

ORDINANCE NO. 17-883

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE
CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, that the Zoning Ordinance of the City of Huntsville, Alabama, as adopted on the 21st day of March 1963, as amended, is hereby further amended as follows:

Section 1. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.1 - Uses Permitted to add the following new use:

Banks and credit unions.

Section 2. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.3 – Required Yards, by amending subsection 50.3.1:

50.3.1 Yards facing an existing or proposed street other than a controlled access highway shall be considered front yards. Such yards shall have a minimum depth of one hundred and fifty (150) feet, provided that no building shall project through an imaginary height plane as described in Section 51.8.1.

to read as follows:

50.3.1 Yards facing an existing or proposed street other than a controlled access highway shall be considered front yards. Such yards shall have a minimum depth of one hundred (100) feet, provided that no building shall project through an imaginary height plane as described in Section 51.8.1.

and Section 50.3 – Required Yards, by amending subsection 50.3.2 to reads as follows:

50.3.2 All other yards shall have a minimum depth of fifty (50) feet, provided that no building shall project through an imaginary height plane as described in Section 51.8.2.

and Section 50.3 – Required Yards, by deleting subsections 50.3.3 and 50.3.4

Section 3. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.4 – Density Regulations, by amending subsections 50.4.1-50.4.4 to read as follows:

- 50.4.1 Buildings shall not cover an area greater than eighty-five percent (85%) of the total area of the tract upon which the buildings are located. (17-)
- 50.4.2 Minimum required depth of front yard: 100 feet, but shall conform to the building setback lines established by the approved subdivision plat. (17-)
- 50.4.3 No principal or accessory structure shall be located less than ten (10) feet from any side or rear lot line, except that when the side or rear of lot abuts a residential district, a minimum of thirty (30) feet is required.(17-)
- 50.4.4 Exterior storage of materials shall not be placed in any required yard and shall be contained by fencing in such a manner as to be neat in appearance when viewed from any street. (84-70)

Section 4. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.5 – Street Access and Frontage, by amending subsection 50.5.1:

- 50.5.1 Each lot shall have a minimum frontage of one hundred and fifty (150) feet on a public road; provided however, the Planning Director may approve a lesser frontage to a minimum of one hundred (100) feet for lots located on cul-de-sacs or on street curves, or having other extraordinary characteristics.

to read as follows:

- 50.5.1 Each lot shall have a minimum frontage of one hundred and fifty (150) feet on a public road; provided however, the Director of Planning may approve a lesser frontage to a minimum of one hundred (100) feet for lots located on cul-de-sacs or on street curves, or having other extraordinary characteristics.

Section 5. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.6 – Off-Street Parking and Loading Requirements, by amending subsection 50.6.1:

- 50.6.1 Driveways and vehicular access ways in required front yards, except as necessary to cross the required front yards, are not permitted within seventy-five (75) feet of any existing or proposed street. Driveways and vehicular access ways shall be paved and properly drained.

to read as follows:

- 50.6.1 Driveways and vehicular access ways in required front yards, except as necessary to cross the required front yards, are not permitted within seventy-five (75) feet of any existing or proposed street.

Section 6. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.8 – Height Requirements:

Maximum number of stories and maximum height are unlimited. (84-70)

to read as follows:

- Minimum height: Unlimited, except where the property abuts a residential district; in such cases, no portion of any building shall project through imaginary height planes leaning inward from any yard other than a front yard, as defined in Section 51.3.2, at a slope of .6 foot of height for each foot of horizontal distance measured perpendicularly to the property boundary, except as provided for in Section 73.9.1. (17-)

Section 7. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.9 – Landscaping Requirements, by amending subsection 50.9.1:

- 50.9.1 All side and rear yards shall have not less than a fifteen (15) foot wide strip of land adjacent to the property lines planted and maintained, except that where a rear or side yard abuts a residential district, then a thirty (30) foot wide strip of land shall be provided. Within the thirty (30) foot strip there shall be a fifteen (15) foot wide planting screen as provided for in Section 3.1 - Buffer of Screen Planting. (84-70, 92-4)

to read as follows:

- 50.9.1 All side and rear yards shall have not less than a ten (10) foot wide strip of land adjacent to the property lines planted and maintained, except that where a rear or side yard abuts a residential district, then a thirty (30) foot wide strip of land shall be provided. Within the thirty (30) foot strip there shall be a fifteen (15) foot wide planting screen as provided for in Section 3.1 - Buffer of Screen Planting. (84-70, 92-4, 17-)

Section 8. Amend Zoning Ordinance ARTICLE 50 – RESEARCH PARK DISTRICT REGULATIONS, Section 50.11 – Development Procedure for Tracts or Parcels, by amending subsection 50.11.2:

- 50.11.2 Anyone desiring to secure a building permit for the use of land lying in a Research Park District must submit to the Director of the City Planning Department a generalized plot plan of the tract to be developed for approval. Such generalized plot plan shall have shown thereon the following information:

- (1) Location map showing the boundaries of the tract to be developed.
- (2) The general location of main buildings proposed to be constructed.
- (3) The general location of parking areas, loading docks, and public and/or private access ways.
- (4) Site grading and storm drainage plan.
- (5) Proposed utilities services.
- (6) Required screening.
- (7) Required and adequate easements.
- (8) Landscaping provisions.

The Director of the City Planning Department shall review and approve by signature the proposed plot plan upon finding that the same complies with these regulations. If the proposed plot plan is not approved, the Director of the City Planning Department shall state in writing on the proposed plot plan the cause for such disapproval. (84-70)

to read as follows:

- 50.11.2 Anyone desiring to secure a building permit for the use of land lying in a Research Park District must submit to the Director of Planning a generalized plot plan of the tract to be developed for approval. Such generalized plot plan shall have shown thereon the following information:
- (1) Location map showing the boundaries of the tract to be developed.
 - (2) The general location of main buildings proposed to be constructed.
 - (3) The general location of parking areas, loading docks, and public and/or private access ways.
 - (4) Site grading and storm drainage plan.
 - (5) Proposed utilities services.
 - (6) Required screening.
 - (7) Required and adequate easements.
 - (8) Landscaping provisions.

The Director of Planning shall review and approve by signature the proposed plot plan upon finding that the same complies with these regulations. If the proposed plot plan is not approved, the Director of Planning shall state in writing on the proposed plot plan the cause for such disapproval. (84-70)

Section 9. This ordinance shall take effect from and after the date of its publication.

ADOPTED this the 21st day of December, 2017.

/s/ Mark Russell
President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 21st day of December, 2017.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama