



Minutes of the City of Calera Council Meeting June 7, 2021

The Council of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, June 7, 2021 at 6:30 p.m., in a regular meeting. Mayor Graham presiding.

Mayor and Council Members Present:

Jon G. Graham, Mayor
Philip Busby, Council Member
Kenny Dale Cost, Council Member
Ernest Montgomery, Council Member
Calvin Morgan, Council Member
Kay Snowden Turner, Council Member
Alan Watts, Council Member

Guests:

Sean Kendrick, Bill Hilyer, Chris Pappas, James Fuller, Jackie Batson, Kelly Ellison, Tip Edwards, Debbie and Richard Byers, David Hyché, Dennis Torrealba, Howard Kaplan, Stephanie Busby, Bill and Ann Davis, Adrian Rhinehart, Wayne Nunnally, Nate Nunnally, Josh Carson, Reggie Darden, Seth Gandy, Bill Justice, Hilton Shirey, Brianne Gilliland, Marvin Gentry, Nedra Moore

Mayor Graham called the meeting to order at 6:30 p.m.

Word of Prayer and Pledge of Allegiance:

Calvin Morgan opened the meeting with prayer and the Pledge of Allegiance.

Approval of Minutes:

Council Member Watts made a motion to approve and dispense with the reading of the following minutes:

Regular Meeting – May 17, 2021
Work Session – May 17, 2021

Council Member Morgan seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed

Old Business:

Council Member Cost introduction the following attorneys:

Frank C. (Trip) Galloway
Galloway, Scott & Hancock, LLC,

Michael D. Brymer
Massey, Stotser & Nichols, PC

Engagement Letters were given and accepted for both firms. Both firms will work with Bill Justice.

Council Member Turner made a motion to hire both lawyer firms. Council Member Cost second said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed

New Business:

Introduction of the Winner of the New Park and Recreation Logo Contest

Seth Gandy, Parks and Recreation Director introduced Vanderlee Stone as the winner of the new Parks and Recreation Department Logo Contest. Congratulations to Vanderlee Stone



Audited Financial Statements and Budget Adjustments (See Attached)

Council Member Watts made a motion to approve the budget adjustments and accept audited financial statements as presented. Council Member Busby seconded said motion which was carried unanimously.

Motion passed

City of Calera Preliminary Plat Application Form and Fee Schedule (See Attached)

Council Member Cost made a motion to approve the Preliminary Plat Application Form with a \$50.00 per lot plus the cost of certified mail fee. Council Member Montgomery seconded said motion which was carried unanimously.

Motion passed

Public Hearing (See Attached)

Receive public input concerning a proposed change to the Zoning Ordinance: Article 5
Establishment of District Sections 5.1 thru Sections 5.11.2 – Ordinance No. 2021-06

Resolution No. 2021-19 Endorsing the New Calera Comprehensive Plan

Council Member Watts moved that Resolution No. R-2021-19 is adopted. Council Member Morgan seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed – Adopted this 7th day of June 2021.

Council Meeting Date Changes due to Holiday:

July 5, 2021 – Independence Day (July 4 is on a Sunday) rescheduled to Monday, July 12, 2021

Council Member Busby made a motion to approve moving the July 5, 2021 Council Meeting to July 12, 2021. Council Member Turner seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed

Sidewalk Repairs: Highway 25 and Highway 31 (See Attached) \$6,370.00

Council Member Morgan made a motion to approve the two sidewalk repairs. Council Member Cost seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed

Resolution No. 2020-41 Placing a Six Month Hold on Applications for Residential Preliminary Plats adopted on December 21, 2020 – Request for 60 Day Extension by Brianne Gilliland

Council Member Watts moved that Resolution No. R-2020-41 be extended 60 days. Council Member Cost seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed

Guests:

The following guests addressed the Mayor and Council Members:

Howard Kaplan, Josh Carson, and Brianne Gilliland

Council Member Cost made a motion to adjourn the meeting at 7:24 p.m.

Approved this 21st day of June 2021.

Jon G. Graham, Mayor

ATTEST:

Connie B. Payton, City Clerk

To view our City Council Meeting please click the link below:

<https://www.youtube.com/watch?v=EOCbutelj7o>



Galloway Scott & Hancock LLC

Attorneys at Law

June 7, 2021

The City of Calera, Alabama
7901 Highway 31
Calera, AL 35040

Re: Legal Work for the City of Calera (the "City")

Dear Ladies and Gentlemen:

We are pleased that the City has asked Galloway, Scott & Hancock LLC (the "Firm") to assist it in connection with zoning and subdivision issues, planning and related legal matters, as well as any other legal services as directed by the City.

The Firm's fees will accrue on an hourly basis, and will be billed in 1/10 of an hour increments. My time will be billed at \$285 an hour; Laura Decker's time will be billed at \$250 an hour, and legal assistants doing non-secretarial work will be billed at \$95 an hour. The Firm will bill for mileage costs (consistent with federal standards), **but it will not bill for travel time to and from the Firm and the City.** Typically the City will be billed monthly through the last day of each month, and payment is due within thirty (30) days of receipt. The City hereby agrees that election by the Firm to not bill monthly does not release the City's duty to pay the Firm's invoices.

The City agrees that throughout the course of the Firm's representation of the City in this matter, the Firm will likely incur expenses for filing fees, computer legal research, copies, mileage, experts, witness fees, document preparation, etc. The City hereby agrees to reimburse the Firm the reasonable cost of such expenses as part of the Firm's regular billing.

The Firm's attorney-client relationship will be considered terminated upon the Firm's completion of the specific services that the City has retained the Firm to perform. If the City later retains the Firm to perform further or additional services, the Firm's attorney-client relationship will be revived, subject to other terms of engagement. Thank you for allowing the Firm to represent the City.

ACCEPTED:

GALLOWAY, SCOTT & HANCOCK LLC

THE CITY OF CALERA, ALABAMA

For the Firm

BY: _____

ITS: _____



MASSEY, STOTSER & NICHOLS, PC
ATTORNEYS
www.msnattorneys.com

June 7, 2021

Jon G. Graham, Mayor
Philip Busby, Council Member
Kenny Dale Cost, Council Member
Ernest Montgomery, Council Member
Calvin Morgan, Council Member
Kay Snowden Turner, Council Member
Alan Watts, Council Member

Re: Engagement Letter with the City of Calera, Alabama
Development / Land Use / P.U.D.

Dear Mayor and Council:

Thank you for the opportunity to work with the City of Calera regarding its development, land use, subdivision regulations, and other considerations needed to best prepare Calera as it continues its incredible growth. This engagement letter serves to memorialize the scope of the work to be performed and the compensation to be paid for that work.

The Firm will undertake the research, drafting, and all other necessary steps in order to provide its legal opinion regarding the above-listed issues. The Firm will perform that work at the rate of \$225.00 per hour for attorney time. This fee includes the drafting, examination, and completion of documents as well as legal representation of the City of Calera on the following:

- Development Projects;
- Land Use Projects;
- P.U.D. Projects;
- Subdivision Regulations;
- Approval of Subdivision Plats;
- Any other land use and development issue that flows from this review; and
- Any other land use and development issue the City may so request.

Garrick L. Stotser Partner
P (205) 838-9001 F (205) 838-9021 E rstotser@msnattorneys.com

Michael D. Brymer Associate
P (205) 838-9006 F (205) 838-9026 E mbrymer@msnattorneys.com
1780 Gadsden Highway Birmingham, Alabama 35235



MASSEY, STOTSER & NICHOLS, PC
ATTORNEYS
www.msnattorneys.com

City of Calera, Alabama
Engagement Letter
Page Two of Two

In addition to the fee described herein, the City would pay all expenses, including, but not necessarily limited to surveys, appraisals, consultant fees, computer legal research fees, travel expenses, and any experts, if any of these may become applicable during the course of completing the above-listed work. Prior to assessing any of these costs, the Firm will advise the City of the necessity of that cost and obtain its approval.

