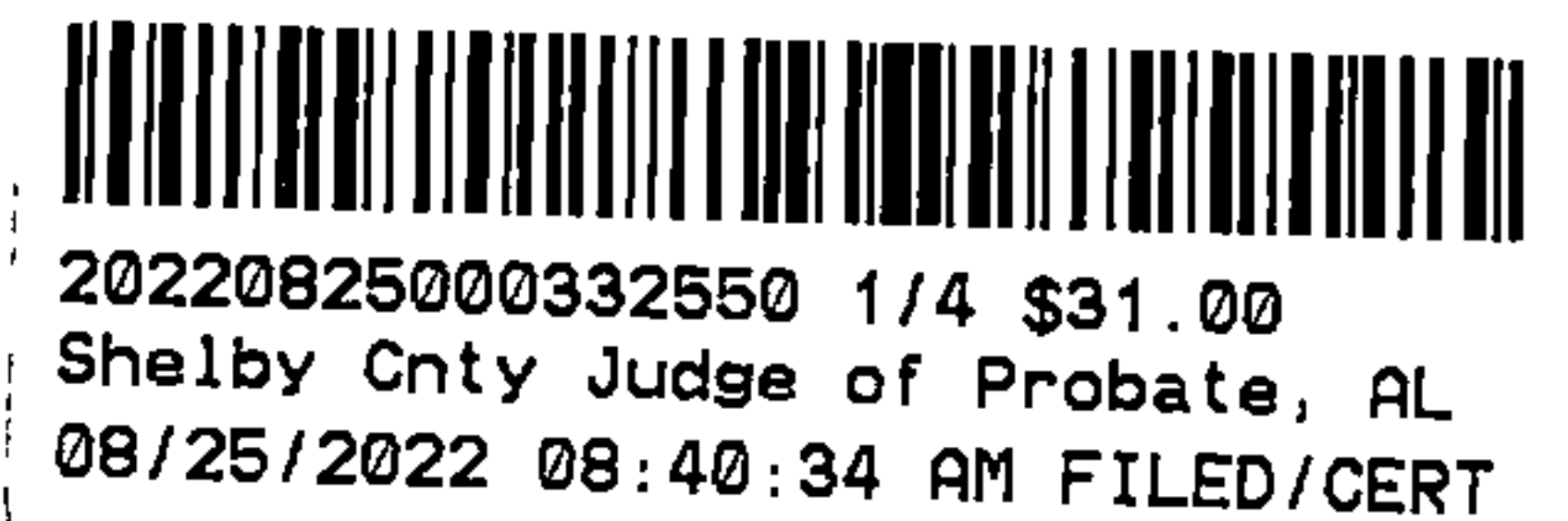


ORDINANCE NO. 135-251



AN ORDINANCE TO AMEND APPENDIX A – ZONING, ARTICLE XXI – CORRIDOR OVERLAY DISTRICT – SPECIFIC TO SECTION 5, SECTION 6, SECTION 8, SECTION 10, SECTION 11 AND SECTION 12

WHEREAS, the City of Pelham has determined that it is in the best interest of the City to amend Appendix A – Zoning, Article XXI – Corridor Overlay District, specific to Sections 5, Section 6, Section 8, Section 10, Section 11 and Section 12 of the Code of Ordinances of the City of Pelham, Alabama, which is contained within and is a part of Ordinance No. 135-182, thereto as hereinafter set out.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pelham, Alabama, that Appendix A – Zoning, Article XXI – Corridor Overlay District, specific to Sections 5, Section 6, Section 8, Section 10, Section 11 and Section 12 of the Code of Ordinances of the City of Pelham, Alabama shall be and is hereby amended to read as follows:

Section 1:

Appendix A – Zoning, Article XXI – Corridor Overlay District:

Section 5: Site Design.

2. Existing and proposed buildings and structures, including signs, trash containers, fences, walls, light poles, power poles, outdoor utility equipment and structures, and roof and ground-mounted mechanical appurtenance units. Power to any new construction shall be underground.

Section 6. Building Design and Orientation.

