

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, August 22, 2016 at the regularly scheduled Gulf Shores 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 the Zoning Ordinance No. 1584, adopted January 1, 2010. The proposed amendment shall read as follows:

**AN ORDINANCE  
AMENDING ORDINANCE NO. 1584  
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,  
AT ARTICLE 11: SPECIFIC USE REGULATIONS, SECTION 11-3. TOWNHOUSES  
BY CHANGING CERTAIN LANGUAGE AND REWRITING AS REQUIRED  
(ZA2016-02)**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN SPECIAL SESSION ON AUGUST 22, 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 11-3. Townhouses by changing certain language and rewriting so that the entire section shall read as follows:

Article 11: Specific Use Regulations

§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.

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

ADOPTED this 22nd day of August, 2016.

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 prior to the meeting.

Wanda Parris, MMC  
City Clerk  
City of Gulf Shores, Alabama