In consideration of the foregoing, the Firm is looking forward to working with the Calera in order to address the issues cited herein. Should you have any additional concerns and/or questions about this engagement, do not hesitate to let us know. If the terms are satisfactory, a signature below from the Mayor will allow us to formally begin work for the City.

We look forward to working with you on this matter.

I remain...

Respectfully yours,

A blue ink signature of Garrick L. Stotser, consisting of a stylized 'G' and 'S'.

Garrick L. Stotser

GLS/eg

A blue ink signature of Michael D. Brymer, consisting of a stylized 'M' and 'B'.

Michael D. Brymer

Accepted by: _____

City of Calera, Alabama

Dated: _____

Garrick L. Stotser Partner
P (205) 838-9001 F (205) 838-9021 E rstotser@msnattorneys.com

Michael D. Brymer Associate
P (205) 838-9006 F (205) 838-9026 E mbrymer@msnattorneys.com
1780 Gadsden Highway Birmingham, Alabama 35235

March 26, 2021

Honorable Mayor & City Council
of the City of Calera, Alabama

We have audited the financial statements of the governmental activities, the business-type activities, discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Calera, Alabama, for the year ended September 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 15, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Calera, Alabama are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Depreciation- Management's estimate of depreciation of capital assets is based on historical cost of the assets depreciated using straight-line basis over the estimated useful life of the assets.

Net Pension Liability- The net pension liability is calculated by a third party actuary based upon census data, plan provisions, and actuarial assumptions.

Other Post Employment Benefit (OPEB) Liability- The OPEB liability is calculated by a third party actuary based upon census data, plan provisions, and actuarial assumptions.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Dent Moses, LLP

Lakeshore Park Plaza | 2204 Lakeshore Drive, Suite 300 | Birmingham, AL 35209 | T(205) 871-1880 | F(205) 871-1892

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Honorable Mayor & City Council
of the City of Calera, Alabama
Page 2

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 26, 2021.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, schedule of changes in net pension liability, schedule of employer contributions, schedule of funding progress, and budgetary comparison schedule- general fund, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were not engaged to report on selected revenue data, selected debt ratios, schedule of outstanding debt obligations, and schedule of annual debt service, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the City Council, management, and others within the organization and is not intended to be, and should not be, used by anyone other than these specified parties.

Dent Moses LLP

Dent Moses, LLP
Birmingham, Alabama

March 26, 2021

Honorable Mayor & City Council
of the City of Calera, Alabama

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Calera, Alabama, as of and for the year ended September 30, 2020, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This communication is intended solely for the information and use of management, the City Council, and others within the organization, and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

Dent Moses LLP

Dent Moses, LLP
Birmingham, Alabama

Dent Moses, LLP

Lakeshore Park Plaza | 2204 Lakeshore Drive, Suite 300 | Birmingham, AL 35209 | T(205) 871-1880 | F(205) 871-1892

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City of Calera Audited Financial Statements – September 30, 2020

Click Link Below to Review Documents:

<https://www.cityofcalera.org/ArchiveCenter/ViewFile/Item/1161>

Attached are the requested budget adjustments for the following funds: Garbage, Gas, Sewer, and Court. I plan to include the General Fund budget adjustments on the agenda for the meeting on June 21st.

The budget adjustments have a neutral impact on the budgets of the Garbage, Gas, and Court funds. The Sewer budget adjustments will increase revenue over expense by \$73,383 (increase in revenues of \$152,000 and an increase in expenses of \$78,617).

Garbage Fund- Change in budgeted revenue over expense \$0

Gas Fund- Change in budgeted revenue over expense \$0

Sewer Fund- Change in budgeted revenue over expense \$73,383

Court Fund- Change in budgeted revenue over expense \$0

6-05-2021 3:32 PM
 PACKET: 00314-GARBAGE BUDGET ADJ 6-7-21
 BUDGET CODE: CB-Current Budget

BUDGET ADJUSTMENT REGISTER

PAGE: 1

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000419							
12 300.4010 GARBAGE SERVICE	6/07/2021	GARBAGE BUDGET ADJU	26,995.00	949,055.76-	21,398.00	997,448.76-	326,730.90-
12 300.9801 SALE OF ASSET	6/07/2021	GARBAGE BUDGET ADJU	7,700.00	0.00	0.00	7,700.00-	0.00
12 425.1001 PAYROLL- REGULAR DEPT: GARBAGE	6/07/2021	GARBAGE BUDGET ADJU	6,000.00	240,594.14	0.00	246,594.14	74,397.53
12 425.2065 MOBILE COMMUNICATIONS DEPT: GARBAGE	6/07/2021	GARBAGE BUDGET ADJU	465.00	1,998.00	0.00	2,463.00	834.99
12 425.2080 UTILITY BILLING/MAILING DEPT: GARBAGE	6/07/2021	GARBAGE BUDGET ADJU	250.00	5,444.00	0.00	5,694.00	227.79
12 425.2090 TELEPHONE SERVICES DEPT: GARBAGE	6/07/2021	GARBAGE BUDGET ADJU	630.00	294.84	0.00	924.84	263.61
12 425.5020 REPAIRS- EQUIPMENT/VEHICLES DEPT: GARBAGE	6/07/2021	GARBAGE BUDGET ADJU	25,000.00	60,000.00	0.00	85,000.00	19,684.94
12 425.6020 CREDIT CARD FEES DEPT: GARBAGE	6/07/2021	GARBAGE BUDGET ADJU	2,350.00	7,737.00	0.00	10,087.00	3,370.71
			TOTAL NO. ADJUSTMENTS--REVENUE:		2	34,695.00	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		6	34,695.00	
			TOTAL IN PACKET--			69,390.00	

*** NO WARNINGS ***

*** NO ERRORS ***

*** END OF REPORT ***

6-05-2021 4:56 PM
 PACKET: 00315-GAS BUDGET ADJ 06-07-21
 BUDGET CODE: CB-Current Budget

BUDGET ADJUSTMENT REGISTER

PAGE: 1

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000420 -----							
20 300.4010	6/05/2021	GAS BUDGET ADJ RESIDENTIAL SALES	8,230.00	994,225.00-	0.00	1,002,455.00-	4,391.26-
20 300.4024	6/05/2021	GAS BUDGET ADJ GOVERNMENTAL SALES	4,600.00	116,158.00-	0.00	120,758.00-	2,328.48-
20 300.4028	6/05/2021	GAS BUDGET ADJ PENALTY REVENUE	4,000.00	28,314.00-	0.00	32,314.00-	140.60-
20 300.9501	6/05/2021	GAS BUDGET ADJ MISCELLANEOUS INCOME	510.00	0.00	4,475.00	4,985.00-	0.60-
20 422.1001	6/05/2021	GAS BUDGET ADJ PAYROLL- REGULAR DEPT: GAS	1,000.00-	424,342.22	0.00	423,342.22	153,630.70
20 422.1003	6/05/2021	GAS BUDGET ADJ PAYROLL- ON CALL DEPT: GAS	1,000.00	12,424.89	0.00	13,424.89	2,268.01
20 422.1008	6/05/2021	GAS BUDGET ADJ PAYROLL OFFSET-CAPITAL LABOR DEPT: GAS	7,285.00-	0.00	3,945.92-	11,230.92-	3.95
** WARNING ** NEW BUDGET NEGATIVE							
20 422.2035	6/05/2021	GAS BUDGET ADJ GENERAL INSURANCE DEPT: GAS	2,415.00	19,619.00	0.00	22,034.00	4.17
20 422.2045	6/05/2021	GAS BUDGET ADJ INTERNET SERVICES DEPT: GAS	100.00	337.64	0.00	437.64	60.00
20 422.2070	6/05/2021	GAS BUDGET ADJ PERMITS & LICENCES DEPT: GAS	40.00	500.00	0.00	540.00	2.00
20 422.2090	6/05/2021	GAS BUDGET ADJ TELEPHONE SERVICE DEPT: GAS	740.00	589.68	0.00	1,329.68	277.75
20 422.3010	6/05/2021	GAS BUDGET ADJ EMERGENCY RELIEF DEPT: GAS	50.00	140.00	2,022.27	2,212.27	0.01
20 422.6020	6/05/2021	GAS BUDGET ADJ CREDIT CARD FEES DEPT: GAS	5,900.00	25,500.00	0.00	31,400.00	10,452.15
20 422.6048	6/05/2021	GAS BUDGET ADJ PROPERTY TAXES DEPT: GAS	280.00	1,007.00	0.00	1,287.00	2.89

