

Please post through March 21, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, March 21, 2016, at a Special City Council Meeting, which begins at 4:00 p.m., in the Council Chambers of the Gulf Shores City Hall, to consider a proposed amendment to Zoning Ordinance No. 1584, adopted on January 1, 2010. The proposed amendment(s) shall read as follows:

**AN ORDINANCE
AMENDING ORDINANCE NO. 1584
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,
AT ARTICLE 11: SPECIFIC USE REGULATIONS,
SECTION 11-11. COTTAGE SUBDIVISIONS
BY CHANGING CERTAIN LANGUAGE
AND REWRITING AS REQUIRED
(ZA2015-07)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN SPECIAL SESSION ON MARCH 21, 2016, as follows:

Section 1. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010 be and it is hereby amended at Article 11: SPECIFIC USE REGULATIONS, Section 11-11. Cottage Subdivisions by changing certain language and rewriting so that the entire section shall read as follows:

Article 11: Specific Use Regulations

Section 11-11. Cottage Subdivisions and Developments

- A. Intent. To promote the development of multiple single family and duplex dwellings in the BT zoning districts whose impacts are equivalent or substantially less than the impacts of conventional multi-family development and which reinforce and support the human scale, pedestrian orientation and character of the existing single family and duplex development located in Gulf Shores.
- B. Applicability. Cottage Subdivisions / Developments are permitted by Right in all BT zoning districts. As used in this Section, "Subdivision Parcel" shall mean the entirety of the land occupied by the Cottage Subdivision/Development and "Cottage Lot" shall mean an individual buildable lot within the Cottage Subdivision.
- C. Maximum Number of Cottage Lots in a Cottage Subdivision. The maximum number of Cottage Lots and/or units shall be determined by the maximum density allowed in the Applicable District.
- D. Frontage Conditions. Lots within Cottage Subdivisions are exempt from the frontage requirement of [§6-2B Street Access and §6-2E Required Lot Width and Lot Frontage](#).

E. Area and Dimensional Requirements.

1. Minimum Subdivision Parcel Size: 10,000sf
2. Minimum Cottage Lot Size: 1,000sf
3. Minimum Cottage Lot Width: 20ft
4. Setbacks. The minimum building setbacks from the exterior property lines of the subdivision parcel shall be 5 feet;
5. Minimum Spacing Between Buildings: Minimum building spacing shall be as required by [§6-2D Buildings per Lot](#).
6. Minimum Common Open Space: 20% of the Subdivision Parcel.
7. Maximum Building Height: two (2) Habitable Stories
8. Buffering. Cottage Subdivisions are classified as a multi-family use and are required to have buffering in accordance with Buffer Class A in Table 12-3 Minimum Buffer Requirements by Use.

- F. Parking & Driveways. A Cottage Lot or unit must have One (1) private dedicated parking space for each Bedroom contained or to be contained in any dwelling constructed or to be constructed on the Cottage Lot and demonstration that this condition is met shall be a condition precedent to the issuance of a building permit with respect to the Cottage Lot or unit. Parking shall be accessed by a common Driveway or Alley of a width sufficient to accommodate turning into parking spaces and emergency vehicle access. All driveways and alleys shall be private and insure access to all units and/or lots from a public right-of-way. Cottage developments may request permeable paving surfaces for driveways and parking spaces so long as an all-weather surface is provided. Parking spaces shall:
1. be clustered together , be provided individually at the rear of each home, or underneath each structure, or a combination thereof;
 2. be Screened from Thoroughfares and Adjacent residential uses by Landscaping, wall or architectural screen.

- G. Pedestrian Connectivity. Pedestrian access ways shall link all buildings to the public right-of-way, common open space, and parking areas.

- H. Architecture. Cottage Subdivisions/Developments may contain only single family and duplex dwellings and shall establish a consistent building design by incorporating similar building styles, architectural features, colors and site design elements as approved by the City. Documents requiring consistency of design under covenants running with ownership of a Cottage Lot or unit shall be approved by the City and recorded with the Cottage Subdivision Plat instrument in the probate records of Baldwin County.

- I. Ownership, Management and Maintenance of Cottage Subdivisions. Cottage Subdivisions and Developments may be structured so as to characterize the land constituting the Cottage Lots it contains simply as lots conveyable and owned in fee simple or as land conveyable and owned as a private element in a condominium. Each structure to be constructed on a Cottage Lot must be structurally independent with no shared foundations or common walls, with the exception of duplexes, and must conform to all requirements of the Building Code applicable to single family and duplex dwellings. Ownership and maintenance of the Common Open Space and any facilities thereon and common driveways and common parking areas shall be as provided for in [§6-14 Ownership and Management of Common Open Spaces](#). Documents associated with the ownership and management of common spaces, facilities, and improvements shall be approved by the City and recorded with the Cottage Subdivision Plat instrument in the probate records of Baldwin County.

Ordinance No.

- J. Process For Approval And Construction of Cottage Subdivision. Approval of a Cottage Subdivision/Development shall require Site Plan Review by the Planning Commission. Upon approval of the Cottage Subdivision and completion and City approval of all common area improvements and infrastructure, a Cottage Subdivision Plat Instrument shall be executed by the developer and may thereafter be recorded in the probate records of Baldwin County. Following such recordation Cottage Lots in the Cottage Subdivision may be conveyed. No Building Permit for the construction of any structure on any Cottage Lot in the Cottage Subdivision shall be issued until all common area improvements and infrastructure have been completed and approved and the Cottage Subdivision Plat Instrument has been recorded.
- K. Modification of Standards. Deviations from strict compliance with these regulations may be allowed after review and approval of the approving authority if such deviations are found to comply with the general purpose and standards of the Cottage Subdivision and Development regulations.

Table of Permitted Uses – Remove the Cottage Subdivision Use from the R-1-5, R-2, R-3, R-4, BN, ICW-S, and ICW-N zoning districts and only allow the use by “Right” in the BT 1-5 zoning districts.

USE REGULATIONS FOR NON-RESIDENTIAL DISTRICTS													
USES / DISTRICTS:	AG	BN	BG	BG-1 FM	BG-2 FM	BA	BT 1-5	ICW -N	ICW- S	ATP	IND	OS	ED
Cottage Subdivision, §11-11							R						

Section 2. That this Ordinance shall become effective upon its adoption and publication as required by law.

Further, notification is given that any citizen or interested party may appear before Council on said date and will be given an opportunity to be heard, or may direct written comments to the City Clerk, City Hall, P O Box 299, Gulf Shores, AL 36547, (wparris@gulfshoresal.gov) prior to the meeting.

Wanda Parris, MMC
City Clerk
203 Clubhouse Drive, Second Floor
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