

ARTICLE VII RESIDENTIAL DISTRICT REGULATIONS

Section 701. R-1 District Regulations

701.1 Uses Permitted:

Single family dwellings, accessory structures, gardens;
Parks, playgrounds, forestry, public or private schools, public or semi-public buildings and uses including public utility buildings, country clubs, golf courses, cemeteries, churches and Planned Unit Development subject to Planning Commission approval.

701.2 Uses Prohibited: Any use not specified above and particularly but not limited to business, commercial and industrial uses; parking or occupancy of mobiles; hospitals; services conducted for a profit, unless specifically permitted herein, including public and semi-public medical clinics, nursing homes and/or rest homes and undertaking establishments.

701.3 Development Criteria

Minimum Lot Area - 12,750 square feet, 15,000 square feet in unsewered areas.

Minimum Lot Width at the Building Line - 85 feet, 100 feet in unsewered areas.

Minimum Depth of Front Yard - 40 feet.

Minimum Depth of Rear Yard - 40 feet.

Minimum Width of Each Side Yard - Single family residences; one or one and one half stories 10 feet; two or two and one-half stories - 12 feet.

Maximum Total Building Area - 25 percent of total lot area.

Maximum Height of Structures - two and one-half stories or 35 feet.

Off-Street Parking - Refer to Article XIV.

Section 702 R-2 District Regulations

702.1 Uses Permitted:

Single family dwellings, duplexes, accessory structures, gardens;
Parks, playgrounds, forestry, public or private schools, public or semi-public buildings and uses including public utility buildings, country clubs, golf courses, cemeteries, churches, and Planned Residential Development subject to Planning Commission approval. Any use permitted in an R-1 Residential District.

702.2 Uses Prohibited: Any use not specified above and particularly but not limited to business, commercial and industrial uses, parking or occupancy of mobile homes, hospitals, services conducted for a profit, unless specifically permitted herein, including public and semi-public medical clinics, nursing homes and/or rest homes, and undertaking establishments.

702.3 Development Criteria

Minimum Lot Area - 10,250 feet - 15,000 square feet in unserved areas.

Minimum Lot Width at the Building Line - 75 feet.

Minimum Depth of Front Yard - 30 feet.

Minimum Depth of Rear Yard - 40 feet.

Minimum Width of Each Side Yard - Single family residences with one or one and one-half stories 10 feet, two or two and one-half stories - 12 feet.

Maximum Total Building Area - 30 percent of total lot area.

Maximum Height of Structures - two and one-half stories or 35 feet.

Off-Street Parking - Refer to Article XIV.

Section 703 R-3 District Regulations

703.1 Uses Permitted:

Single family residences and multi-family dwellings, townhouses, condominiums and accessory structures, gardens;

Parks, playgrounds, forestry, public or private schools, public or semi-public buildings and uses including public utility buildings, country clubs, golf courses, cemeteries, churches, clubs not conducted for a profit, home occupations, nursing and/or rest homes and Planned Unit Development subject to Planning Commission approval. Any use permitted in an R-2 Residential District.

703.2 Uses Prohibited: Any use not specified above and particularly but not limited to industrial uses, parking or occupancy of mobile homes, hospitals, services conducted for a profit unless specifically permitted herein, including public and semi-public medical or dental clinics.

703.3 Development Criteria

Accessibility - All dwelling units must be provided ingress and egress to publicly dedicated right-of-way.

Minimum Lot Area Single Family Residences - 7,500 square feet for single family dwellings; for two family and multi-family - 9,000 square feet.

Minimum Lot Width at the Building Line - 75 feet.

Minimum Depth of Front Yard - 35 feet.

Minimum Depth of Rear Yard - 30 feet.

Minimum Width of Each Side Yard - 10 feet.

Maximum Total Building Area - 50 percent of total lot area.

Maximum Height of Structures: three stories or 45 feet.

Off-Street Parking - Refer to Article XIV.

Section 704. MHP Mobile Home Park. The following identifies the restrictions applied in the MHP Mobile Home Park District.

704.1 Uses Permitted.

- 1) Mobile home park.
- 2) One-family dwelling for the exclusive use of a watchman, caretaker, owner or manager of a mobile home park.
- 3) Office and maintenance buildings incidental to a mobile home park.
- 4) Laundromats (including coin operated dry cleaning) accessory to a specific mobile home park only.
- 5) Principal use signs.
- 6) Accessory signs.
- 7) In addition to the mobile home spaces, off-street parking and loading spaces for vehicles in operating condition only.

704.2 Mobile Home Park Plan.

A mobile home park preliminary site plan shall be submitted to the Planning Commission and shall conform to the following requirements.

- 1) The proposed park shall be a minimum of five acres and shall be located on a site properly graded to insure rapid drainage and freedom from standing water.

- 2) No park shall exceed a density of eight (8) mobile homes per acre, as calculated on the total gross area within the park.
- 3) A buffer strip not less than 20 feet in width shall be provided completely around the mobile home park except at access roads; such strip shall be provided as directed in 302.7.
- 4) Minimum size lot required for each mobile home space shall not be less than 50 feet wide and 100 feet long.
- 5) Mobile homes shall be located on mobile home spaces that there shall be at least 20 feet clearance between mobile homes.
- 6) On each mobile home space there shall be provided at least one off-street parking space for vehicles other than a mobile home not less than 10 feet wide by 20 feet long connected by a paved 12 foot drive to a common driveway or street.
- 7) All mobile home spaces shall abut a public street, or a paved driveway of not less than 20 feet in width having unobstructed access to a public street, alley or highway.
- 8) All driveways and walkways within the park shall be paved and adequately lighted.
- 9) Electrical outlets supplying at least 110 volts each shall be provided for each mobile home space.

704.3 Sanitary Facilities in Mobile Homes.

Each mobile home shall contain at least one shower or tub, a flush toilet, a lavatory, hot and cold running water and a source of heat for the occupants thereof.

704.4 Water Supply.

All buildings and mobile home spaces within the park shall be connected to the public water supply system.

704.5 Sewage and Refuse Disposal.

- 1) Waste from showers, bath tubs, flush toilets, urinals, lavatories, and laundry facilities in a mobile home and any other building within the park shall be discharged into the public sewer system in compliance with applicable ordinances or into a private disposal system approved by the County Health Officer, who may require soil percolation tests to be performed within the disposal area as a guide to the size, location and arrangement of the system.

704.6 Garbage Receptacles.

Metal garbage containers will be required. Mobile home licensee will be responsible to see that all garbage and rubbish are placed in these containers.

704.7 Fire Protection.

Every park shall be equipped at all times with fire hydrant equipment in good working order, of such type, size and number so located within the park as to satisfy applicable regulations of the city. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.

704.8 Minimum Park Density.

A mobile home park may not accept trailers unless and until such time as at least eight of its lots have been completely developed together with facilities as required by this Ordinance, the regulations of the State of Alabama and other ordinances.

704.9 Required Off-Street Parking and Loading.

As stated in ARTICLE XIV, OFF-STREET PARKING AND LOADING.

704.10 Public utility structures provided that there is no outside storage area and a buffer is provided for the side and rear yards.

704.11 All mobile home spaces shall have a number visible in daytime and nighttime.