6-05-2021 4:56 PM
 PACKET: 00315-GAS BUDGET ADJ 06-07-21
 BUDGET CODE: CB-Current Budget

BUDGET ADJUSTMENT REGISTER

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FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000420 -----							
20 492.7100	6/05/2021	GAS BUDGET ADJ CAMDEN PARK SYSTEM EXT DEPT: CAPITAL EXPENDITURES	9,700.00	0.00	0.00	9,700.00	62.50
20 492.7223	6/05/2021	GAS BUDGET ADJ GAS SYSTEM EXTENSIONS DEPT: CAPITAL EXPENDITURES	5,400.00	0.00	0.00	5,400.00	19.20
TOTAL NO. ADJUSTMENTS--REVENUE:					4	17,340.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					12	17,340.00	
TOTAL IN PACKET--						34,680.00	

TOTAL WARNINGS: 1

*** NO ERRORS ***

*** END OF REPORT ***

6-05-2021 6:54 PM
 PACKET: 00317-SEWER BUDGET ADJ 06-07-21
 BUDGET CODE: CB-Current Budget

BUDGET ADJUSTMENT REGISTER

PAGE: 1

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE

Budget Adj. # 000422							
40 300.5010	6/07/2021	SEWER BUDJET ADJ	96,500.00	470,250.00-	25,000.00	591,750.00-	0.00
TAPPING FEES							
40 300.5020	6/07/2021	SEWER BUDJET ADJ	55,500.00	261,250.00-	12,000.00	328,750.00-	0.00
CAPITAL RECOVERY FEE							
40 424.1002	6/07/2021	SEWER BUDJET ADJ	2,500.00	7,805.00	0.00	10,305.00	1,211.89
PAYROLL- OVERTIME							
DEPT: SEWER COLLECTION							
40 424.1150	6/07/2021	SEWER BUDJET ADJ	1,551.00-	0.00	0.00	1,551.00-	1.44
PAYROLL OFFSET-CAPITAL LABOR							
DEPT: SEWER COLLECTION							
** WARNING ** NEW BUDGET NEGATIVE							
40 424.2035	6/07/2021	SEWER BUDJET ADJ	150.00	10,468.00	0.00	10,618.00	4.72
GENERAL INSURANCE							
DEPT: SEWER COLLECTION							
40 424.2065	6/07/2021	SEWER BUDJET ADJ	1,300.00	4,056.00	0.00	6,356.00	2,911.09
MOBILE COMMUNICATIONS							
DEPT: SEWER COLLECTION							
40 424.2065	6/07/2021	SEWER BUDJET ADJ	1,000.00	4,056.00	0.00	6,356.00	2,911.09
MOBILE COMMUNICATIONS							
DEPT: SEWER COLLECTION							
40 424.2095	6/07/2021	SEWER BUDJET ADJ	5,000.00	130,000.00	0.00	135,000.00	35,724.12
UTILITIES							
DEPT: SEWER COLLECTION							
40 424.6020	6/07/2021	SEWER BUDJET ADJ	5,800.00	25,600.00	0.00	31,400.00	10,452.15
CREDIT CARD FEES							
DEPT: SEWER COLLECTION							
40 434.1020	6/07/2021	SEWER BUDJET ADJ	3,700.00-	10,306.00	0.00	6,606.00	15.36
WORKMANS COMP INSURANCE							
DEPT: SEWER TREATMENT							
40 434.2035	6/07/2021	SEWER BUDJET ADJ	2,270.00-	19,698.00	0.00	17,428.00	4.45
GENERAL INSURANCE							
DEPT: SEWER TREATMENT							
40 434.2065	6/07/2021	SEWER BUDJET ADJ	1,340.00	2,155.00	0.00	3,495.00	1,336.82
MOBILE COMMUNICATIONS							
DEPT: SEWER TREATMENT							
40 434.2070	6/07/2021	SEWER BUDJET ADJ	17,785.00	500.00	0.00	18,285.00	175.00
PERMITS & LICENSES							
DEPT: SEWER TREATMENT							

6-05-2021 6:54 PM
 PACKET: 00317-SEWER BUDGET ADJ 06-07-21
 BUDGET CODE: CB-Current Budget

BUDGET ADJUSTMENT REGISTER

PAGE: 2

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE

Budget Adj. # 000422							
40 434.3015	6/07/2021	SEWER BUDJET ADJ	1,000.00	3,500.00	0.00	4,500.00	746.46
		FUEL USAGE					
		DEPT: SEWER TREATMENT					
40 434.5010	6/07/2021	SEWER BUDJET ADJ	5,800.00	0.00	0.00	5,800.00	51.80
		RECURRING MAINTENANCE					
		DEPT: SEWER TREATMENT					
40 492.7098	6/07/2021	SEWER BUDJET ADJ	9,588.00	0.00	9,588.00	19,176.00	4,794.00
		ALABAMA POWER PUMP ST #2					
		DEPT: CAPITAL EXPENDITURES					
40 492.7101	6/07/2021	SEWER BUDJET ADJ	4,000.00	0.00	3,776.41	7,776.41	193.95
		MAIN STREET PROJECT					
		DEPT: CAPITAL EXPENDITURES					
40 492.7150	6/07/2021	SEWER BUDJET ADJ	235,000.00	0.00	0.00	235,000.00	234,401.95
		EQUIPMENT SHED					
		DEPT: CAPITAL EXPENDITURES					
40 492.7345	6/07/2021	SEWER BUDJET ADJ	206,525.00-	235,000.00	0.00	28,475.00	0.00
		PLANT-WWTP BUX					
		DEPT: CAPITAL EXPENDITURES					
40 492.7341	6/07/2021	SEWER BUDJET ADJ	2,400.00	16,500.00	0.00	18,900.00	15.84
		EQUIPMENT - WWTP					
		DEPT: CAPITAL EXPENDITURES					
TOTAL NO. ADJUSTMENTS--REVENUE:						2	152,000.00
TOTAL NO. ADJUSTMENTS--EXPENSE:						18	78,617.00
TOTAL IN PACKET--							230,617.00

TOTAL WARNINGS: 1

*** NO ERRORS ***

*** END OF REPORT ***

6-05-2021 5:26 PM
 PACKET: 00316-COURT BUDGET ADJ
 BUDGET CODE: CB-Current Budget

BUDGET ADJUSTMENT REGISTER

PAGE: 1

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000421							
11 300.7030	6/07/2021	COURT BUDGET ADJ INDIGENT DEFENSE REIMBURSEMENT	2,957.00	35,185.00-	0.00	38,142.00-	3,974.70-
11 300.9501	6/07/2021	COURT BUDGET ADJ MISCELLANEOUS INCOME	100.00	0.00	0.00	100.00-	16.50-
11 480.2090	6/07/2021	COURT BUDGET ADJ TELEPHONE SERVICE DEPT: MUNICIPAL COURT	150.00	393.12	0.00	543.12	152.38
11 480.3010	6/07/2021	COURT BUDGET ADJ EMERGENCY RELIEF DEPT: MUNICIPAL COURT	907.00	0.00	0.00	907.00	0.91
11 480.6020	6/07/2021	COURT BUDGET ADJ CREDIT CARD FEES DEPT: MUNICIPAL COURT	2,000.00	3,550.00	0.00	5,550.00	1,986.28
TOTAL NO. ADJUSTMENTS--REVENUE:					2	3,057.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					3	3,057.00	
TOTAL IN PACKET--						6,114.00	

