



CITY OF CLAY, ALABAMA ORDINANCE 2020-08

AN ORDINANCE TO AMEND ORDINANCE 2018-01, ZONING ORDINANCE

WHEREAS, the City Council of the City of Clay, Alabama adopted Ordinance 2018-01 on January 9, 2018, and

WHEREAS, the provisions of this Ordinance, including the Zoning Map, may from time to time be amended, supplemented, modified or repealed by the City Council in accordance with the procedures stated in Section 1705 of Ordinance 2018 - 01; and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 17, 2020; and

WHEREAS, the Planning and Zoning Commission recommends amending Section 1010 as attached (A); and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Clay, Alabama that based on the recommendation of the Planning and Zoning Commission, Section 1010 of Ordinance 2018 – 01 are hereby amended as seen in Attachment A.

ADOPTED AND APPROVED this 22nd Day of September, 2020.


Charles K. Webster
Mayor

ATTEST:


Ronnie Dixon
City Manager

Attachment A:

1010.1 Purpose:

1. Regulate the building materials used in the erection, construction, reconstruction, alteration, repair or use of in the buildings, structures within the City of Clay. This standard shall be applied to all structures permitted following the adoption of Ordinance No. 2020-08.
2. Approval of building materials for remodeling or additions to any structures that existed prior to the enactment of Ordinance No. 2018-01 on January 9, 2018 shall be at the discretion of the Chief Building Inspector with the approval of the City Council.
3. Approval of building materials for new construction in subdivisions that were platted and approved prior to the enactment of Ordinance No. 2018-01 on January 9, 2018 shall be at the discretion of the Chief Building Inspector with the approval of the City Council.
4. To allow flexibility and variety in architectural style, design and function while maintaining and promoting overall consistency of all buildings collectively in the City of Clay.
5. This requirement shall apply to accessory dwellings, whether attached to the principal dwelling or not.
6. Section 1010, as amended in Ordinance No. 2020-08, shall affect only new subdivisions and will not operate as being retroactive. However, prior subdivision plats that have been submitted to the City of Clay Planning and Zoning Commission and approved, shall not be affected by this change except in the following circumstances:
 - a. After final plats have been approved, but construction has not been completed on at least one (1) dwelling that is occupied.
 - b. After final plats have been approved, but construction of a dwelling has failed to take place.
 - c. Planning and Zoning Commission mandated specific building materials during approval hearings.
7. All prior approved subdivisions that are in existence prior to the enactment of this amendment whereupon there is at least one (1) completed dwelling that is occupied, shall remain under Zoning Code, Section 1010 as of the original date of approval, Ordinance 2018-01.

1010.2 Scope

This article is not intended to supersede or supplant established building and fire code regulations, not to regulate the quality, durability, maintenance, performance, load capacity, or fire resistance characteristics or workmanship of building materials. The provisions of the Article shall apply to all new structures in all zoning districts.

1010.3 Standards

All buildings shall have one primary material and no more than three secondary or accent trim materials. The coverage calculation does not include doors or windows. Ranges for materials are defined by district type.

Material changes other than trim shall only occur at inside corners in association with a massing element or at a horizontal architectural detail.

All sides of a building shall be complementary in design, details, and materials. Where a side or rear façade is visible from a public street, or if parking is located at the side or rear of a building, the façade shall include windows, building materials, and architectural features similar to those present on the front façade of the building.

1010.4 Materials Standards by District

The regulations of this section are based upon the Zoning District in which a structure is located. The percentages indicate the maximum material allocations for overall building materials.

CATEGORY	MATERIAL	RESIDENTIAL RE, RL, RM, RH, RP, RR, AND AG	COMMERCIAL CG, CS, AND II	COMMERCIAL CN	INSTITUTIONAL PI	INDUSTRIAL PU, I2, AND I3
SIDING OR SHINGLES	Wood Clapboard	100%	100%	100%	100%	0%
	Wood Shingles	100%	100%	100%	100%	0%
	Vinyl Siding, Conforming to the standards of product certification ASTM D6864 and color standards ASTM D3679 or ASTM D7251 or the most currently adopted or revised standard by the American Society for Testing and Materials (ASTM), and material that is no less than 0.044 inches thick (whether or not foam backed)	100%	30%	0%	30%	30%
	Vinyl Shingles (See Above)	100%	50%	0%	30%	30%
	Fiber Cement Siding	100%	100%	100%	100%	100%
	Fiber Cement Shingles	100%	100%	100%	100%	100%
MASONRY	Brick	100%	100%	100%	100%	100%
	Jumbo or Utility Brick (Utility brick is larger than standard brick (typical utility brick = 3 5/8 inches' x 11 5/8 inches)	0%	100%	0%	100%	100%
	Stucco (Exterior Portland Cement Plaster with Three (3) Coats Over Metal Lath or Wire Fabric Lath)	100%	100%	100%	100%	100%
	Architecturally Finished Block (Burnished Block, Split Faced Concrete Masonry Units or Architecturally Finished Tilt wall)	0%	70%	0%	70%	100%
STONE	Stone	100%	100%	100%	100%	100%
	Cultured Stone or Cast Stone	100%	100%	100%	100%	100%
ENGINEERED FINISHED PRODUCTS	EIFS (Exterior Insulation and Finish System) plaster, stucco or similar materials	0%	30%	0%	30%	30%
	Hard Coated EEPS (Expanded Polystyrene) plaster or similar polyurea hard-coated foam materials	0%	30%	0%	30%	30%
SHEETS, PANELING OR SIMILAR METAL	Wood	0%	0%	0%	50%	50%
	0%	0%	25%	50%	50%	
OTHER	Masonite	0%	0%	0%	0%	0%
	Visible Asphalt Exterior Wall	0%	0%	0%	0%	0%
	Vertical Aluminum/Steel Siding or Panels	0%	0%	0%	0%	0%
	Non-Architectural Sheet Metal	0%	0%	0%	0%	0%
	Non-Textured Concrete Block	0%	0%	0%	0%	0%
	NON-FINISHED/NON-PAINTED PLYWOOD OR PARTICLE BOARD SIDING	0%	0%	0%	0%	0%