

**Sec. 54. R-2 Multi-family Residential District.**

(a) *R-2 District intent.* This district consists of areas suitable for patio homes, townhouses, and multi-family dwellings. The district provides for high density residential development and alternative housing types to conventional single family residences. The R-2 District allows for customary accessory uses which are integrally related to residences. Further, the district provides for institutional uses which are integrally related to residential neighborhoods.

(b) *R-2 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 291 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Residential uses.*

- apartment
- duplex
- family care home, subject to § 105
- patio home
- townhouse

b. *Institutional uses.*

- cemetery, subject to § 108
- community center
- country club
- day care home
- home instruction
- park
- place of worship
- public facility
- public utility service
- school

c. *Commercial uses.*

- home occupation, subject to § 109

(2) *Special exception uses.* The following uses shall be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Institutional uses.*

- boarding house
- domiciliary care facility
- emergency care facility
- nursing care facility

- public utility facility
- rehabilitation facility

b. *Temporary uses.*

- seasonal sales
- special event

(c) *R-2 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

(1) Apartments shall be subject to the following standards:

- Minimum lot area: 8,000 feet
- Minimum lot width: 65 feet
- Minimum front yard: 40 feet
- Minimum side yard: 20 feet
- Minimum rear yard: 35 feet
- Maximum building height: 35 feet

- All buildings shall be set back at least 15 feet from all parking areas.

- Not more than 16 dwelling units shall be permitted per building.

- Buildings shall be spaced at least 35 feet front to front, front to rear, front to side, or rear to rear and 20 feet from side to side or side to rear.

- A minimum lot area of 2,500 square feet shall be provided for each dwelling unit within the apartment complex.

(2) Patio homes shall be subject to the following standards:

- Minimum lot area: 6,000 square feet
- Minimum lot width: 50 feet
- Minimum front yard: 20 feet
- Minimum side yard: 8 feet
- Minimum rear yard: 15 feet
- Maximum building height: 1 1/2 stories

- Subdivision of lots for patio homes shall be restricted to tracts with a minimum site area of three or more acres.

- An attached garage to a dwelling may share a common party wall with an attached garage on an adjacent lot used for a patio home on either side.

- All yard areas behind the front building line shall be fully enclosed by an opaque fence or wall along the side and rear lot lines to form a private yard area with a deck, porch, or patio. Patio homes on adjacent lots to the rear or sides may own and maintain common party fences or walls. All living spaces within the dwelling shall open onto the private yard area.

(3) Townhouses shall be subject to the following standards:

- Minimum lot area (interior unit): 2,000 square feet
- Minimum lot area (end unit): 4,000 square feet
- Minimum lot width (interior unit): 20 feet
- Minimum lot width (end unit): 40 feet
- Minimum front yard: 30 feet
- Minimum side yard (end unit): 20 feet
- Minimum rear yard: 25 feet
- Maximum building height: 35 feet

- All buildings shall be set back at least 15 feet from all parking areas.

- Not more than 8 dwelling units shall be permitted per building.

(4) All other principal uses shall be subject to the following standards:

- Minimum lot area: 8,000 square feet
- Minimum lot width: 65 feet
- Minimum front yard: 30 feet
- Minimum side yard: 10 feet
- Minimum rear yard: 20 feet
- Maximum building height: 35 feet

**ORDINANCE S90-04-03**  
**AMENDMENT # 62**

WHEREAS: The Planning and Zoning Commission of the City of Springville at their meeting held on June 20<sup>th</sup>, 2006 recommended that certain amendments to the Springville Zoning Ordinance and Map S90-04-03 be **approved** and adopted by the City Council of the City of Springville.

WHEREAS, due notice of said proposed zoning amendments have been provided to the public as required by law, by posting at four (4) locations in the City; US Post Office, City Hall, Public Works Building and the Public Library.

WHEREAS, a public hearing regarding said proposed amendment was held on July 18<sup>th</sup>, 2006, at 6:30 pm before the City Council and,

WHEREAS, the Mayor and City Council of the City of Springville after due consideration deem that the amendments and zoning map changes to said ordinance S90-04-03 as recommended by the Springville Planning and Zoning Commission are proper and in the best interest of the City.


NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGVILLE, ALABAMA, AS FOLLOWS:

That the rezoning of the Smith & Weems Development property, located at the corner of Reeves Lane and Highway 11, from R-2 (multi-family residential) to B-2-RZD (a commercial zoning with a permitted use of business offices or professional offices).

This Ordinance shall be effective upon its adoption and publication as required by law. Approved by the City Council of the City of Springville, Alabama on this the 17<sup>th</sup>, day of July, 2006.

ATTEST:

  
Brenda C. Roberts, City Clerk

  
Mayor Richard Buckner

I, Brenda Roberts, City Clerk for the City of Springville, Alabama do hereby certify that the above is a true and exact copy of that Amendment to Ordinance S90-04-03 adopted by the City Council of the City of Springville at a regular meeting and the same now appears in the Ordinance book of the City of Springville and was posted in four places being Springville City Hall, Springville Public Works Building, Springville Library and Springville Post Office.

  
Brenda Roberts, City Clerk

## Division 4. Commercial Districts

### Sec. 60. B-1 Limited Business District.

(a) *B-1 District intent.* This district consists of areas where a transition in land development to non-residential uses may occur. Compatibility with adjacent, low density development and management of commercial sprawl are encouraged. The B-1 District allows for institutional uses and light commercial uses, such as offices, clinics, and personal services.

(b) *B-1 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 291 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Institutional uses.*

- boarding house
- cemetery, subject to § 108
- community center
- community service club
- country club
- day care center
- domiciliary care facility
- emergency care facility
- hospital
- nursing care facility
- park
- place of worship
- public facility
- public utility service
- rehabilitation facility
- school

b. *Commercial uses.*

- animal hospital
- bank or financial service
- broadcast studio
- business office or professional office
- business support service
- clinic
- commercial parking
- commercial school
- convenience store
- entertainment, indoor
- funeral home
- medical support service
- personal service

- restaurant, standard
- studio
- tourist home

(2) *Special exception uses.* The following uses shall be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Institutional uses.*

- public utility facility

b. *Temporary Uses.*

- seasonal sales
- special event

(c) *B-1 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

- |                            |          |
|----------------------------|----------|
| - Minimum lot area:        | none     |
| - Minimum lot width:       | 100 feet |
| - Minimum front yard:      | 15 feet  |
| - Minimum side yard:       | 10 feet  |
| - Minimum rear yard:       | 35 feet  |
| - Maximum building height: | 35 feet  |

Sec. 61. B-2 General Business District.

(a) *B-2 District intent.* This district consists of areas where a wide range of commercial uses are permitted. The district encourages neighborhood centers and limited highway frontage development to conveniently serve community commercial needs. The B-2 District also allows for institutional uses which are compatible with commercial activities.

(b) *B-2 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 291 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Agricultural uses.*

- farm support business
- kennel, subject to § 103

b. *Institutional uses.*

- all institutional uses permitted in the B-1 District
- transit station

c. *Commercial uses.*

- all commercial uses permitted in the B-1 District
- car wash
- general retail business
- home improvement center
- hotel or motel
- mini-warehouse, subject to § 110
- recreation
- restaurant, fast food
- shopping center, subject to § 111
- vehicle sales or rental
- vehicle repair service
- vehicle service station

d. *Industrial uses.*

- maintenance service
- transmission tower

e. *Temporary uses.*

- seasonal sales
- special event

(2) Special exception uses. The following uses shall be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Institutional uses.*

- military installation
- public assembly center
- public utility facility

b. *Commercial uses.*

- entertainment, outdoor
- open air market

(c) *B-2 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

- |                            |          |
|----------------------------|----------|
| - Minimum lot area:        | none     |
| - Minimum lot width:       | 100 feet |
| - Minimum front yard:      | 15 feet  |
| - Minimum side yard:       | 10 feet  |
| - Minimum rear yard:       | 35 feet  |
| - Maximum building height: | 45 feet  |