*** NO WARNINGS ***

*** NO ERRORS ***

*** END OF REPORT ***

The City of Calera Preliminary Plat Application For All Subdivisions Excluding Minor Subdivisions



Project Information

Subdivision Name: _____

Site Address/Location: _____

Current Zoning: _____ Date Zoning was Acquired: _____

Zoning Ordinance Number: _____

Type of Subdivision: ☒ Single Family ☐ Multi Family ☐ PUD ☐ Commercial

Plat Acreage: _____ acres Number of Lots: _____

Preliminary Plat Review Fee Calculation:

\$50 per lot + Number of Adjacent Lots x \$(Current Postage Rate) =
\$ _____

Owner/Developer Information

Name: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____ Fax: _____

E-mail: _____

Applicant Information

Name: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____ Fax: _____

E-mail: _____

Engineer of Record Information

Name: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____ Fax: _____

E-mail: _____

THIS SECTION TO BE COMPLETED BY CITY PERSONNEL

Date Application Received: _____

☐ Plans Received (6 full size and pdf's) ☐ Drainage Study Received ☐ Plans
Distributed to Depts

☐ Preliminary Plat Payment Received Amount \$ _____

☐ Preliminary Plat Added to the Planning Commission Agenda

Date Added to the Agenda: _____

Note: The Preliminary Plat shall not be considered completed until such time that each City Staff Approval is attained. It is the Applicant's responsibility to coordinate with each Department to address all concerns. Once all City Staff Approvals are acquired, the application shall be complete and then the Preliminary Plat shall be added to the agenda for consideration.

The Calera Zoning Department shall receive and distribute construction documents to each department. Each Department has 14 calendar days to respond in writing to the zoning department. Comments shall be in written format on Department Letterhead.

City Staff Approvals

_____ Date: _____
ZONING ADMINISTRATOR

_____ Date: _____
CITY ENGINEER

_____ Date: _____
BUILDING OFFICIAL

_____ Date: _____
PUBLIC WORKS DIRECTOR

_____ Date: _____
FIRE CHIEF or FIRE MARSHALL

_____ Date: _____
POLICE CHIEF or DEPUTY CHIEF

The City of Calera Final Plat Application For All Subdivisions Excluding Minor Subdivisions



Project Information

Subdivision Name: _____

Final Plat Name: _____

Site Address/Location: _____

Current Zoning: _____

Preliminary Plat Approval Date: _____

Number of Lots: _____

Final Plat Review Fee Calculation:

\$50 per lot = \$_____

Owner/Developer Information

Name: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____ Fax: _____

E-mail: _____

Applicant Information

Name: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____ Fax: _____

E-mail: _____

Engineer of Record or Land Surveyor Information

Name: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____ Fax: _____

E-mail: _____

THIS SECTION TO BE COMPLETED BY CITY PERSONNEL

Date Application Received: _____

☐ Mylar Received ☐ Sureties Received ☐ Plat Sent to 911 for Addresses

☐ Final Plat Added to the Planning Commission Agenda

Date Added to the Agenda: _____

☐ HOA Creation Recorded ☐ Covenants and Restrictions Recorded

Note: The Final Plat shall not be added to the agenda for approval until all City Staff Approvals are attained. No Building Permits shall be granted until the HOA and Covenants/Restrictions have been recorded

The Zoning Department shall notify each department when the Developer is ready for final inspection. Each Department has 7 calendar days to provide the zoning department with any issues to be addressed. Comments shall be in written format on Department Letterhead.

City Staff Approvals

ZONING ADMINISTRATOR Date:_____

CITY ENGINEER Date:_____

BUILDING OFFICIAL Date:_____

PUBLIC WORKS DIRECTOR Date:_____

FIRE CHIEF or FIRE MARSHALL Date:_____

POLICE CHIEF or DEPUTY CHIEF Date:_____

City of Calera, Alabama
NOTICE OF PUBLIC HEARING

**The Mayor and Council will
hold a Public Hearing at the**

Monday, June 7, 2021 @ 6:30 p.m.

Monday, June 21, 2021 @ 6:30 p.m.

The purpose of the Public Hearings is to:

**Receive public input concerning a proposed
change to the Zoning Ordinance:**

**Article 5 Establishment of Districts
Sections 5.1 thru Sections 5.11.2**

(Copy of Proposed Ordinance No. 2021-06 Attached)

Mayor Graham introduced the following Ordinance:

ORDINANCE NO. 2021-06

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALERA, ALABAMA:

- (1) **WHEREAS**, the Code of Ordinances of the City of Calera, Alabama is hereby amending the Zoning Ordinance Article 5 Establishment of Districts by:

Deleting:

ESTABLISHMENT OF DISTRICTS

In order to carry out the intent and purpose of this Zoning Ordinance, the City of Calera is hereby divided into the following districts. The location, boundaries and area of which are and shall be, as shown and depicted upon the official zoning map. The said districts are to be as follows:

E-1	Single family Residential (Estate) District
R-1	Single family Residential District
R-2	Single family Residential District
R-2-A	Single family Residential District
R-3	Single family (Affordable Housing) Residential District
R-3-A	Manufactured Home Subdivision District
R-3-B	Manufactured Home Park District
R-4	Multi-family Residential District
RG	Garden Home Residential District
RT	Townhouse Residential District
A-1	Agricultural District
O&I	Office and Institutional District
B-1	Neighborhood Commercial District
B-2	General Business District
B-3	Historical Business District
M-1	Light Industrial District
M-2	Heavy Industrial District
M-3	Heavy Industrial District
MR	Municipal Reserve District

Questions concerning the exact location of district boundary lines shall be decided by the ZBA, as outlined in [§2.5](#) Interpretation of District Boundaries. The zoning district regulations are supplemented by the following Articles and provisions of this Ordinance:

Administration and Review Procedures, Art. 2

Definitions, Art. 3

General Regulations, Art. 4

Supplemental Regulations, Art. 6

Use Specific Regulations, Art. 7

Off-street Parking and Loading Regulations, Art. 8

Landscaping Regulations, Art. 9

Buffer Requirements, [§9.2 Buffers](#).

The District regulations are as described following.

E-1 Single family Residential (Estate) District

Intent. To provide areas suitable for detached single family residences on large lots, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: One (1) acre

Minimum Lot Width: 100 ft

Minimum Yard Setbacks:

Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline

Rear: Fifty (50) ft

Side: Fifteen (15) ft *Long Branch is 12'

Maximum Height: Thirty-five (35) ft or 2-1/2 stories

Minimum Livable Floor Area: 1,300 sf of heated space, ground level or above

Corner Lot setbacks shall be the same on both streets.

R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: 15,000 sf

Minimum Lot Width: 100 ft

Minimum Yard Size:

Front: Thirty-five (35) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline

Rear: Forty (40) ft

Side: Ten (10) ft

Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

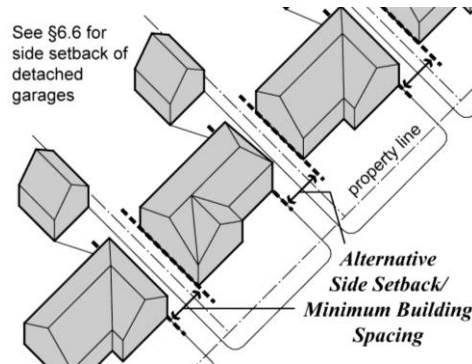


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

Maximum Height: Thirty-five (35) ft or 2-1/2 stories

Minimum Floor Area: 1,200 sf of heated space ground level or above

Corner Lot setbacks shall be the same on both streets.

R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: 12,000 sf

Minimum Lot Width: Seventy-five (75) ft

Minimum Yard Setbacks:

Front: Thirty-five (35) ft

Secondary front (for Standard Corner Lots): twenty (20) ft

Rear: Forty (40) ft

Side: Ten (10) ft

Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See [Figure 5-2](#).

