass products, but not including glass manufacture.
 - h. Hand tool and hardware products.
 - i. Ice.
 - j. Musical instruments, games or toys.
 - k. Office machines.
 - l. Plastic and rubber products, not including processing of raw materials.
 - m. Plating of silverware or utensils.
 - n. Signs.
 - o. Sporting goods.
 - p. Other similar uses.

12. Accessory buildings including a dwelling for a watchman or custodian employed on the premises.
13. Public Utility Facility.
14. Industrial Park.

Section 17.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed:

Maximum Height of Structures		Minimum Yards		Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear / Side		
8	100 Feet	None	None, except where abutting a dwelling district, in which case there shall be a yard of not less than 30 feet abutting the dwelling district. The required yards shall be increased 1 foot for each foot of structure height in excess of 35 feet	No Minimum	No Minimum

A. Industrial Parks.

1. Structures shall observe a maximum height of three (3) stories or 45 feet.
2. A minimum setback of 30 feet from all property lines shall be required.
3. Industrial Parks shall be no less than 10 acres.

ARTICLE 18. SD, SPECIAL DISTRICT

Section 18.01. Generally.

- A. Special Districts are hereby authorized for the purpose of providing optional methods of land development that encourage imaginative solutions to environmental design problems. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. The special districts authorized by this Article are also intended to provide means for the establishment of uses that may generally be considered to be incompatible with most other land usage.
- B. The procedure to be followed in the creation of Special Districts shall conform to the regulations for any other zoning change according to the procedures identified in Article 26 with the following exceptions.
 - 1. Any petition for the establishment of a Special District shall be submitted to the Planning Commission for its review and recommendation to the City Council. Approval of the request by the City Council shall be based upon the Planning Commission's advisory opinion and consideration of the following:
 - a. That the value and character of the property or properties adjacent to the property under consideration will not be adversely affected.
 - b. That the proposed development is consistent with the intent and purpose of this Ordinance to promote public health, safety, morals and the general welfare.
 - c. That the final plan for the proposed development meets the requirements of this Ordinance as well as the requirements of all other regulating bodies.
 - d. That the proposed Special District is consistent with the Comprehensive Plan of the City of Montevallo.
 - e. That an approved method of sewage disposal is readily available to the tract under consideration.
 - 2. The establishment of a Special District will be for the express purpose of improving the subject property in accordance with the approved plan of development for the particular property and for the uses set forth in the development plan.
 - 3. If within one (1) year from the effective date of the zoning amendment construction has not commenced, the Planning Commission may recommend that the City Council, by appropriate action, repeal the amendment establishing the Special District. Once construction is started the improvements set forth in the plan of development must be completed within two (2) years from date of issuance, unless otherwise approved by the City Council. Otherwise, the Planning Commission may recommend that the City Council repeal the amendment establishing the Special District. Extension of time may be granted as long as satisfactory progress is being made.
 - 4. Unless specific variations are noted on the development plan and approved by the City Council, the most restrictive requirements for signs, lighting, parking, loading, yards, and dimensional regulations for the proposed use shall be applicable to the Special District.

Section 18.02. Planned Residential District.

- A. The regulations established in this section are intended to provide optional methods of land development with provisions for commercial, religious, educational and cultural facilities integrated with the total project by unified architectural and open space treatment.
- B. A planned residential development shall be permitted in any district except commercial or industrial districts.
- C. The following uses are permitted:
1. Single family attached and detached dwellings.
 2. Two-family dwellings.
 3. Multiple family dwelling including condominiums and town houses.
 4. Commercial uses.
For each one hundred (100) dwelling units to be established, four (4) acres may be set aside for commercial use provided that adequate protection of adjacent properties is afforded by the plan.
 5. Recreation uses.
Recreation uses may include a community center, golf course, swimming pool, or parks, playground or other recreational uses. Any structure involved in such use shall have a thirty-five (35) foot setback from all property lines. The amount of land set aside for permanent open space shall be a minimum of ten (10) percent of the gross development area.
 6. Educational uses.
 7. Community facilities such as churches and other religious institutions and non-profit clubs such as country clubs, swim and/or tennis area.
- D. The owner or owners of property shall submit a plan for the development and use of such tract that meets the requirements set forth in this Article. Said plan shall comply with all requirements of this Article and shall be accompanied by evidence concerning the feasibility of the project and the effect of the proposed development on surrounding property and other physical conditions. Said plan and supporting evidence shall include each of the following:
1. A site plan including, but not limited to defining the areas wherein buildings may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the location of roads, driveways and walks and the points of ingress and egress, including access streets where required, the location and height of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for the protection of adjoining property.
 2. A drainage plan approved by the City Engineer.
 3. A copy of any deed restrictions intended to be recorded.
 4. A professional report on the needs and extent of the market to be served, and general economic justification.
 5. A professional traffic analysis that indicates the effect of the proposed development on the adjacent streets and roadways and also indicating the direction and volume of traffic flow to and from the proposed development.
- E. The following requirements are minimums and are intended to serve as a guide in plan formulation. The City Council retains the authority to waive the provisions of this section or to impose greater requirements than herein stated. All buildings shall be set back from street right-of-way lines and from the periphery of the project to comply with the following requirements:

