

Having previously been introduced at the July 10, 2023, council meeting, Council Member Cole moved the adoption of the following Ordinance, which was seconded by Council Member ZAHARIADIS:



ORDINANCE 23-182

SUMMARY: AN ORDINANCE AMENDING ADDITIONAL REGULATIONS IN CERTAIN RESIDENTIAL ZONING DISTRICT OF THE CITY OF ALABASTER, ALABAMA

WHEREAS, the Planning and Zoning Commission of the City of Alabaster has recommended changes to the Zoning Ordinance at its June 27, 2023 meeting, and

WHEREAS, the City Council of the City of Alabaster have reviewed the proposed changes,

NOW THEREFORE, PREMISES CONSIDERED, THE PUBLIC GOOD REQUIRING IT, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALABASTER, ALABAMA AS FOLLOWS

Section 1. Alabaster Code Section 111-15 – Definitions, is hereby amended by adding the following definitions:

Four-sided architecture: Four-sided architecture involves a process during the building design phase of incorporating design elements into each of the 4 sides of the building while pairing economic feasibility with sustainable design. Design elements on all sides of a building are compatible with the front elevation and/or the adjacent buildings. Architectural elements such as, but not limited to, windows, shutters, masonry exterior veneers, and cornice detailing and window casing should demonstrate consistency on all 4 sides of the structure. This eliminates "brick front" or "3-sides brick" architecture and addresses the design and detailing of a building as opposed to the exterior finish material. (The horizontal transition of materials should be done at corners only and preferably should be incorporated on all elevations to reinforce the equal importance of the sides and rear.

Minimum Residential Exterior Design Standard: shall mean that each home constructed on a lot whose final plat is dated after July 31, 2023, must meet the minimum exterior design standards as follows:

- 1) *Four-sided* architecture and materials, such that architectural features and materials shall be used in a consistent manner on all *sides* of the residential units. Materials to be used on exterior facades of all buildings may include brick, stone, stucco (not EFS type) or fiber-cement *siding*, or combinations of those materials. No vinyl, aluminum or metallic *siding* shall be used.
- 2) Design features, standards, and requirements incorporated in the homes shall be as follows:
 - a. Mixture of materials with material changes taking place on the interior corners or where roof massing accommodates the change of materials.
 - b. Windows appropriate to the style of the home on all four sides of the residence.
 - c. Shutters deemed appropriate on front, and side (if visible from roads), elevations of the homes.
 - d. Mixture of the materials to continue, as appropriate onto the side and rear elevations.
 - e. There shall be a maximum of 20 feet horizontally and vertically between architectural elements (windows, false shutters, change of material,

etc.). This will eliminate large expanses of a single material without a break and add architectural interest to the elevations.

Section 2. Sections 111-68(g), 111-69(g), 111-70(g), 111-71(g), 111-72(g), 111-73(g) and 111-74(g) are hereby amended by adding the following additional regulation to each:

Minimum Exterior Design Standard.


Section 3. Severability: Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. This Ordinance shall become effective immediately upon its enactment and publication as required by law.

ADOPTED AND APPROVED THIS 14TH DAY OF AUGUST 2023.

ATTEST:

CITY OF ALABASTER, ALABAMA


J. Mark Frey, City Clerk


Sophie Martin, Council President

APPROVED:


Scott Brakefield, Mayor