1. Minimum front building setback from the corridor overlay district right-of-way shall be 50 feet. The maximum front building setback shall be 75 feet from the right-of-way.
5. Building orientation shall be such that the structure's main entrance fronts the Corridor, and that a minimum of 60 percent of the structure's width is along the front building line. Loading and service areas shall not face the corridor right-of-way, except in the case of double frontage lots, where such areas must be located in a rear or side yard which faces the right-of-way. All loading and service areas shall be screened from view from off the premises.
6. In order to prolong the life of buildings, reduce the need for periodic maintenance and maintain a character, which is commensurate with the public interest, the following materials shall be used as primary exterior building wall finishes on portions of the building which are visible from the corridor overlay district right-of-way: brick, stone, glass, wood, stucco, imitation stucco, composite, precast concrete, poured concrete, and/or split-face concrete block. Primary shall mean a minimum of 75%. Any of these listed materials can be used in combination to meet the primary requirement. Other architectural grade finishes may be used for accent at the discretion of the Zoning Administrator or Director.
7. Nonstructural awnings, covered with cloth fabric, or rigid metal, shall not project more than seven feet from the building wall shall neither be lower than eight feet nor higher than 14 feet above grade and shall not be internally illuminated.

Section 8. Exterior Lighting.

1. Lighting shall have underground electric service.

Section 10. Signs.

1. Only monument style free-standing signs will be permitted in the Corridor Overlay District. Sign materials for the base and supporting elements shall be coordinated with the exterior cladding of the structures.
2. Signs in the Corridor Overlay District shall be in accordance with the following:

- a. A monument sign not to exceed 20 feet from the grade, at maximum size of 90 sq.ft.
- b. Wall signs on no more than 2 building walls, not to exceed 20% of the front building wall, however, the maximum square footage for both walls cannot exceed 150 square feet. The front building wall shall provide the majority of this allowance, while the secondary wall sign is limited to 10% of the overall allowable square footage.
- c. Any electronic message display sign cannot exceed 50 percent of the total copy area of the monument sign, subject to the following:
 - i. No such sign shall feature any flashing, scrolling or other movement.
 - ii. The screen image shall be static, with a thirty (30) second delay for each screen image.
- d. Cabinet or box signs are not allowed for wall signs, except for low profile logo shape signs.

Section 11. Parking Regulations.

1. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article XXIII, off-street parking and loading requirements, in addition to the following:
 - a. No more than two rows of parking shall be allowed
 - b. Overall available parking shall not exceed more than five percent of the required parking as required in Article XXIII.

Section 12. Landscape Buffer Regulations.

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1. Landscaping and buffers shall be in accordance with the requirements for specific uses set forth in Article XXIV, Section 9, landscaping and buffers, in addition to the following:
 - a. For parking areas exceeding 25 spaces, landscaped parking islands shall be provided for each 10 parking spaces. An alternate landscape parking plan to provide a continuous landscape strip to separate rows of parking with each row capped with a landscaped island, may be allowed at the discretion of the Zoning Administrator or the Director.
 - b. Landscape buffer strip shall be provided as follows:
 - i. Front buffer strips shall be a minimum of ten (10) feet, planted with one (1) shade tree per thirty (30) linear feet of lot frontage, supplemented with a continuous double-staggered row of shrubs.
 - ii. Rear and side buffer strips shall be a minimum of five (5) feet, planted with one shade tree per thirty linear feet.
 - c. A minimum ten (10) foot buffer shall separate industrial uses from commercial uses.
 - d. A minimum (20) twenty-foot buffer shall separate commercial uses from residential uses. The buffer may be a planted buffer meeting Art. XXIV, Sec. 9, a privacy wall or a combination of both plantings and wall
 - e. A minimum (30) thirty-foot buffer shall separate industrial uses from residential use. The buffer will consist of a privacy wall supplemented with evergreen plantings.

Section Two: Each of the provisions of this ordinance is severable; and if any provision shall be declared to be invalid, the remaining provisions shall not be affected but shall remain in full force and effect.

Section Three: All ordinances or parts of ordinances, in any manner conflicting herewith are hereby repealed.

Section Four: This ordinance shall become effective upon its passage and publication or posting as required by law.

THEREUPON Rick Wash, a member of the Pelham City Council, moved that all rules which would prevent the immediate consideration of **Ordinance No. 135-251**, hereupon attached, be suspended and immediate consideration given to passage of said Ordinance. Said motion was seconded by David Coram, a member, and passed unanimously by roll call vote.