1. There shall be a front yard for all detached single-family dwellings of not less than twenty-five (25) feet. The front yard setback for all other structures shall be as determined by the City Council.
 2. Unless indicated elsewhere, all buildings shall have a setback of not less than twenty-five (25) feet.
 3. In no case shall a lot for a single family detached structure be created with an area of less than 5,000 square feet or a minimum lot width of less than sixty (60) feet at the building line.
- F. In addition to all applicable regulations of this Ordinance, the following guidelines shall be observed.
1. The Planning Commission shall review the application including all maps and documentation for the proposed development. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and submit their report and recommendations to the City Council for their consideration.
 2. The City Council shall review the application for the proposed development including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose additional conditions regarding layout, circulation or other physical improvements that they feel are necessary.
 3. All developments shall conform to the Subdivision Regulations of the City of Montevally and the record map shall be recorded in the Office of the Judge of Probate.

Section 18.03. Manufactured Home Community.

- A. A special district for the purpose of establishing a Manufactured Home Community may be permitted only in the A-R, Agricultural-Residential District.
- B. The location of manufactured home communities shall be reviewed by the Planning Commission and approved by the City Council.
- C. Special Districts intended for use as manufactured home communities shall be subject to the following standards:
 - 1. No parcel of land containing less than six (6) acres and having less than ten (10) manufactured home spaces, available at the time of first occupancy, shall be used for a manufactured home community.
 - 2. The manufactured home community shall be constructed so as to provide adequate light and air and to avoid undue congestion; provided, however, there be a minimum of 5,000 square feet of site area for each space provided. This space ratio shall include access roads, automobile parking, accessory building space, and recreation area.
 - 3. The manufactured home community shall be located on a well-drained site; it shall be so located that its drainage will not endanger any water supply, and shall be in conformity with all applicable health and sanitation regulations in force by the County Health Officer/Health Department.

D. Manufactured Home Community Standards.

The following development standards shall apply to all Manufactured Home Communities hereinafter established or altered.

- 1. There shall be established and maintained within each manufactured home community an automobile parking area for the use of guests. The number of parking spaces within the area shall be equal to one (1) for every four (4) manufactured home spaces.
- 2. The entrance and exit street or streets shall be designed to provide safe and convenient access between the public street and the community interior street system.
- 3. Community street systems shall meet the following standards:
 - a. Community streets shall be a minimum of thirty (30) feet wide to accommodate streets, drainage structures and utilities, etc.
 - b. Community streets that serve more than two hundred (200) vehicles per day shall be paved with plantmix asphalt or a more durable material to a minimum width of twenty-two (22) feet. Community streets that serve less than two hundred (200) vehicles per day for residential access only shall be paved to a minimum width of eighteen (18) feet and may be paved with double bituminous surface treatment. Vehicles per day shall be as determined in the most current publication of the Institute of Traffic Engineers concerning traffic generation.
 - c. Each manufactured home site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment used by public protective agencies (fire, police and ambulance services).
 - d. The street layout shall be designed to provide for the continuous flow of traffic, with cul-de-sacs (minimum radius of 50 feet) being permissible. Streets shall be designed with a horizontal and vertical alignment which meets at least a 20 mile-per-hour design speed.
 - e. Traffic control signs (stop, yield, and speed) shall be placed and maintained in good condition throughout the community where necessary.
 - f. Each street shall have a permanent sign installed with a designated name identifying each street.
 - g. Paving of community streets shall be completed within two (2) years of approval of the final plat. Streets and parking areas shall be maintained by the owner, operator, and/or

manager of the manufactured home community at all times.