Maximum Height: Thirty-five (35) ft or 2-1/2 stories

Minimum Floor Area: 1,200 sf of heated space ground level or above

For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

R-2-A Single family Residential District

Intent. To provide areas suitable for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: 10,000 sf

Minimum Lot Width: Sixty-five (65) ft

Minimum Yard Setback:

Front: Thirty-five (35) ft

Secondary front (for Standard Corner Lots): twenty (20) ft

Rear: Thirty (30) ft

Side: Ten (10) ft

Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See [Figure 5-2](#).

Maximum Height: Thirty-five (35) ft or 2-1/2 stories

Minimum Livable Floor Area: 1,000 sf of heated space ground level or above

For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

R-3 Single family (Affordable Housing) Residential District

Intent. To provide areas suitable for medium density detached single family residences, along with manufactured homes, duplexes and selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: 8,000 sf

Minimum Lot Width: Sixty (60) ft

Minimum Yard Size:

Front: Twenty-five (25) ft

Secondary front (for Standard Corner Lots only): 20 ft

Rear: Thirty (30) ft

Side: Ten (10) ft

Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See [Figure 5-2](#).

Maximum Height: Thirty-five (35) ft or 2 1/2 stories

Minimum Floor Area: 600 sf, of heated space ground level or above

For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

R-3A Manufactured Home Subdivision District

Intent. To provide areas for Manufactured Home Subdivision Development, free from other uses which are incompatible with the character and intent of this district.

Use Regulations. Refer to [Table 5.1](#).

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: 7,500 sf [15,000 sf if septic tanks and field lines are required]

Minimum Lot Width: Fifty (50) ft

Minimum Yard Setbacks:

Front: Thirty-five (35) ft

Rear: Thirty-five (35) ft

Side: Eight (8) ft

Corner Lots: Setbacks shall be the same on both streets

Manufactured Home Standards

Only Class A Manufactured Homes, as defined in [§3.5 Uses Defined](#), shall be permitted.

Each manufactured home shall be provided with two (2) off-street parking spaces, with all streets and parking spaces in complete compliance with the Calera Subdivision Regulations relative to street standards.

All manufactured homes shall be installed according to all requirements of the City Building Code and shall be completely skirted within thirty (30) days from the date the home is moved on a lot with weather resistance material. Skirting shall be adequately vented.

Procedure for Plat Approval. Layout plans for all manufactured home subdivisions shall be prepared by a Registered Engineer and submitted to the Commission for review and approval of construction. This site plan shall include the following:

Area and dimensions of the site

Number of lots, dimensions and layout of all lots

Location, size and layout of all utilities and streets

Assessment of drainage conditions by a Registered Engineer, including all proposed measures needed to rectify problems, where they exist

Street plan, including all off-street parking

Assessment of traffic conditions, including all proposed measures needed to rectify problems where they exist

Location and type of all street lighting

Location of all fire hydrants

Additional Regulations

All manufactured homes shall be individually owned.

The subdivisions shall be in accordance with all applicable Sections of the City's Subdivision Regulations.

All access points shall be as approved by the City Engineer in accord with the Public Works Manual.

The subdivision shall be served with water, sanitary facilities, and adequate drainage facilities and such plans shall be submitted to both the City Engineer and the Commission for review and approval.

R-3-B Manufactured Home Park District

Intent. To provide areas for Manufactured Home Parks, free from other uses which are incompatible with the character and intent of this district.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

The following uses shall be permitted: Class A and B Manufactured Homes, management office, manager's residence, service facilities such as laundromats, garbage pick-up areas, accessory structures and buildings, outdoor storage yards, recreational areas and facilities along with retail convenience sales intended to serve the residents of the park and their guests.

Site Standards. A site plan shall be prepared and submitted for each manufactured home park, and:

The minimum site area for the manufactured home park shall be twenty (20) contiguous acres of land with access to a public street of not less than fifty (50) ft in width.

Each manufactured home space shall have a minimum of 5,000 sf and have a minimum width of forty-five (45) ft at the front lot line.

Each manufactured home space shall be set back a minimum of thirty-five (35) ft from any park boundary line and ten (10) ft from any other lot line.

Minimum Yard Setbacks:

Front Yard: Twenty-five (25) ft, or if fronting on undedicated road: sixty (60) ft from the centerline

Rear Yard: Ten (10) ft

Side Yard: Ten (10) ft

No manufactured home may be located closer than twenty (20) ft to another such home on an adjacent lot.

The maximum density shall be six (6) manufactured homes per gross tract acre, if not served by public water and sewer. A lower density may be required by the County Health Department.

Location and type of street lighting as recommended by the Alabama Power Company or comparable engineering data.

Location and type of fire hydrants to be coordinated with City of Calera Fire Department.

Each manufactured home park shall be provided with a park and recreational area having a minimum area of 100 sf per manufactured home space. Such areas shall be consolidated into usable areas.

Installation. All manufactured homes shall be installed according to all requirements of the City Building Code; and, be completely skirted within thirty (30) days from the date the home is moved into the park with a weather resistant material. Skirting shall be adequately vented.

Storage Facilities, Accessory Uses and Structures. A maximum of 100 sf of storage area shall be provided for each space. Alternatively, park management may provide common storage lockers at an equivalent capacity. Permitted accessory structures on manufactured home spaces shall include all accessory structures permitted on the lots of single family residences, except for private swimming pools and satellite dish antennas. Such accessory uses shall not be permitted closer than five (5) ft from the rear and side boundaries of each space. Carports may be permitted in the front yard but shall not be permitted within five (5) ft of the front building line. However, such shall not be permitted within five (5) ft of the rear and side boundaries of each space and twenty-five (25) ft from front lot lines; and, in the case of a corner lot, twenty-five (25) ft from the lot lines adjacent to a street.

Off-street parking and Streets. Two-way private, paved streets (maintained by the park management) shall be installed to furnish convenient access to all manufactured home spaces within the park and such streets shall be in complete conformance with City street standards. No manufactured (mobile) home shall have its own access into a public street. Dead-end streets shall have turn-arounds in conformance with City street standards and each manufactured home shall have two (2) paved, off-street parking spaces. In addition, the location of all driveways shall be shown on the required site plan and approved by the Commission.

Service Facilities. Common recreational facilities and laundromats shall be provided for the use of park residents and their guests only. Garbage collection and disposal shall be the responsibility of park management and common garbage pick-up points shall be provided and screened as required in [§9.4 Screening](#).

Required park and recreational areas shall be provided in one or more centrally located, usable areas easily accessible to all park residents. Such space shall be maintained in a usable and sanitary condition.

Every Manufactured Home Park of ten (10) or more spaces shall be provided with above- or below-grade storm shelters, which shall:

- have a minimum floor area of ten (10) sf for each Manufactured Home space.

- Be designed by a licensed structural engineer or architect and built in accord with plans as approved by the Building Official.

- Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the Building Code, Mechanical Code, Plumbing Code and Electrical Code, where applicable.

- Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).

- Be located no farther than 1,320 linear ft from the furthest Manufactured Home space on-site.

Buffer Requirements. See [§9.2 Buffers](#).

Signs. Internal signs shall be in conformance with park management policy. If no such policy exists, the same signs permitted in other single family districts shall apply.

Landscaping. All required yards shall be permanently landscaped and maintained with ground cover, trees and shrubs.

Deck/Patio. Each Manufactured Home should be provided with a deck or patio of at least 200 sf.

Ownership. All Manufactured Homes are to be leased or rented only and are not to be sold individually.

Fences. Fences shall be in accordance with the provisions of [§6.4 Fences and Walls](#).

R-4 Multi-family Residential District

Intent. To provide areas for multi-family residential development along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Maximum Building Height: three (3) stories

Regulations for Multi-family Uses, Assisted and Independent Living Facilities:

Minimum Lot Area: None specified, although the maximum density shall be twenty (20) units per acre

Minimum Lot Width: 200 ft

Corner Lots shall have the same setbacks on both streets

Minimum Livable Floor Area: 500 sf of heated space per unit, ground level or above

All principal buildings shall be set back from parking areas and driveways by not less than twenty (20) ft.