The vote on said motion was as follows:

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Shelby Cnty Judge of Probate, AL
08/25/2022 08:40:34 AM FILED/CERT

Maurice Mercer Council President	<u>Yes</u>
David Coram Council Member	<u>Yes</u>
Larry Palmer Council Member	<u>Yes</u>
Rick Wash Council Member	<u>Yes</u>
Mildred Lanier Council Member	<u>Yes</u>

All rules which would prevent the immediate consideration of Ordinance No. 135-251 be suspended and immediate consideration given passed unanimously by roll call vote.

THEREUPON David Coram, a councilmember moved and Rick Wash, a councilmember seconded the motion that Ordinance No. 135-251 be given vote. The roll call vote on said motion was as follows:

Maurice Mercer, Council President	<u>Yes</u>
David Coram, Councilmember	<u>Yes</u>
Larry Palmer, Councilmember	<u>Yes</u>
Rick Wash, Councilmember	<u>Yes</u>
Mildred Lanier, Councilmember	<u>Yes</u>

Ordinance No. 135-251 passed by majority vote of the Council and the Council President declared the same passed.

ADOPTED this 15th day of August 2022.

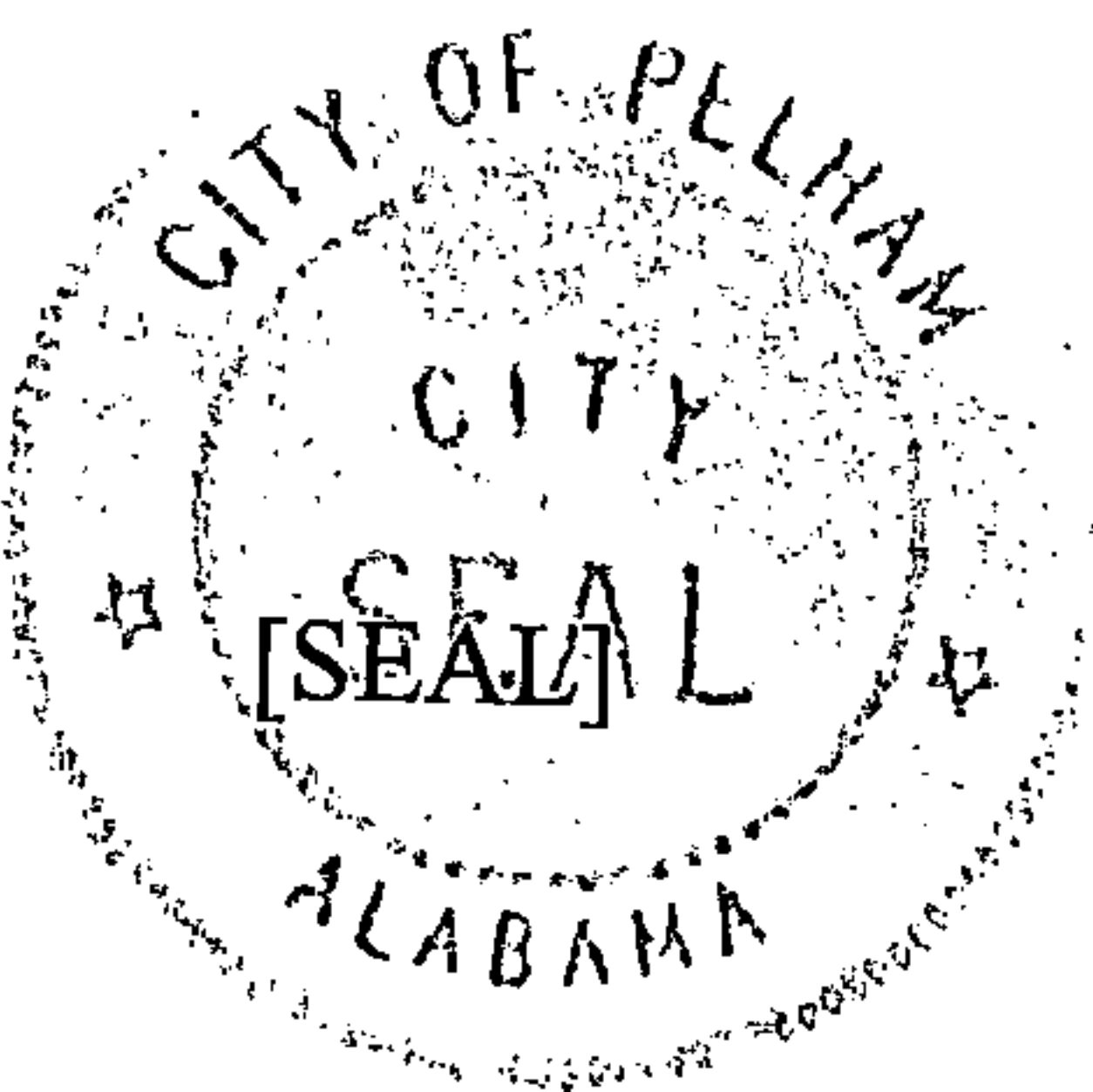
Maurice Mercer
Maurice Mercer, Council President