4. Each manufactured home space shall be provided with a connection to a sanitary sewer line or to a sewer system approved by the Health Department.
5. Yards.
 - a. Each manufactured home community shall have a Type "C" buffer along the full width of the frontage of the parcel devoted to said use.
 - a. Each manufactured home community shall have a Type "B" buffer on rear and side yards.
 - b. Where a side or rear yard abuts a street, the yard shall be a minimum of twenty-five (25) feet in depth and all yards shall be landscaped and maintained.
6. An accessible, adequate, safe, and potable supply of water approved by the Health Officer/Department shall be provided in each manufactured home community.
7. Refuse storage, collection and disposal shall be in conformity with the laws and regulations prescribed by the Health Department.
8. There shall be provided a park and recreation area having a minimum of one hundred and fifty (150) square feet for each manufactured home space. Areas shall be consolidated into usable areas of not less than thirty (30) feet in width.
9. Only factory prefabricated portable attachments or awnings may be attached to or become a part of any mobile home. No permanent addition of any kind shall be built onto, nor become a part of any manufactured home except that porches and decks shall be built according to minimum building code requirements.
10. Manufactured homes shall not be used for commercial, industrial, or other non-residential uses within the manufactured home community.
11. No manufactured home, building or accessory structure shall be erected or stationed in the park having a height greater than 1½ stories or twenty (20) feet.
12. Each manufactured home community shall be permitted to display one identifying sign of a maximum size of twelve (12) square feet on each street frontage. Said sign shall contain thereon only the name and address of the manufactured home community and may be lighted by indirect lighting only.
13. All manufactured home spaces shall meet, the following area and dimensional requirements:
 - a. Each manufactured home space shall be at least fifty (50) feet wide and one hundred (100) feet deep, and such space shall be clearly defined by permanent markers.
 - c. There shall be a front yard setback of at least ten (10) feet from all access roads within the manufactured home community.
 - d. Unless indicated elsewhere, all manufactured homes shall maintain a minimum setback of twenty-five (25) feet from all property lines.
14. All manufactured homes shall be situated to provide a minimum of twenty (20) feet of separation between any other manufactured home or any attachments thereto; provided, however, that with respect to manufactured homes situated end-to-end, the end-to-end separation shall be a minimum of fifteen (15) feet. No manufactured home shall be located closer than twenty (20) feet from any building within the park.
15. There shall be at least two (2) off-street parking spaces for each manufactured home space which shall be on the same site. Additional parking areas specifically designed for such purpose may be provided.
16. Each manufactured home space shall be provided with an improved patio of at least two hundred (200) square feet.
17. Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home based on the requirements of the manufacturer or the installation

standards of the Alabama Manufactured Housing Commission.

18. Foundations shall be installed in accordance with the standards set forth in the manufacturer's set-up requirements and meet the minimum installation standards of the Alabama Manufactured Housing Commission.
19. Installation of skirting on all manufactured homes shall be required. Installation shall be in accordance with the manufacturer's installation instructions. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting.

E. Application.

Application for the approval of a site development plan shall be made on a form made available from the Administrator. To ensure an adequate and comprehensive review a completed application shall be filed with the Administrator at least 30 days prior to the Planning Commission hearing. Said application shall include the following:

1. The location and the legal description of the proposed manufactured home community.
2. Plans and specifications of all buildings, facilities and any other improvements constructed or to be constructed within the proposed manufactured home community.
3. The proposed use of all buildings and structures shown on the site.
4. The location and size of all manufactured home spaces.
5. The location of all points of entry and exit for vehicles and internal circulation pattern.
6. The proposed landscaping plan, pursuant to Article 22.
7. The location of all lighting to be provided.
8. The location of walls and fences, dimensions and materials of construction.
9. The location of all off-street parking.
10. Any other information that may be considered necessary for full and proper consideration of the proposed manufactured home community.
11. A time schedule for development shall be prepared to demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.