Minimum Open Space shall be as required per [§7.7](#) for Assisted Living Facilities and per [§7.15](#) for Multi-Family developments and Independent Living Facilities.

For multi-family buildings (one building per lot):

Minimum Yard Setbacks:

Front: Fifteen (15) ft

Rear: Thirty (30) ft

Side: None, except as required by the Building and Fire Code.

Off-street parking shall be to the side or the rear.

For multi-family complexes, assisted living facilities and independent living facilities, no building shall be nearer a dedicated street than thirty-five (35) ft. All multiple dwelling buildings shall be separated by not less than:

Forty (40) ft front to front

Fifteen (15) ft front to end

Thirty (30) ft front to end

Fifty (50) ft front to back

Twenty (20) ft end to end

Any other situations: Ten (10) ft

Requirements for Other Uses.

Public Buildings. See [§7.16](#).

Places of Assembly, Group Care Homes, Boarding Houses and Duplexes shall comply with the following setbacks:

Front: Twenty-five (25) ft

Rear: Thirty (30) ft

Side: Ten (10) ft

Additional Regulations

For multi-family complexes and any other permitted use with multiple buildings, A Site Development Plan is required, which provides for:

Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress from the proposed site

A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply prepared by a Registered Engineer

Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic safety hazards

Garbage and refuse collection facilities shall be the responsibility of apartment management and shall be screened as required in [§9.4 Screening](#).

RG Residential Garden Home District

Intent. To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

Use Regulations. Refer to [Table 5.1](#).

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: 6,000 sf

Minimum Lot Width: sixty (60) ft

Minimum Yard Setbacks:

Front: Twenty (20) ft

Rear: Twenty-five (25) ft

Side: Ten (10) ft

Corner Lots shall have the same setbacks on both streets.

No building in an RG District shall be located less than twenty-five (25) ft from any boundary of the RG Development abutting single family residential zoning districts.

Alternative setback provisions for new subdivisions: When required parking is provided within a detached structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, the side yard is sized to accommodate, at a minimum, the width of the driveway.

Minimum Floor Area:

One story: 1,000 sf

Two story: 850 sf on first floor

Additional Regulations (When Applicable)

No fence shall be permitted forward of the front corner of the house.

No Garden Home site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.

All utilities shall be placed underground or in an alley for rear-loaded lots.

All lots shall be served by water and sewer.

There shall be two (2) paved, off-street parking spaces for each unit

Customary accessory buildings or structures, one (1) per parcel or lot, shall not exceed 200 sf. That portion of a detached accessory structure devoted to required parking shall not be counted against this allowance.

RT Residential Townhouse District

Intent. To provide areas suitable for Townhouse Residential Dwellings

Use Regulations. Refer to [Table 5.1](#).

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Maximum Density: Ten (10) units per gross tract acre, including common area

Minimum Lot Width: Eighteen (18) ft for townhouses; otherwise the minimum lot width shall be as necessary to provide fire separation in accordance with the Fire/Building Code

Minimum Yard Setbacks:

Front: Townhouses shall be set back no less than ten (10) ft from the front lot line. Where the front yard is less than fifteen (15) ft, the ground floor of the unit shall be no less than two (2) ft above grade level at the sidewalk. If front-loaded, units shall be setback thirty-five (35) ft from the front lot line.

Rear: For dwellings, the minimum rear yard setback shall be thirty (30) ft. Where an alley is present at the rear of the lot, the minimum rear yard setback for accessory buildings shall be twelve (12) ft from the alley centerline.

Side: Zero (0) ft for townhouses; as required by the Fire/Building Code in all other cases

Townhouse dwellings shall be located at least fifteen (15) ft from the RT District boundary as depicted on the site development plan; twenty (20) ft from an E-1, R-1, R-2, R-3 or R-G District.

Corner Lots: Shall have the same setbacks on both streets.

Maximum Height: Thirty-five (35) ft or 2 1/2 stories

Minimum Livable Floor Area:

One (1) story Townhouse: 1,000 sf

One and one-half (1 1/2) or two (2) story Townhouse: 500 sf on the first floor

Total minimum for townhouse: 1,000 sf

Eave Overhangs: Cornices or eaves may extend into adjoining property when allowed by properly executed and recorded covenants between property owners. All such cornices and eaves shall be fire-proof.

Building Groups. No less than three (3) nor more than eight (8) Townhouses shall be located within a continuous building group and no interconnection or overlapping between individual dwelling units shall be permitted.

A Site Development Plan is required which provides for:

Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress to the proposed site.

A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply, prepared by a Registered Engineer.

Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic hazards.

Additional Regulations (When Applicable)

Parking.

For front setbacks less than twenty-five (25) ft, all required parking shall be within a front-loaded garage or within common or individual parking areas accessed at the rear of units by an alley or common drive.

The minimum depth of off-street parking spaces shall be measured from back of sidewalk, if front-loaded. No parking shall be permitted on a driveway less than twenty (20) ft in depth from the sidewalk to the building line. Any lots for semi-detached or detached dwellings less than sixty (60) ft wide shall be rear-loaded.

Required parking spaces shall not be permitted along existing streets.

No Townhouse site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.

Building groups shall be planned so that all units on the same block frontage are either front-loaded or rear-loaded.

Adequate provisions for emergency access from the rear of lots may be required by the Fire Marshal for lots less than sixty (60) ft in width.

A sidewalk of at least thirty-six (36) inches in width shall be provided connecting from the front entrance of each unit to the rear of the building group for unobstructed access to the rear of each unit. Where units are set back no more than twenty (20) ft from the sidewalk along the street, such sidewalk may be used as a part of this required access. Where such access must cross lots, an easement of five (5) ft in width shall be provided.

An easement appurtenant across lots shall be provided where a property owner must cross an adjoining property to reach his or her own property with gates provided if fence extends to the property line.

The applicant shall provide for and establish an organization or other legal entity for the ownership and maintenance of any commonly owned areas designated as such on the site development plan (see also [§6.11](#)). Such organization shall be created by covenants running with the land and such deed restrictions or covenants shall be duly recorded in the Office of the Probate Judge.

No fences shall be allowed in the front yard for front-loaded units.

Private swimming pools are prohibited on individual townhouse lots in the RT District but may be placed in a common area.

All utilities shall be placed underground or in an alley for rear-loaded lots.

All lots shall be served by water and sewer.

Garbage and refuse collection and disposal shall be the responsibility of management and such collection facilities shall be screened as required in [§9.4 Screening](#).

Table 5.1 Permitted Uses for Residential Districts										
	E-1	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	RG	RT
<i>Agricultural Uses</i>										
Hobby Farms, §7.2	Y									
<i>Residential Uses</i>										
Accessory Dwellings, §7.17	SE	SE	SE	SE	SE					
Boarding Houses					Y			Y		
Duplexes					Y			Y		
Conservation Subdivisions, §7.19	Y	Y	Y	Y	Y					
Cottage Subdivisions, §7.20				Y	Y					
Family Day Care Homes, §7.21	Y	Y	Y	Y	Y	Y	Y		SE	SE
Garden Homes									Y	
Group Care Home (4 or less residents)			Y	Y				Y		
Group Care Home (10 or less residents)			SE	SE				Y		
Home Occupations, §7.9	Y	Y	Y	Y	Y	Y			Y	Y
Independent Living Facilities, §7.15								Y		
Manufactured, Modular Homes					Y	Y				
Manufactured Home Parks							Y			
Manufactured Home Subdivisions						Y				
Multi-family Dwellings, §7.15					Y	Y		Y		
Single-family Dwellings, Detached	Y	Y	Y	Y	Y					Y
Single-family Dwellings, Semi-detached										Y
Townhouses										Y
<i>Residential Accessory Uses</i>										
Customary Accessory Structures, §6.6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Garage Sales, §6.9	Y	Y	Y	Y	Y	Y		Y	Y	Y
Private Swimming Pools, §6.10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Private Tennis Courts, §6.10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Satellite Dish Antennas, §6.7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Institutional Uses</i>										
Assisted Living Facilities, §7.7								SE		
Cemeteries, §7.8	Y									
Country Clubs	Y	Y	Y							
Group Care Home (more than 10 residents)								SE		
Parks	Y	Y	Y	Y	Y			Y		
Places of Assembly	SE	SE	SE	SE	SE			SE	SE	SE
Public Buildings, §7.16	Y	Y	Y	Y	Y			Y	Y	Y
Public Utility Facilities	SE	SE	SE	SE	SE			SE	SE	SE
Public Utility Services	Y	Y	Y	Y	Y			Y	Y	Y
Schools	C	C	C	C	C			C		
<i>Commercial Uses</i>										
Bed and Breakfasts, §7.18			Y		Y					
<i>Telecommunications Uses</i>										
Wireless Facilities, §7.11	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Y – The use is permitted by right subject to any limitations of the applicable district. Similar uses to those listed may also be permitted subject to §2.6 Interpretation of Uses and §2.7 Unclassified Uses. SE – Special Exception Use, requires approval by ZBA (see §2.8). May also be subject to district limitations. C – Conditional Use, requires approval by the Commission (see §2.9). May also be subject to district limitations. A use followed by a numeric cross-reference is also subject to the regulations referenced. A blank cell indicates that the use is not permitted.										

