

ORDINANCE NO. 79-2017

SECTION 1. BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONTGOMERY, ALABAMA, that Appendix C – Zoning, Article VII, Section 2. Residential Districts is hereby amended to read as follows:

2. Residential Districts (continued)
(Ord. No. 31-73)

R-75-s
R-75-d
R-75-m

ITEM	DISTRICT		
	R-75-s	R-75-d	R-75-m
Classes of structures or uses permitted	A	A & B	A, B, C, D & H
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses restricted	B, C, D, E, G & H	C, D, E, G & H	E & G
Required lot areas, width, etc.:			
Minimum lot area, one family, in sq. ft.	10,000	10,000	10,000
Each additional family		2,500	2,500
Minimum lot width at building line, in ft.	75	75	75
Minimum depth of front yard, in ft.	30	30	30
Minimum depth of rear yard, in ft.	30	30	30
Minimum width of each side yard, in ft.	10	10	10
Side yard abutting a street	30	30	30
Maximum building area, percent of gross lot area	40%	40%	40%
Maximum building height: Feet	35	35	35
Stories	2	2	2
Off-street requirements:			
Car spaces per family dwelling unit	2	2	2

CLASS:

- “A” Single family dwellings.
- “B” Residential structures containing two family units
- “C” Residential structures containing two, three or four family units.
- “D” Apartments for any number of families.
- “E” Lodges and clubs, not operated for a profit; offices; hotels.
- “F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.
- “G” Any commercial or industrial use not specifically permitted.
- “H” Townhouses.

2. Residential Districts (continued)
(Ord. No. 31-73)

R-65-s
R-65-d
R-65-m

ITEM	<u>DISTRICT</u>		
	R-65-s	R-65-d	R-65-m
Classes of structures or uses permitted	A	A & B	A, B, C, D & H
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses restricted	B, C, D, E, G & H	C, D, E, G & H	E & G
Required lot areas, width, etc.:			
Minimum lot area, one family, in sq. ft.	8,400	8,400	8,400
Each additional family		2,000	2,000
Minimum lot width at building line, in ft.	65	65	65
Minimum depth of front yard, in ft.	30	30	30
Minimum depth of rear yard, in ft.	30	30	30
Minimum width of each side yard, in ft.	10	10	10
Side yard abutting a street	30	30	30
Maximum building area, percent of gross lot area	40%	40%	40%
Maximum building height: Feet	35	35	35
Stories	2	2	2
Off-street requirements:			
Car spaces per family dwelling unit	1	1	1

CLASS:

- “A” Single family dwellings.
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- “C” Residential structures containing two, three or four family units.
- “D” Apartments for any number of families.
- “E” Lodges and clubs, not operated for a profit; offices; hotels.
- “F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.
- “G” Any commercial or industrial use not specifically permitted.
- “H” Townhouses.

2. Residential Districts (continued)
(Ord. No. 31-73)

R-60-s
R-60-d
R-60-m
R-60-a

ITEM	DISTRICT			
	R-60-s	R-60-d	R-60-m	R-60-a
Classes of structures or uses permitted	A	A & B	A,B,C,D & H	A,B,C,D & H
Classes of structures or uses permitted on appeal	B & F	C & F	E & F	E & F
Classes of structures or uses restricted	C,D,E,G & H	D,E,G & H	G	G
Required lot areas, width, etc.:				
Minimum lot area, one family, in sq. ft.	7,200	7,200	7,200	7,200
Each additional family		1,500	1,500	None
Minimum lot width at building line, in ft.	60	60	60	60
Minimum depth of front yard, in ft.	20	20	20	20
Minimum depth of rear yard, in ft.	20	20	20	20
Minimum width of one side yard, in ft. (see note)	10	10	10	10
Minimum width of other side yard, in ft. (see note)	5	5	5	5
Side yard abutting a street	20	20	20	20
Maximum building area, percent of gross lot area	50%	50%	60%	60%
Maximum building height: Feet	35	35	35	35
Stories	2	2	2	2
Off-street requirements:				
Car spaces per family dwelling unit	1	1	1	1

CLASS:

- “A” Single family dwellings.
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- “E” Lodges and clubs, not operated for a profit; offices; hotels.
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- “G” Any commercial or industrial use not specifically permitted.
- “H” Townhouses.

NOTE: Minimum distance between main structures shall be 15 ft.

SECTION 2. This ordinance shall take effect upon its passage, approval and publication, or as otherwise provided by law.

ADOPTED this 5th day of September, 2017.

**/S/
BRENDA GALE BLALOCK, CITY CLERK**

**APPROVED: 9-6-17
/S/
TODD STRANGE, MAYOR**