David Coram
David Coram, Councilmember

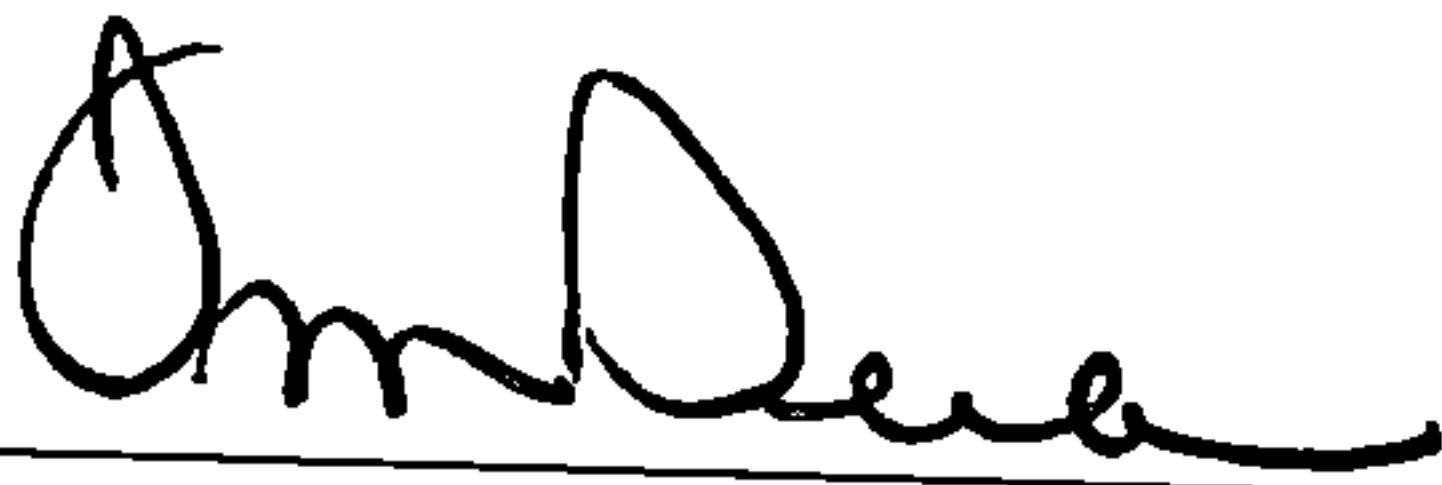
Larry Palmer
Larry Palmer, Councilmember