F. General Regulations.

1. Any additions or alterations to existing manufactured home communities or parks hereinafter established shall be in conformity with the provisions of this Ordinance.
2. Every manufactured home community in existence upon the effective date of this Ordinance may be maintained and operated without being subject to the provisions of this Ordinance. No manufactured home community may be enlarged, extended, reconstructed or otherwise altered unless such alterations bring said manufactured home community into full compliance with the terms of this Ordinance. All manufactured home communities created or established after the effective date of this Ordinance shall conform to the specifications and requirements as set forth herein.
3. The owner or permittee, or a duly authorized attendant or caretaker shall be in charge at all times to keep the manufactured home community, its facilities and equipment in a clean, orderly, sanitary condition. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this Ordinance to which the license or permittee is subject.
4. Every manufactured home community owner or operator shall maintain a register containing a record of all mobile homes and occupants using the manufactured home community. Such register shall be available to any authorized person inspecting the court and shall be preserved

for the period required by the Planning Commission. Such register shall contain (1) the names and addresses of all mobile home occupants stopping in the park, (2) the make, model, and license number of each motor vehicle and mobile home, (3) the state, territory, or county issuing the licenses, and (4) the dates of arrival and departure of each manufactured home.

5. The Planning Commission or Health Department may revoke any permit to maintain and operate a manufactured home community if the permittee fails to comply with the regulations of this Ordinance. The permit may be reissued if the circumstances leading to revocation have been remedied and the park is being maintained in full compliance with the law.
- G. In addition to all applicable regulations of this Ordinance, the following guidelines shall be observed.
1. The Planning Commission shall review the application including all maps and documentation for the proposed manufactured home community. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and submit their report and recommendations to the City Council for their consideration.
 2. The City Council shall review the application for the application, including all maps and documentation for the proposed manufactured home community including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose additional conditions regarding layout, circulation or other physical improvements that they feel are necessary.
 3. All developments shall conform to the Subdivision Regulations of the City of Montevally and the record map shall be recorded in the Office of the Judge of Probate.

Section 18.04. Special Mining and Resource Extraction and Reclamation District.

A. Generally.

A Special Mining and Resource Extraction and Reclamation District may be established for the following uses:

1. Any use permitted in the A-R, Agricultural-Residential District except residential.
2. Mining, quarrying, extracting, or other removal by open pit, strip, shaft, slope, drift, or any other method of removal of all mineral or other earth products of every kind, as hereinbelow restricted.
3. Timbering, logging, saw milling, extraction of timber products; and processing, distilling, manufacturing and treating of all such products. Reforestation shall require no permit.
4. The right to erect, maintain, alter, enlarge, use and operate structures, building, machinery, housing, roads, railroads, transmission lines, right-of-way, and all other facilities of every kind accessory or appropriate to the conduct of such above permitted uses.
5. The right to dump soil, tailings and other waste and to use so much of said district as may be required for such purposes, and such other rights as may be incidental or accessory to such permitted uses, provided such spoil, tailings and other waste is disposed of in a manner that pollution of streams or lakes are controlled in conformance of the Environmental Protection Agency, the Alabama Department of Environmental Management and the City of Montevallo Land Disturbance Ordinance.

B. Procedures.

The owner or owners of property in any acceptable zone district shall submit a plan for the development and use of such tract meeting the requirements set forth in this Section and shall be accompanied by evidence concerning the number of persons expected to be employed, the effect of the proposed development on surrounding property, and other physical conditions. Said plan and supporting evidence shall include each of the following:

1. A site plan including, but not limited to defining the areas wherein buildings may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the location of roads, driveways and walks, and the points of ingress and egress including access streets where required, the location and height of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for protection of adjoining property.
2. A professional traffic analysis that indicates the effect of the proposed development on the adjacent streets and roadways and also indicating the direction and volume of traffic flow to and from the proposed development.
3. A copy of any deed restrictions intended to be recorded.