A-1 Agricultural District

Intent. This district consists primarily of undeveloped lands where agricultural and related pursuits may occur within the City and where agriculture support centers may serve outlying areas beyond the City. Further, the intent of the A-1 District is to preserve these areas in agriculture, forestry, rural residential and other limited, yet compatible land uses until such time as a higher density development pattern may be desired and City services can be expanded to accommodate this development.

Use Regulations. Refer to [Table 5.2](#) and the provisions herein.

Those institutional uses listed herein as permitted or as Special Exception Uses shall be limited to medium intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Size: 20,000 sf

Minimum Yard Size:

Front: Forty (40) ft

Rear: Forty-five (45) ft

Side: Fifteen (15) ft

Maximum Height: Thirty-five (35) ft or 2-1/2 stories

In the A-1 Agricultural District, no structure housing livestock or fowl of any kind shall be located any closer than 100 ft from any property line of a district other than an A-1 Agricultural District. In any event, no such structure shall be located any closer than 300 ft from the nearest then existing residence other than that of the owner of the property.

Regulations for Manufactured Homes. Manufactured homes shall be permitted subject to the following requirements:

All manufactured homes, as located on the proposed site, shall be at least seventy-five (75) ft from the nearest residential structure, excluding another such home.

Water and sanitary facilities must be approved by the City, as well as the County Health Department.

Site Requirements:

Minimum Lot Width: 100 ft

Minimum Lot Area: 15,000 sf

Yard Requirements:

Front: Thirty-five (35) ft

Undedicated street: Sixty (60) ft from centerline

Side: Fifteen (15) ft

Rear: Thirty-five (35) ft

Parcel and adjacent property, under the same ownership, will allow the following:

One (1) home: 15,000 sf

Two (2) homes: One (1) acre minimum

Only two additional homes, three including the principal structure, shall be permitted.

(2) **WHEREAS**, the Code of Ordinances of the City of Calera, Alabama is hereby amending the Zoning Ordinance Article 5 Establishment of Districts by:

Adding:

Article 5 ESTABLISHMENT OF DISTRICTS

In order to carry out the intent and purpose of this Zoning Ordinance, the City of Calera is hereby divided into the following districts. The location, boundaries and area of which are and shall be, as shown and depicted upon the official zoning map. The said districts are to be as follows:

R-2	E-1	Single family Residential (Estate) District
	R-1	Single family Residential District
		Single family Residential District
	R-2-A	Single family Residential District
	R-3	Single family (Affordable Housing) Residential District
R-4	R-3-A	Manufactured Home Subdivision District
	R-3-B	Manufactured Home Park District
		Multi-family Residential District
	RG	Garden Home Residential District
	RT	Townhouse Residential District
	A-1	Agricultural District
	O&I	Office and Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Business District
	B-3	Downtown District
	M-1	Light Industrial District
	M-2	Heavy Industrial District
	M-3	Heavy Industrial District
	MR	Municipal Reserve District
	MXD	Mixed-Use District

Questions concerning the exact location of district boundary lines shall be decided by the ZBA, as outlined in §2.5 Interpretation of District Boundaries. The zoning district regulations are supplemented by the following Articles and provisions of this Ordinance:

1. Administration and Review Procedures, Art. 2
2. Definitions, Art. 3
3. General Regulations, Art. 4
4. Supplemental Regulations, Art. 6
5. Use Specific Regulations, Art. 7
6. Off-street Parking and Loading Regulations, Art. 8
7. Landscaping Regulations, Art. 9

8. Buffer Requirements, §9.2 Buffers.

Note: This zoning ordinance shall not apply to or affect any of the following subdivisions that were subject to an approved preliminary plat, final plat and/or building permit(s) as of the date of the approval of this zoning section including any approved renewals or extensions and all subsequent phases of plans or final plats that are subject to this exemption. That date being (Insert date of council approval). Notwithstanding, this exemption shall lapse and expire as to an exempt unimproved property if a permit for the construction of improvements on that property, or some portion thereof, has not been requested from the City for a continuous period of 12 months from the above-mentioned date of approval or from the date of expiration of the last building permit obtained on that property, or some portion thereof, whichever is later. The exempted list of subdivisions shall be permitted to develop under the previous zoning ordinance provided the development does not allow their exemption to lapse and expire. The exempted subdivisions are as follows:

SUBDIVISION	ZONING	REMAINING NUMBER OF LOTS
LAKEWOOD ESTATES	E1	19
LONG BRANCH ESTATES	E1	46
CHARLESTON PLACE	PUD	670
SHILOH CREEK	PUD	850
TIMBERLINE/RESERVE	PUD	284
WATERFORD/TOWNHOMES	PUD	28
WATERFORD/VILLAGE	PUD	1
COUNTRY VIEW ESTATES	R1	2
TIMBERLINE	R1	45
CAMDEN PARK	RG	377
EMERALD RIDGE	RG	74
KOSLIN FARMS	RG	161
WATERSTONE	RG	8

THE GLADES OF WHIPPOORWILL	RT	8
TOWNSIDE SQUARE	RT	17

*The Remaining Number of Lots are based on field conditions observed on May 2, 2020.

The District regulations are as described following:

§5.1. E-1 Single family Residential (Estate) District

Intent. To provide areas suitable for detached single family residences on large lots, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.1.1. Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

5.1.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: One (1) acre
2. Minimum Lot Width: 150 ft
3. Minimum Yard Setbacks:
 - a. Front: Seventy-five (75) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
 - b. Rear: Seventy-five (75) ft
 - c. Side: Twenty-five (25) ft
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 2,400 sf
 - b. More than one story: 1,800 sf on first floor, 2800 sf total
6. Corner Lot setbacks shall be the same on both streets.

§5.2. R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2.1. Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in

§3.5.3 unless approved by the Commission as a Conditional Use.

5.2.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 20,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Yard Size:
 - a. Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
 - b. Rear: Fifty (50) ft
 - c. Side: Fifteen (15) ft
 - d. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

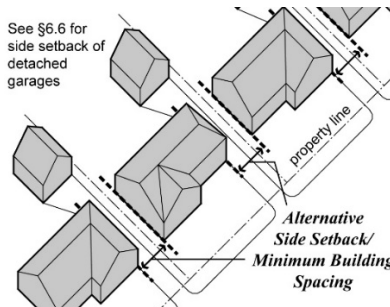


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Floor Area:
 - a. One story: 2,000 sf
 - b. More than one story: 1,500 sf on first floor, 2400 sf total
6. Corner Lot setbacks shall be the same on both streets.

§5.3. R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.3.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in

§3.5.3 unless approved by the Commission as a Conditional Use.