Rick Wash
Rick Wash, Councilmember

Mildred Lanier
Mildred Lanier, Councilmember

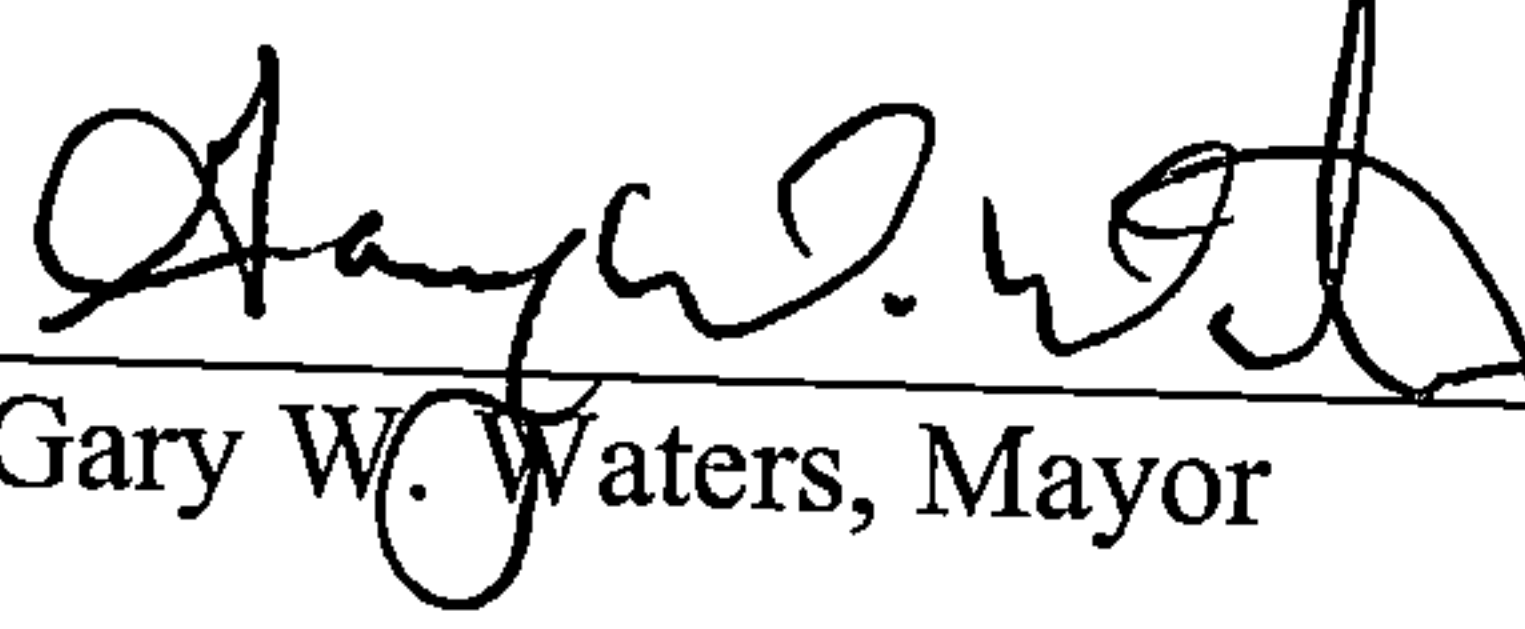


ATTEST



Tom Seale, MMC, City Clerk/Treasurer

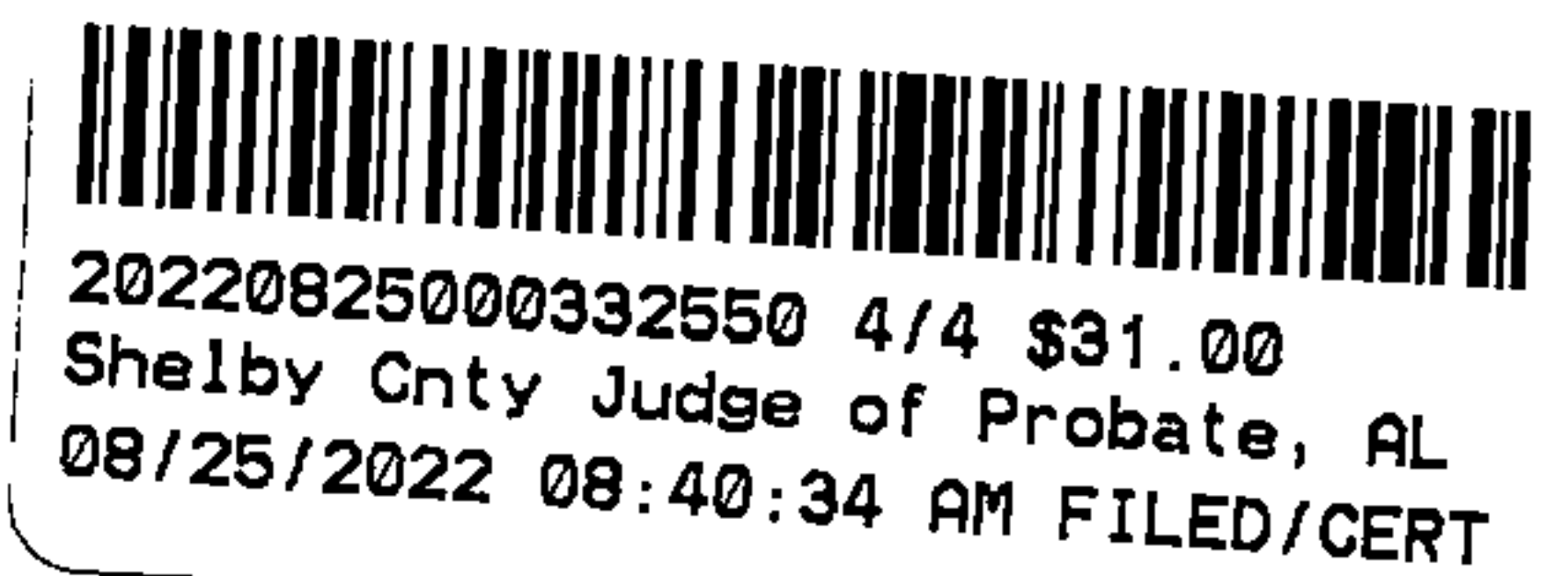
APPROVED:



