

Ordinance No.06262023-231

An Ordinance amending the Zoning of the City of Montevallo, Article 18 Section 18.06 Overlay Districts to add a new Section 18.06.D.4, to allow for Manufactured Housing within the Aldrich Residential District.

WHEREAS, the Aldrich Community is zoned R-2 within the City of Montevallo; and,

WHEREAS, the *City of Montevallo Zoning Regulations* were adopted in 2012 and do not allow for the use of manufactured homes as a primary dwelling within the R-2, Single Family Dwelling District; and,

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part; and

WHEREAS, the Aldrich community in Montevallo has numerous manufactured homes that are protected by grandfather clause to allow them to be located in an R-2 zoned area; and,

WHEREAS, manufactured housing continues to be the predominant housing choice in the area and continues to be requested as an option; and,

WHEREAS, this Overlay District would allow for locating manufactured homes in the area with restrictions on the date of manufacture, square footage, foundation enclosure and utility attachment; and,

WHEREAS, the proposed amendments to the Zoning Regulations and notice of the Public Hearing were posted in conspicuous places within the community; and,

WHEREAS, on May 18, 2023 the Montevallo Planning and Zoning Commission held a public hearing at which time all individuals, in opposition to or in support thereof, had the opportunity to speak regarding the proposed amendment to the *City of Montevallo Zoning Regulations*; and,

WHEREAS the Planning and Zoning Commission found that the evidence and testimony presented warrants the approval of the proposed amendment to the *City of Montevallo Zoning Regulations*, as amended;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Montevallo, Alabama as follows:

Amendment of Article 18, Section 18.06. Overlay Districts to Add New, Section 18.06.D. 4, Aldrich Residential District

Aldrich Residential District.

a. Generally.

Coal was mined in the area around what became Aldrich beginning in 1839. Truman H. Aldrich purchased the town surrounding the mines in 1875 and officially named it Aldrich. This district is designed to include the Town of Aldrich and properties within one-quarter mile of the Southern Railroad, centralized on the town recorded plat. A post office was established in 1883, with William Aldrich as the first postmaster, and was in use until it was closed in 1965. Today, Aldrich is home to the Aldrich Coal Mine Museum. Many of the primary dwellings in the Aldrich community and surrounding area include manufactured housing intermixed with traditional housing and group housing constructed during the height of mining operations. As housing from the coal mining era begins to deteriorate from age and or abandonment, manufactured housing became an affordable option for residents to stay in Aldrich and maintain or improve property aesthetics.

b. Boundaries.

The boundaries of the district are delineated as an overlay district on the official zoning map and shall include all properties within 1,500 feet (linear measurement) of the Southern Railway Line – between Barnett Family Subdivision, County Road 10 and an Alabama Power line easement within the plated Town of Aldrich (Map Book 3, Page 52 recorded February 21, 1914 and known as “Thomas’ Addition to the Map of the Town of Aldrich, Shelby County, Alabama).

c. Manufactured Home Design Standards.

- 1) Single-family residential homes, including manufactured homes not exceeding five years manufacturing age from the current date, are a permitted use within the overlay district.
 - a) Only factory prefabricated portable attachments or awnings may be attached to or become a part of any manufactured home. No permanent addition of any kind shall be built onto, nor become a part of any manufactured home except that porches and decks shall be built according to minimum building code requirements.
 - b) Manufactured homes shall not be used for commercial, industrial, or other non-residential uses within the overlay district.
 - c) No manufactured home, building or accessory structure shall be erected or stationed on a lot having a height greater than 1½ stories or twenty (20) feet.
 - d) Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home based on the requirements of the manufacturer or the installation standards of the Alabama Manufactured Housing Commission.
 - e) Foundations shall be installed in accordance with the standards set forth in the manufacturer’s set-up requirements and meet the minimum installation standards of the Alabama Manufactured Housing Commission.
 - f) Manufactured home should include a minimum 3/12 pitched roof or steeper, with multiple roof lines encouraged.
 - g) Installation of skirting on all manufactured homes shall be required. Installation shall be in accordance with the manufacturer’s installation instructions. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting.

ADOPTED AND APPROVED by the City of Montevallo this the 10th day of July 2023.

Rusty Nix, Mayor

ATTEST:

Steve Gilbert, City Clerk

I certify that the attached Ordinance **06262023-231**, adopted by the Montevallo City Council on July 10, 2023, was pursuant to §11-45-8(b) of the *1975 Alabama Code*, posted in conspicuous places within the community:

1. Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo.
2. The City Shop, 445 Selma Road, Montevallo.
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo.
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning July 12, 2023 and continuing for more than four weeks thereafter.

Steve Gilbert

City Clerk / Treasurer