C. In addition to all applicable regulations of this Ordinance, the following guidelines shall be observed.

1. The Planning Commission shall review the application including all maps and documentation for the proposed Special Mining and Resource Extraction and Reclamation District. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and submit their report and recommendations to the City Council for their consideration.
2. The City Council shall review the application, including all maps and documentation for the proposed Special Mining and Resource Extraction and Reclamation District including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose reasonable additional requirements to ensure the protection of adjoining residential property.

3. All developments shall conform to the Subdivision Regulations of the City of Montevillo and the record map shall be recorded in the Office of the Judge of Probate.
4. Prior to any clearing or land disturbance activities, application for a Land Disturbance Permit shall be submitted, accompanied by all applicable requirements of the Land Disturbance Ordinance including all necessary insurance, bonds, and fees.

Section 18.05. Plan Implementation District

A. Generally.

The Plan Implementation District is designed to provide flexible development options with the goal of implementing the place-making and conservation concepts of the Comprehensive Plan of the City of Montevallo. Following the City of Montevallo's traditional community patterns, the Plan Implementation District will result in community energy concentrated in a central core, supported by a less intense focus area, with gradual transition to the rural landscape. This district applies to Conservation Subdivisions and Form Based Subdivisions implemented pursuant to the Subdivision Regulations of the City of Montevallo, Alabama.

B. In addition to all other applicable regulations of this Ordinance the following rules shall be observed:

1. The Planning Commission shall review the application including all maps and documentation for the proposed development. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and submit their report and recommendations to the City Council for their consideration.
2. The City Council shall review the application, including all maps and documentation for the proposed development including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose reasonable additional requirements to ensure the protection of adjoining residential property.
3. All developments shall conform to the Subdivision Regulations of the City of Montevallo and the record map shall be recorded in the Office of the Judge of Probate.

Section 18.06. Overlay Districts.

- A. A Special District created by Ordinance to be placed on a defined geographic area as an overlay to one or more use districts which modifies or supplements the regulations of the underlying district(s) in recognition of certain critical features or resources. The purpose of an Overlay District is to ensure that property is developed in a manner consistent with the Comprehensive Plan of the City of Montevallo and that the proposed development of the land and physical elements are designed and arranged to protect the priority resource protection areas both on the site and in the vicinity of the site as identified by the Plan. The Overlay Districts are established to achieve the mutually compatible objectives of the reasonable use of land and the protection of vital natural resources.
- B. The development of any property within an Overlay District shall require that prior to any construction or other improvements, the applicants shall submit a plan for the development and use of the property within said established overlay district that meets the requirements set forth in the development standards of the district. Said plan shall comply with all requirements of this Ordinance and shall be accompanied by evidence concerning the feasibility of the project and the effect of the proposed development on surrounding property and other physical conditions. Said plan and supporting evidence shall include each of the following:
1. A site plan including, but not limited to defining the areas wherein buildings may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the location of roads, driveways and walks and the points of ingress and egress, including access streets where required, the location and height of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for the protection of adjoining property.
 2. A drainage plan that has been approved by the City Engineer.
 3. A copy of any deed restrictions intended to be recorded.
 4. A professional report on the needs and extent of the market to be served and general economic justifications.
 5. A professional traffic analysis that indicates the effect of the proposed development on the adjacent streets and roadways and also indicating the direction and volume of traffic flow to and from the proposed development.
- C. In addition to all other applicable regulations of this Ordinance the following rules shall be observed:
1. The Design Review Committee shall review the design and aesthetic features of the proposed facilities and the relationship to the surrounding properties. The Design Review Committee may suggest modifications, additions or other amendments to the proposed development. The Design Review Committee shall prepare a brief report on the proposed development for the Planning Commission and City Council.
 2. The Planning Commission shall review the application including all maps and documents for the proposed development. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and submit their report and recommendations to the City Council for their consideration.
 3. The City Council shall review the application for the proposed development including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose reasonable additional requirements to ensure the protection of adjoining residential property.
 4. All developments shall conform to the Subdivision Regulations of the City of Montevallo and the record map shall be recorded in the Office of the Judge of Probate.

D. Districts Implemented.

The following Overlay Districts were established prior to the implementation of this Ordinance:

1. American Village and Veterans' Memorial District:

a. Generally.

The American Village District 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. 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.

b. Boundaries.

