

**PUBLIC NOTICE**

Notice is hereby given that the City Council of the City of Phenix City, Alabama, in response to a request made by the Planning Commission of the City of Phenix City, Alabama, will meet on the 7<sup>th</sup> day of February, 2023, at 9:00 AM EST, at the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama, to consider the following amendment to the Zoning Ordinance of the City of Phenix City, Alabama.

**AND ORDINANCE**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF PHENIX CITY, ALABAMA, ARTICLE II- DEFINITIONS, SECTION 3 – USE DEFINITIONS; AND ARTICLE IV – GENERAL DISTRICT REGULATIONS, SECTION 6 – NOTES TO TABLES, TABLE 4-1 DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL DISTRICTS IN R-2 AND R-3 PATIO GARDEN – MINIMUM DEPTH OF SIDEYARD.**

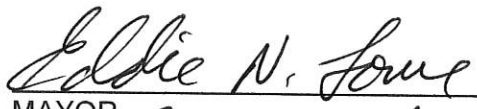

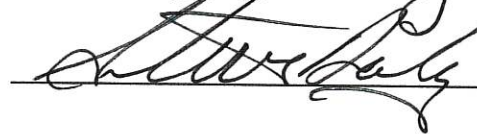
**BE IT ORDAINED** by the City Council of the City of Phenix City, Alabama, that Article II – Definitions, Section 3 - Use Definitions; and Article IV – General District Regulations, Section 6 – Notes to Tables, Table 4-1 Dimensional Requirements for Residential Districts in R-2 and R-3 Patio Garden – Minimum Depth of Sideyard, of the Zoning Ordinance of the City of Phenix City, Alabama, adopted the 17<sup>th</sup> day of September, 2002; amended the 2<sup>nd</sup> day of October, 2007; amended the 15<sup>th</sup> day of May, 2012; and amended the 15<sup>th</sup> day of July, 2014 is hereby amended as per attached.


All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**BE IT FURTHER ORDAINED** that all laws or parts of laws in conflict herewith are hereby repealed. If any part of this Ordinance is declared invalid or unconstitutional, such declaration shall not affect the parts which remain.

At said meeting all persons desiring to be heard concerning the proposed amendment to the Zoning Ordinance may appear before the Council at the aforementioned time and place to be heard.

**PASSED, APPROVED AND ADOPTED** this the 20<sup>th</sup> day of December, 2022.

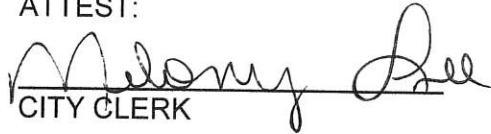
  
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MAYOR  
  
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MEMBERS OF THE CITY COUNCIL OF  
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:

  
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CITY CLERK

**PUBLISH:** 12/29/2022

**PUBLIC HEARING:** 02/07/2023

*Package Liquor Store.* The Sale of alcohol, beer, and wine for off-premises consumption.

*Patio Home.* A detached, single-family dwelling, constructed on-site in accordance with the ~~Standard Building Code~~, <sup>International Residential Code</sup>, which occupies a small lot and has an enclosed yard area, ~~with a porch or patio.~~

*Personal Service.* A retail establishment engaged in providing services involving the care of a person, such as a barber shop, beauty shop, cosmetic studio, dry cleaning and laundry pick-up station, indoor exercise and fitness center, tanning salon, seamstress, tailor, shoe repair shop, key repair shop, travel agency, interior decorator, formal wear rental, and similar uses.

*Place of Worship.* Buildings arranged for religious service purposes, such as churches and synagogues, including related facilities for instruction, meeting, recreation, and lodging, eating, and living such as a parsonage or rectory, and other integrally related activities.

*Planned Development.* The PD district is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts created hereunder. The PD district is intended to promote a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the PD district, a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the City. The PD district may be permitted only in areas where public water and sewer are available.

