

ORDINANCE NUMBER 11-15-02

AN ORDINANCE TO AMEND ORDINANCE ADOPTED 8/15/83
ENTITLED ZONING ORDINANCE RAINSVILLE, ALABAMA

Be it ordained by the City Council of City of Rainsville, Alabama, as follows:

Section A. Ordinance 8-15-83 entitled Zoning Ordinance Rainsville, Alabama, is amended as follows:

1. In the R-1, R-2, R-3 and Agriculture Districts, the following special exception is added which will reduce the minimum lot size and other matters concerning said lot in subdivisions developed for single family minimum lot size dwellings:

Special Exception for Minimum Lot Dwellings. Single-family dwellings within a subdivision provided a comprehensive plan of said subdivision is first proposed to and approved by the Planning Commission and said lots are found to conform to the following:

1. Minimum required lot area: 5,000 square feet, if sewer is available or there is a system approved by the DeKalb County Health Department, but otherwise the minimum area allowed for a septic tank system as determined by the DeKalb County Health Department
2. Minimum required lot width: 50 ft.
3. Minimum required lot frontage: 20 ft.
4. Minimum required depth of front yard:
 - from major roads: 50 ft.
 - from minor roads: 20 ft.
5. Minimum required depth of rear yard: 25 ft. Where a common shared area for utilities or drainage adjoins, then such area may be included in the determination of the setback distance, but in no event may a structure be closer than 5 feet to the property line.
6. Minimum required width of side yard: 7.5 ft.
7. Maximum total building area on lot: 35% of total area
8. Maximum stories: 2
9. Maximum height: 30 ft.

The lot dimensions set forth herein shall supercede any other lot requirements in this use district.

2. Section 5-6-3 entitled "Signs Requiring a Permit" is replaced to read as follows:

5-6-3 Signs Requiring a Permit. The following signs shall be permitted in accordance with Subsection 5-6-1:

(a) Off-site business identification sign.

(b) Off-site advertising sign.

(c) Billboards. This terms shall mean a free-standing off-site outdoor advertising sign that contains not less than 200 square feet per side.

All billboards shall be subject to the following limitations:

- (1) Billboards shall be allowed only along Highways 75 and 35, but none shall be allowed within 2000 feet of the intersection of these highways.
- (2) Billboards shall be a minimum of 1500 feet apart.
- (3) Billboards shall have a maximum size of 600 square feet per side.
- (4) Billboards to have a maximum height of 60 feet from grade level.

3. The official zoning map is amended to designate the following areas annexed to the City of Rainsville to have the use districts as set forth:

The following areas annexed to the City of Rainsville shall have the use districts as designated:

A. The areas on the southerly boundary and northerly boundary annexed under legislative act 97-584 approved 5/27/97 together with adjoining properties in Section 1, Township 7 S, Range 7 E annexed by ordinances prior to said act: Agricultural District.

B. Area annexed commonly called Chavies by final order of probate judge dated 9/9/98: Agricultural District.

C. Area annexed South of Chavies by legislative act 2001-667: R-1 District

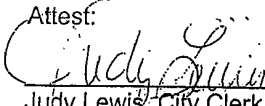
D. Area annexed Northeast of City by ordinance 10-16-01: R-1 District

Section B. This ordinance shall become effective upon its adoption and publication.

Done this 15th day of November, 2002.

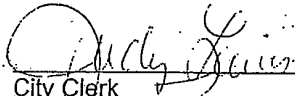

Mayor

Attest:


Judy Lewis, City Clerk

CLERK'S CERTIFICATE

The undersigned, City Clerk of the City of Rainsville, Alabama, hereby certifies that the foregoing ordinance was adopted at a ^{Special} regular meeting of the City Council held on the 15th day of November, 2002, by unanimous vote of all members present and that the same was published by one insertion in The Weekly Post, a newspaper of general circulation published in the City of Rainsville on the 5th day of November, 2002. Prior to adoption, the ordinance was introduced at a meeting of the City Council on the 15th day of November, 2002, and the Council set a public hearing on the same and published the proposed ordinance together with notice of the public hearing once a week for two successive weeks in the aforesaid newspaper and held its meeting more than 15 days after the last insertion in the newspaper.


City Clerk