

**ORDINANCE NO.**

**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 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.

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Carolyn Doughty, Mayor Pro Tempore

ATTEST:

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Wanda Parris, MMC  
City Clerk

**C E R T I F I C A T E**

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Ordinance No. (prepared by City Clerk), which Ordinance was duly and legally adopted at a regular meeting of the City Council on August 22, 2016, and the same was duly published as required by law.

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City Clerk