

ORDINANCE NO. 2008

AN ORDINANCE
TO AMEND ORDINANCE NO. 1584 (ZONING ORDINANCE)
ADOPTED JANUARY 1, 2010, AT 6-3 I. GARAGE SETBACKS FOR DWELLINGS ON
NARROW LOTS, ARTICLE 7-1 B. AREA AND DIMENSIONAL REQUIREMENTS
FOR RESIDENTIAL DISTRICTS, AND TABLE 7-1 B. AREA AND DIMENSIONAL
REGULATIONS FOR RESIDENTIAL DISTRICTS BY CHANGING CERTAIN
LANGUAGE AND REWRITING AS REQUIRED
(ZTA20-06)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES,
ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 8, 2021, as follows:

Section 1. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, be and
it is hereby amended by changing certain language and rewriting as follows:

ARTICLE 6: SUPPLEMENTARY REGULATIONS

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§6-3 I. Garage Setbacks for Dwellings on Narrow Lots.

REMOVE **ARTICLE 6-3.I. Garage Setbacks for Dwellings on Narrow Lots.**
*For Dwellings with Lot Widths of fifty (50) ft or less, whether attached or not,
enclosed garages that face the front of the Lot shall be set back behind the Front
Building Line no less than five (5) ft.*

ADD **ARTICLE 6-3.I. Garage Setbacks for Dwellings on Smaller Lots.**
*Wherever a conflict exists between the provisions of this section and any
applicable regulation of this Zoning Ordinance or any other applicable
regulation, the standards within this section shall govern.*

1. **Applicability.** *The following standards and options for garage placement shall
apply to dwellings and structures on lots zoned R-1-4 or R-1-5.*
2. **Driveways.** *Driveways shall be limited to 18 feet in width where they cross
the front property line.*
3. **Garage Location.** *Setbacks shall meet Area and Dimensional Regulations for
the R-1-4 or R-1-5 Zoning District (Table 7-1B) unless garage located as
follows.*

A. **Recessed Garage.** Garage doors are oriented toward the street.

1) Garage doors must be positioned between 5 and 20 feet behind the front wall plane of the house. The front wall plane is the principal building facade facing the primary street right of way.

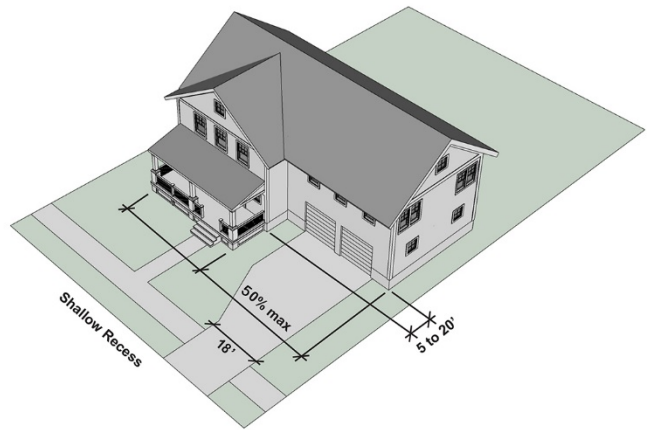
2) Garage width shall extend no more than 50% of the width of the house.

3) No individual garage door may exceed 12 feet in width.

4) The minimum Front Yard Setback for the garage shall be 40 feet.

5) The minimum Front Yard Setback for the Principal Structure may be reduced to 20 feet.

6) The minimum Rear Yard Setback may be reduced to 25 feet.

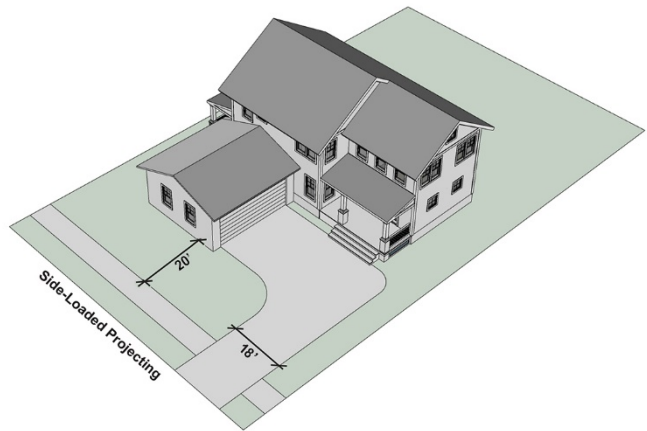


B. **Side-Loaded Projecting.**

Garage doors are oriented perpendicular to the front wall plane. Garage is located entirely in front of the house.

1) The minimum front yard garage setback may be reduced to 20 feet when windows are provided in the street-facing garage façade.

2) The minimum Rear Yard Setback may be reduced to 25 feet.



ARTICLE 7: RESIDENTIAL DISTRICT REGULATIONS

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§7-1.B. Area and Dimensional Requirements for Residential Districts.

ADD **ARTICLE 7-1.B. Area and Dimensional Requirements for Residential Districts.**

4. Savings Clause with respect to Minimum Front Yard Setback applicable to Certain R-1-4 and R-1-5 Zoned Lots designated on unexpired approved preliminary subdivision plats on January 1, 2021.

Notwithstanding the Minimum Front Yard Setback requirements contained in Section 6-3.1 and Table 7-1-.B as amended by Ordinance No. 2008, the Minimum Front Yard Setback requirement for any platted lot in an R-1-4 or R-1-5 District that is delineated on a preliminary subdivision plat which has been previously approved by the Planning Commission and the approval of which has not expired under the terms of the preliminary subdivision plat approval as of January 1, 2021 shall be as identified on the preliminary plat approved by the Planning Commission. This savings clause shall apply only to lots that are created by final plat approval and recordation of final plat prior to the expiration of the effective period of the preliminary plat approval as in effect on January 1, 2021 without extension.

5. Notwithstanding the Minimum Rear Yard Setback requirements contained in Section 6-3.1 and Table 7-1-.B as amended by Ordinance No. 2008, the Minimum Rear Yard Setback requirement for any platted residential lot in an R-1-5 District delineated on a completed preliminary subdivision plat application submitted to the Planning Commission prior to January 1, 2021 that has not been acted on by the Planning Commission on the effective date of the adoption of Ordinance No. 2008 may be reduced to not less than twenty-five (25) feet, provided the requirements contained in Section 6-3.1 and Table 7-1-.B as amended by Ordinance No. 2008, are all otherwise met. This savings clause shall apply only to lots that are created by final plat approval and recordation of final plat prior to the expiration of the effective period of the preliminary plat approval as in effect on the date of preliminary plat approval without extension.

Table 7-1B. Area and Dimensional Regulations for Residential Districts.

REVISE **Table 7-1B. Area and Dimensional Regulations for Residential Districts.**

- Correct Max. Density (DU/ac) for R-1-5 by changing from 7.0 to 5.0.
- Change Max. Bldg. Coverage for R-1-5 from 35% to 40%.
- Change Min. Front Yard for R-1-4 and R-1-5 from 35ft to 40ft.

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

ADOPTED this 8th day of FEBRUARY, 2021.

Philip Harris, Mayor Pro Tempore

ATTEST:

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. 2008 (prepared by City Clerk), which Ordinance was duly and legally adopted at a regular meeting of the City Council on February 8, 2021.

City Clerk