Gary W. Waters, Mayor

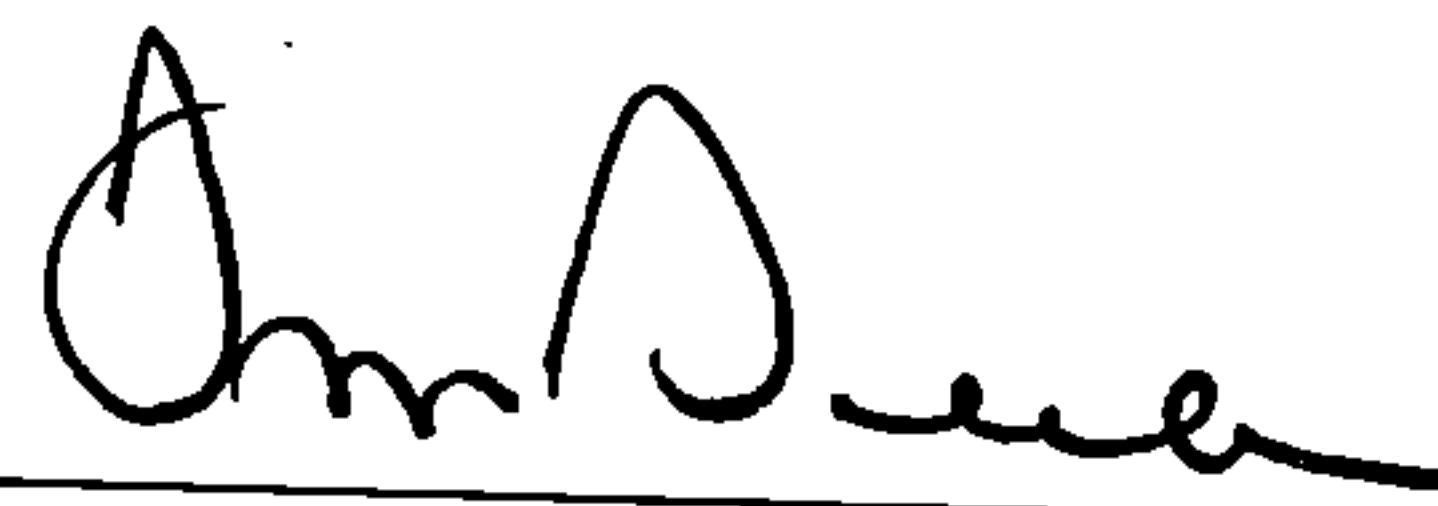
8/15/2022

Date



POSTING AFFIDAVIT

I, the undersigned qualified City Clerk/Treasurer of the City of Pelham, Alabama, do hereby certify that the above and foregoing ORDINANCE No. 135-251 was duly ordained, adopted, and passed by the City Council of the City of Pelham, Alabama at a regular meeting of such Council held on the 15th day of August 2022 and duly published by posting an exact copy thereof on the 16th day of August 2022 at four public places within the city, including the Mayor's Office at City Hall, City Park, Water Works and Library, and at www.pelhamalabama.gov. I further certify that said ordinance is on file in the Office of the City Clerk/Treasurer and a copy of the full ordinance may be obtained from the Office of the City Clerk/Treasurer during normal business hours.



Tom Seale, MMC, City Clerk/Treasurer