The boundaries of the district are delineated as an overlay district on the official zoning map and shall include all properties currently owned or as may be acquired in the future by the American Village Public Educational Building Authority, The Citizenship Trust and the United States of America National Cemetery Administration.

c. Land Use.

The use of each building or premises 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.

d. Architectural and Design Standards.

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.

2. University District.

a. Generally.

This district is designed to include the University of Montevallo and the various support uses that surround its boundaries. The University's central campus is noted for its columned brick buildings, brick streets, lawns, flowerbeds and trees that surround students with academic tradition. The core of the campus, designed by the world-renowned Olmsted Brothers, has been designated as a National Historic District. Twenty-eight campus structures or sites are listed on the National Register of Historic Places.

b. Boundaries.

The boundaries of the district are delineated as an overlay district on the official zoning map and shall include all properties currently owned or as may be acquired in the future by the University of Montevallo.

c. Architectural and Design Standards.

Architectural and Design Standards shall be in accordance with the Master Plan for the University of Montevallo.

3. Urban Core District.

a. Generally.

The Urban Core District is established to preserve, protect, enhance, and maintain the aesthetic, cultural, historic architectural and other significant elements of the Main Street, downtown area. The downtown, urban core is where a dense core of development is desired. To ensure the preservation of the character of the downtown Urban Core District, uses shall be limited to include combinations of dwellings, commercial and office uses,

personal and household service establishments, institutional uses, public facilities, parks, playgrounds, pedestrian pathways and other similar uses to meet the needs of downtown workers, students and residents of adjoining neighborhoods and the City of Montevallo. The area between the University and Main Street is intended to be of a mixed use nature and a transition zone from the quads, classrooms and dormitories of the University to the Main Street of the City.

b. Boundaries.

The boundaries of the district are delineated as an overlay district on the official zoning map and cover areas near and adjacent to the downtown core of the City along State Highway 119 (Main Street), to wit:

Beginning at the intersection of Shoal Creek and Main Street (State Route 119), proceed southeasterly along the northeastern bank of Shoal Creek to its intersection with Island Street; thence turn left and proceed northeast along Island Street to its intersection with the west line of the East ½ of Section 21, Township 22 South, Range 3 West; thence turn left and proceed north along the west line of said ½ Section and continue along the centerline of State Route 119 (a.k.a. Ashville Road) approximately 1,140 feet to a point located midway between the intersections of Valley Street and Oak Street; thence turn left and proceed southwest for a distance of approximately 480 feet to the centerline of Wadsworth Street; thence turn right and proceed in a northwesterly direction to its intersection with Oak Street; thence turn left and proceed southwesterly along Oak Street to its intersection with Shelby Street; thence turn left and proceed southeasterly along Shelby Street to its intersection with Valley Street; thence turn right and proceed southwesterly along Valley Street to its intersection with Shoal Creek; thence proceed generally southeasterly along the northeasterly bank of Shoal Creek to the Point of Beginning. (Amended 6/25/2012)

• Supplementary Area

The following described property shall be considered as supplementary to the Urban Core: *that area bounded on the north by Island Street; on the east by Vine Street (Orr Park); on the south by Alabama Street; and on the east by Middle Street.*

c. Setbacks and Height Requirements.

As future development and redevelopment occurs on Main Street, it is important that new buildings be located immediately adjacent to the right-of-way. This is in keeping with the traditional style found in the historical buildings along the south end of Main Street. Consistent setbacks provide unity to an area while bringing shop fronts close to the sidewalk and street where they are easily seen by those traveling through the City both in cars and on foot. Also, a minimum and maximum height requirement will be set within the downtown area to ensure that all future buildings in the Urban Core District are visually compatible with the historic nature of downtown.

d. Architectural and Design Standards.

The character and configuration of the proposed development shall be consistent with the *Design Standards* identified in *Appendix D*. The City Council retains the authority to waive the provisions and requirements of this section or to impose greater requirements than herein required.

Section 18.07. Urban Residential District.

The regulations established in this section are intended to encourage higher density residential land development within the Urban Core of the City of Montevallo. The establishment of a residential population in the Urban Core will enhance the economic, cultural and social focus of the community. The Urban Residential development will be a vital component in the creation of a vibrant, walkable and liveable Urban Core.

