



CITY OF CLAY, ALABAMA ORDINANCE 2011 - 04

An Ordinance Amending Zoning Ordinance 2006 – 07 To Change the Highway Commercial Zone

WHEREAS, the City Council of the City of Clay, Alabama, adopted Ordinance 2006 – 07 on March 27, 2006, establishing zoning regulations for the City of Clay; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing during its regularly scheduled meeting of July 7, 2011, to discuss the change to Section 509 HC Highway Commercial Zone of Ordinance 2006 - 07; and

WHEREAS, the Planning and Zoning Commission in its regularly scheduled meeting of July 7, 2011, voted to recommend to the City Council of the City of Clay, Alabama to approve this change; and

WHEREAS, the City Council has held a Public Hearing during this City Council meeting to discuss the change of Section 509 to Ordinance 2006 – 07.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Clay, that Ordinance 2006 – 07 is hereby amended by changing Article 5 Section 509 HC Highway Commercial Zone as attached.

ADOPTED THIS THE 1st Day of August 2011.

Ed McGuffie
Mayor

ATTEST: _____
Bobby Christmas
City Clerk/Treasurer



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Section 509: HC Highway Commercial Zone

All uses permitted by right in NC and TC Zones, but with no limitations on Gross Floor Area of individual uses except as provided within this Section, and the uses listed below. A district intended for large footprint buildings. Typically located along higher volume roadways.

509.01 Permitted Uses

Bakeries	Cafes And Restaurants	Low And Medium Intensity Institutional Uses
Banks And Financial Institutions	Bus Station	Private Clubs/Lodge Halls
Clinics And Similar Health-Care Facilities	Radio Stations (Excluding Towers)	Garden Shops And Nurseries, Farmer's Market
Hotels	Funeral Homes	Printing, Reprographic, And Publishing Businesses
Laundries And Dry Cleaning Pick-Up Stations	Salon/Day Spas	Commercial Gym
Retail And Service Establishments	Libraries And Reading Rooms	Indoor Entertainment
Liquor Stores	Museums	Public Assembly Halls
Parks And Playgrounds	Hotels	Automotive Sales And Rental
Gasoline And Service Stations	Automotive Repair Service	Park And Ride Lot
Boat Or Recreational Vehicle Sales And Rental	Boat Or Recreational Vehicle Sales And Rental	Flea Market
Car Wash		

509.02 Uses Permitted Subject to Supplemental Use Regulations

Daycare Facilities §7.7	Veterinary Clinics And Hospitals §7.19	Upper Story Dwellings §7.24
Pub Restaurants §7.32	Temporary Outdoor Sales §7.20	Wireless Communication Services §7.28
	Mini-Warehouses §7.15	Public Utility Facilities §7.27



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509.03 Special Exception Uses

Manufactured Home Sales	Heavy Equipment Sales or Rental	Truck Stop or Terminal
Drive In Theater	Major Vehicle Sales or Rentals	

509.04 Area and Dimensional Requirements

The following regulations govern lot area, setbacks, building size, and density, as subject to the applicable provisions of Article 5: General Requirements and Article 7: Supplemental Use Regulations.

Maximum Building Height	No maximum						
Maximum Lot Coverage (Impervious Surfaces)	80%						
Minimum Front Yard Setback	No setback required except as necessary to provide sidewalks and planter strips (refer to City of Clay Design And Construction Specifications)						
Maximum Front Yard Setback	For Principal Structures from required sidewalks and planter strips <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">$\leq 14,000$ Sq Ft</td> <td style="text-align: right;">65 Feet</td> </tr> <tr> <td>14,000 Sq Ft to 20,000 Sq Ft</td> <td style="text-align: right;">90 Feet</td> </tr> <tr> <td>$> 20,000$ Sq Ft</td> <td style="text-align: right;">~30% Lot Depth</td> </tr> </table>	$\leq 14,000$ Sq Ft	65 Feet	14,000 Sq Ft to 20,000 Sq Ft	90 Feet	$> 20,000$ Sq Ft	~30% Lot Depth
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14,000 Sq Ft to 20,000 Sq Ft	90 Feet						
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Minimum Rear Yard Setback	75 Feet Where Adjoined By A Residential Zone 45 Feet Where Adjoined By A Non-Residential Zone						
Minimum Side Yard Setback	35 Feet Where Adjoined By A Residential Zone No Setback Required Where Adjoined By A Non-Residential Zone*						
Minimum Setback Between Structures On Same Lot	15 Ft						
Fences And Walls	3ft Minimum And 8 Ft Maximum, Subject To §5.11						
Buffers	Subject To §5.9 And §5.10						

* Structure shall be designed for party-wall construction or a minimum of 10 ft side setback shall be required.



