



TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Director of Planning & Zoning

SUBJECT: ZA2016-02 Article 11-3 Townhouses – Zoning Text Amendment

DATE: August 1, 2016

ISSUE: The City of Gulf Shores proposes to amend Article 11-3 Townhouses to state each townhouse lot shall have access to a public thoroughfare (street). Currently the regulations require each townhouse lot to front on a public thoroughfare.

RECOMMENDATION: Staff recommends and the Planning Commission recommend the City Council approve this Zoning Text amendment.

BACKGROUND: In researching this amendment staff could find no other jurisdiction which had a similar regulation that requires townhouse lots to front on a public thoroughfare and the existing (e.g. Lakewood Townhomes, Cotton Creek Estates, Our Point of View) townhouse developments in the City do not front on a public thoroughfare. Furthermore, requiring a developer to construct a thoroughfare for a townhouse development and dedicate it to the City is not logical since the thoroughfare would be nothing more than a driveway to the townhouse development.

PLANNING COMMISSION: At their July 26, 2016 meeting the Planning Commission voted unanimously 6-0 to recommend approval of this zoning text amendment to the City Council.

PROPOSAL: The proposed amendments are below. Red underlined wording is being added and words that are struck through will be deleted.

§11-3. Townhouses.

Townhouses shall conform to all regulations of the district in which they are located unless specifically exempted or modified by this Section.

A. General Requirements.

1. Townhouses shall be served by public water and sewer.
2. No Townhouse site shall share the same Block Frontage with detached Single-family Dwellings.
3. Required Open Space may be included on each Lot, Preferably in a Rear Yard, or in a Common Open Space, accessible to all residents of the Townhouse development.
4. The overall Density shall not exceed the maximum permitted in the Applicable District.
5. Each Townhouse Lot shall ~~front on~~ have access to a public Thoroughfare; except in the case of a planned unit development wherein up to ten (10) percent of Townhouse units may front on a Common Open Space.

ATTACHMENTS: No Attachments