



SMALL TOWN, BIG BEACH™

TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Zoning Administrator

SUBJECT: **ZTA2020-01 – Zoning Text Amendment – Article 13-4 Repair or Reconstruction of Nonconforming Structures**

DATE: August 3, 2020

SUMMARY OF REQUEST

The City of Gulf Shores seeks to amend Article 13-4 to add a “Savings Clause” applicable to certain nonconforming condominiums in the Beach Area and to amend the “Valuation of a Structure” section.

BACKGROUND

Planning Commission: The Planning Commission voted (9-0) to recommend approval of the zoning text amendment at their July 28, 2020 meeting.

PROPOSAL

This zoning text amendment will allow non-conforming condominium buildings in the Beach Area to be rebuilt with the same number of dwelling units and the same gross floor area contained in the structure before its damage or destruction. The amendment will also will amend the valuation of a structure section to align it with the valuation standards of the Building Code.

RECOMMENDATION

Staff recommends the City Council approve the zoning text amendment as drafted.

ATTACHMENTS

Staff Report, Draft amendment