*Planned Residential Development.* Planned Residential Development provides for flexibility and variety of development for residential purposes and uses ancillary thereto. Open space may serve such varied uses as recreation, protection of areas sensitive to development, buffering between dissimilar uses and preservation of agricultural activity. The PRD is intended to encourage sensitivity towards the natural characteristics of the site and toward impacts on the surrounding area in land development. More specifically, the PRD is intended to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious physical development, and creative design consistent with the best interest of the City.

*Public Assembly Center.* Buildings arranged for the general assembly of the public at-large for community events, including coliseums, stadiums, civic centers, and similar uses.

*Public Facility.* Buildings arranged for the purpose of providing public services, not otherwise listed in this section, including government offices, post offices, transit stations, police stations, fire and emergency service stations, civil defense operations, and similar uses.

*Public Utility Facility.* Facility that provides public utility services to the public at large, including water and sewerage facilities, gas distribution facilities, electric transmission and distribution facilities, and cable transmission and distribution facilities.

TABLE 4-1 DIMENSIONAL REGULATIONS FOR RESIDENTIAL DISTRICTS

	R-1			R-2			R-3			
	R-1A Single-family	R-1B Single-family	Single-family	Patio Garden	Duplex	Single-family	Patio Garden	Duplex	Town-house	Multifamily(a)
Minimum Lot Area (Square Feet)	12,500	9,000	7,500	3,400 Per Unit	5,000 Per Unit	7,500	3,400 Per Unit	5,000 Per Unit	2,000	2,500 plus 1,600 per unit over 4 units
Minimum Width At Building Line	90 ft.	80 ft.	75 ft.	60 ft.	100 ft.	75 ft.	50 ft.	75 ft.	20 ft.	100 ft.
Minimum Depth of Front Yard	35 ft.	30 ft.	35 ft.	15 ft.	35 ft.	35 ft.	15 ft.	35 ft.	25 ft.	25 ft.
Minimum Depth of Rear Yard	40 ft.	35 ft.	40 ft.	20 ft.	40 ft.	40 ft.	20 ft.	40 ft.	30 ft.	25 ft.
Minimum Depth of Side Yard	10 ft.	10 ft.	10 ft.	4 ft.	10 ft.	10 ft.	4 ft.	10 ft.	10 ft.(b)	10 ft.
Minimum Depth of Side Yard on Street	35 ft.	30 ft.	35 ft.	15 ft.	35 ft.	35 ft.	15 ft.	35 ft.	25 ft.	25 ft.
Max. Building Area (Percent of Lot)	25%	35%	30%	50%	30%	30%	50%	30%	50%	30%
Max. Height of Principal Structure	35 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.
Max. Height of Accessory Structure	15 ft.	15 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.

(a) An undisturbed natural buffer of twenty [feet] (20') may be left. Between a multifamily and a single-family development. In the absence of a natural buffer, a twenty-foot (20') landscape buffer shall be planted with two canopy trees, ten understory trees and thirty shrubs per one hundred linear feet.

(b) Applies to end units only.

TABLE 4-2 DIMENSIONAL REGULATIONS FOR MIXED USE DISTRICTS

	A-1	A-O	
		APARTMENTS	OTHER USES
Minimum Lot Area (Square Feet)	1 acre 1 acre per dwelling unit	2,500 plus 1,600 per each unit over four (4)	12,500
Minimum Lot Width At Building Line	200 ft.	100 ft.	75 ft.
Minimum Depth of Front Yard	50 ft.	20 ft.	20 ft.
Minimum Depth of Rear Yard	50 ft.	25 ft.	20 ft.
Minimum Depth of Side Yard	25 ft.	10 ft.	None
Minimum Depth of Side Yard on Street	50 ft.	25 ft.	20 ft.
Max. Building Area (Percent of Lot)	5% for uses permitted by right 25% for all other uses	30%	50%
Max. Height of Principal Structure	35 ft.	65 ft.	65 ft.