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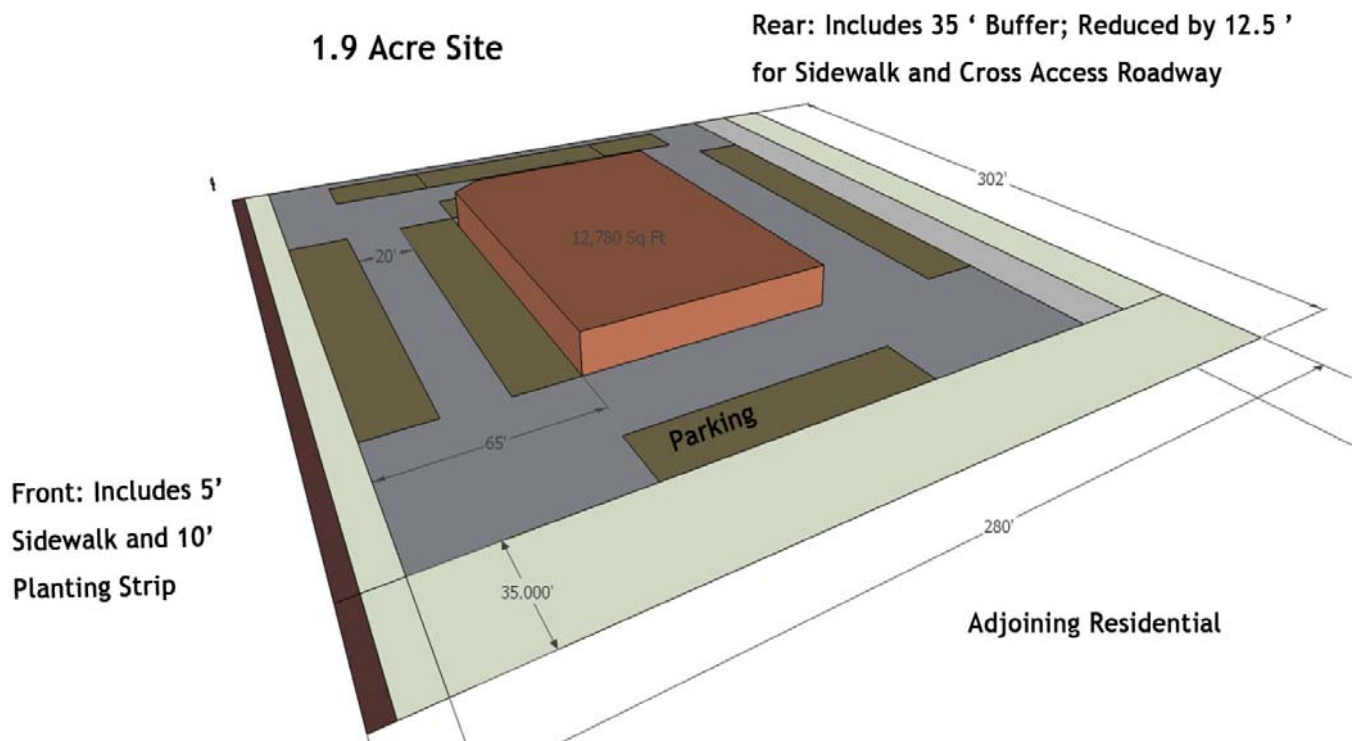
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509.05 Additional Requirements

509.05A No open or outdoor storage of any kind shall be permitted except storage involving finished goods or items sold on-site at retail. Such storage shall not include heavy equipment (except as specifically permitted under a Special Exception) or bulk materials and shall only be permitted behind the front building line. Repair and work yards, dumpsters, utility appurtenances, loading and service areas, etc. shall be located behind the front building line and screened from public view in accordance with the provisions of §5.10.

509.05B Parking is encouraged to be placed to the rear of the principal building or otherwise behind the front building line. Parking areas in existence at the time of adoption of this requirement shall be exempt from this requirement in accordance with §8.5

509.05C Outdoor seating areas may be permitted forward of the building line provided a continuous, unobstructed path of no less than five feet is maintained along the sidewalk fronting on the property.





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CERTIFICATION:

I, Bobby Christmas, as City Clerk/Treasurer of the City of Clay, Alabama, hereby Certify that the above and foregoing copy of one (1) **Ordinance 2011-04** is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Clay, Alabama, on the 1st Day of August 2011, as same appears in the official records of said City.

Posted at City Hall, Chalkville Regions Bank, Seniors Centers, and the United States Post Office all being in the City of Clay this the 2nd Day of August 2011.

Bobby Christmas
City Clerk / Treasurer