- A. An Urban Residential development shall be permitted in any zoning district located within the Urban Core of the City of Montevallo.
- B. An Urban Residential development may include detached dwellings, such as row houses, and attached multi-family dwellings as well as other uses permitted within the underlying zone district.
- C. The boundaries of the Urban Core are delineated as an overlay district on the official zoning map and cover areas near and adjacent to the downtown core of the City (§ 18.06).
- D. An essential theme of the Urban Core and an Urban Residential development is the walkable nature of the area and connections with other pedestrian circulation facilities of the community. Pedestrian scale amenities, pathways and circulation plans including bikelanes and sidewalks shall be included in a proposed Urban Residential development.
- D. The owner or owners of property shall submit a plan for the development and use of such tract for the purpose of and meeting the requirements set forth in this Ordinance. Said plan shall comply with the requirements of this Ordinance and shall be accompanied by evidence concerning the feasibility of the project as well as the effect of the proposed development on the surrounding property and other physical conditions. Said plan and supporting evidence shall include each of the following:
 - 1. A site plan including, but not limited to defining the areas wherein buildings may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the location of roads, driveways and walks, and the points of ingress and egress including access streets where required, the location and height of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for protection of adjoining property.
 - 2. A drainage plan that has been approved by the City Engineer.
 - 3. A copy of any deed restrictions intended to be recorded as a part of the development.
 - 4. A professional report on the needs and extent of the market to be served and the general economic justifications of the project.
 - 5. A professional traffic analysis that indicates the effect of the proposed development on the adjacent streets and roadways and also indicating the direction and volume of traffic flow to and from the proposed development.
- E. The character and configuration of the proposed urban residential development shall be consistent with the *Design Standards* identified in *Appendix D*. The City Council retains the authority to waive the provisions and requirements of this section or to impose greater requirements than herein required.
 - 1. All buildings shall be situated immediately adjacent to the right-of-way, unless otherwise approved pursuant to the *Design Standards*.
 - 2. Detached single-family and attached multi-family structures shall have a minimum of 2,175 square feet of property per unit (20 units per acre).
- F. In addition to other applicable regulations of this Ordinance, the following guidelines shall be observed.

1. The Design Review Committee shall review the design and aesthetic features of the proposed facilities and the relationship to the surrounding properties. The Design Review Committee may suggest modifications, additions or other amendments to the proposed development. The Design Review Committee shall prepare a brief report on the proposed development for the Planning Commission and City Council.
2. The Planning Commission shall review the application including all maps and documentation for the proposed Urban Residential development. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and shall submit recommendations to the City Council for their consideration.
3. The City Council shall review the application, including all maps and documentation for the proposed Urban Residential development including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose additional conditions regarding layout, circulation, or other physical improvements that they feel are necessary.
4. All developments shall conform to the Subdivision Regulations of the City of Montevallo and the record map shall be recorded in the Office of the Judge of Probate.

Section 18.08. Other Planned Districts.

- A. Special Districts for uses not covered elsewhere in this ordinance and which are generally of a nature so as to be incompatible with most permitted uses may be allowed in any district except residential zone districts. The location shall be reviewed by the Planning Commission and approved by the City Council. In addition, a complete development plan and any other information pertinent to the development or use shall be included at the discretion of the Planning Commission or the City Council. Such uses may include but are not limited to the following:
1. Airport;
 2. Cemetery or mausoleum;
 3. Sanitary landfill operation.
- B. In addition to other applicable regulations of this Ordinance, the following guidelines shall be observed.
1. The Planning Commission shall review the application, including all maps and documentation for the proposed development. The Commission shall hold a Public Hearing, according to the procedures identified in Article 25, and shall submit recommendations to the City Council for their consideration.
 2. The City Council shall review the application, including all maps and documentation for the proposed development including the recommendations of the Planning Commission. The City Council shall hold a Public Hearing, according to the procedures identified in Article 25. The Council may impose additional conditions regarding layout, circulation, or other physical improvements that they feel are necessary.
 3. All developments shall conform to the Subdivision Regulations of the City of Montevally and the record map shall be recorded in the Office of the Judge of Probate.