5.3.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and

dimensional regulations shall be required:

1. Minimum Lot Area: 15,000 sf
2. Minimum Lot Width: Seventy-five (75) ft
3. Minimum Yard Setbacks:
 - a. Front: Thirty-five (35) ft
 - b. Secondary front (for Standard Corner Lots): twenty (20) ft
 - c. Rear: Forty (40) ft
 - d. Side: Ten (10) ft
 - e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Floor Area:
 - a. One story: 1,600 ft
 - b. More than one story: 1,200 sf on first floor, 2,200 sf total
6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

§5.4. R-2-A Single family Residential District

Intent. To provide areas suitable for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.4.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.4.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 10,000 sf
2. Minimum Lot Width: Seventy-five (75) ft
3. Minimum Yard Setback:
 - a. Front: Thirty-five (35) ft
 - b. Secondary front (for Standard Corner Lots): twenty (20) ft
 - c. Rear: Thirty (30) ft
 - d. Side: Ten (10) ft

- e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See [Figure 5-2](#).

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories

5. Minimum Livable Floor Area:

- a. One story: 1,500 sf
- b. More than one story: 1,500 sf on first floor, 2,200 sf total

6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

§5.5. R-3 Single family (Affordable Housing) Residential District

Intent. To provide areas suitable for medium density detached single family residences, along with manufactured homes, duplexes and selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.5.1. Use Regulations. Refer to [Table 5.1](#) and the provisions herein:

- 1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in [§3.5.3](#) unless approved by the Commission as a Conditional Use.

5.5.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 10,000 sf

2. Minimum Lot Width: Seventy (70) ft

3. Minimum Yard Setbacks:

- a. Front: Thirty (30) ft
- b. Secondary front (for Standard Corner Lots only): 20 ft
- c. Rear: Thirty (30) ft
- d. Side: Ten (10) ft
- e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See [Figure 5-2](#).

4. Maximum Height: Thirty-five (35) ft or 2 1/2 stories

5. Minimum Floor Area:

- a. One story: 1,500 sf
- b. More than one story: 1,500 sf on first floor, 2,200 sf total

6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

§5.6. R-3A Manufactured Home Subdivision District

Intent. To provide areas for Manufactured Home Subdivision Development, free from other uses which are incompatible with the character and intent of this district.

5.6.1. Use Regulations. Refer to Table 5.1.

5.6.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 7,500 sf [15,000 sf if septic tanks and field lines are required]
2. Minimum Lot Width: Sixty (60) ft
3. Minimum Yard Setbacks:
 - a. Front: Thirty-five (35) ft
 - b. Rear: Thirty-five (35) ft
 - c. Side: Ten (10) ft
 - d. Corner Lots: Setbacks shall be the same on both streets

5.6.3. Manufactured Home Standards

1. Only Class A Manufactured Homes, as defined in §3.5 Uses Defined, shall be permitted.
2. Each manufactured home shall be provided with two (2) off-street parking spaces, with all streets and parking spaces in complete compliance with the Calera Subdivision Regulations relative to street standards.
3. All manufactured homes shall be installed according to all requirements of the City Building Code and shall be completely skirted within thirty (30) days from the date the home is moved on a lot with weather resistance material. Skirting shall be adequately vented.

5.6.4. Procedure for Plat Approval. Layout plans for all manufactured home subdivisions shall be prepared by a Registered Engineer and submitted to the Commission for review and approval of construction. This site plan shall include the following:

1. Area and dimensions of the site
2. Number of lots, dimensions and layout of all lots
3. Location, size and layout of all utilities and streets
4. Assessment of drainage conditions by a Registered Engineer, including all proposed measures needed to rectify problems, where they exist
5. Street plan, including all off-street parking
6. Assessment of traffic conditions, including all proposed measures needed to rectify problems where they exist
7. Location and type of all street lighting
8. Location of all fire hydrants

5.6.5. Additional Regulations

1. All manufactured homes shall be individually owned.
2. The subdivisions shall be in accordance with all applicable Sections of the City's Subdivision Regulations.
3. All access points shall be as approved by the City Engineer in accord with the Public Works Manual.
4. The subdivision shall be served with water, sanitary facilities, and adequate drainage facilities and such plans shall be submitted to both the City Engineer and the Commission for review and approval.

§5.7. R-3-B Manufactured Home Park District

Intent. To provide areas for Manufactured Home Parks, free from other uses which are incompatible with the character and intent of this district.

5.7.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. The following uses shall be permitted: Class A and B Manufactured Homes, management office, manager's residence, service facilities such as laundromats, garbage pick-up areas, accessory structures and buildings, outdoor storage yards, recreational areas and facilities along with retail convenience sales intended to serve the residents of the park and their guests.

5.7.2. Site Standards. A site plan shall be prepared and submitted for each manufactured home park, and:

1. The minimum site area for the manufactured home park shall be twenty (20) contiguous acres of land with access to a public street of not less than fifty (50) ft in width.
 2. Each manufactured home space shall have a minimum of 7,500 sf and have a minimum width of sixty (60) ft at the front lot line.
 3. Each manufactured home space shall be set back a minimum of thirty-five (35) ft from any park boundary line and ten (10) ft from any other lot line.
 4. Minimum Yard Setbacks:
 - a. Front Yard: Thirty-five (35) ft, or if fronting on undedicated road: sixty (60) ft from the centerline
 - b. Rear Yard: Thirty-five (35) ft
 - c. Side Yard: Twenty (20) ft
 5. The maximum density shall be six (6) manufactured homes per gross tract acre, if not served by public water and sewer. A lower density may be required by the County Health Department.
 6. Location and type of street lighting as recommended by the Alabama Power Company or comparable engineering data.
 7. Each manufactured home park shall be provided with a park and recreational area having a minimum area of 150 sf per manufactured home space. Such areas shall be consolidated into usable areas.
 8. Location and type of fire hydrants to be coordinated with City of Calera Fire Department.
 9. Each manufactured home park shall be provided with a park and recreational area having a minimum area of 100 sf per manufactured home space. Such areas shall be consolidated into usable areas.
- 5.7.3. Installation. All manufactured homes shall be installed according to all requirements of the City Building Code; and, be completely skirted within thirty (30) days from the date the home is moved into the park with a weather resistant material.

Skirting shall be adequately vented.

5.7.4. Storage Facilities, Accessory Uses and Structures. A maximum of 100 sf of storage area shall be provided for each space.

Alternatively, park management may provide common storage lockers at an equivalent capacity. Permitted accessory structures on manufactured home spaces shall include all accessory structures permitted on the lots of single family residences, except for private swimming pools and satellite dish antennas. Such accessory uses shall not be permitted closer than five (5) ft from the rear and side boundaries of each space. Carports may be permitted in the front yard but shall not be permitted within five (5) ft of the front building line. However, such shall not be permitted within five (5) ft of the rear and side boundaries of each space and twenty-five (25) ft from front lot lines; and, in the case of a corner lot, twenty-five (25) ft from the lot lines adjacent to a street.

5.7.5. Off-street parking and Streets. Two-way private, paved streets (maintained by the park management) shall be installed to furnish convenient access to all manufactured home spaces within the park and such streets shall be in complete conformance with City street standards. No manufactured (mobile) home shall have its own access into a public street. Dead-end streets shall have turn-arounds in conformance with City street standards and each manufactured home shall have two (2) paved, off-street parking spaces. In addition, the location of all driveways shall be shown on the required site plan and approved by the Commission.

5.7.6. Service Facilities. Common recreational facilities and laundromats shall be provided for the use of park residents and their guests only. Garbage collection and disposal shall be the responsibility of park management and common garbage pick-up points shall be provided and screened as required in §9.4 Screening.

1. Required park and recreational areas shall be provided in one or more centrally located, usable areas easily accessible to all park residents. Such space shall be maintained in a usable and sanitary condition.

2. Every Manufactured Home Park of ten (10) or more spaces shall be provided with above- or below-grade storm shelters, which shall:

- a. have a minimum floor area of ten (10) sf for each Manufactured Home space.
- b. Be designed by a licensed structural engineer or architect and built in accord with plans as approved by the Building Official.
- c. Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the Building Code, Mechanical Code, Plumbing Code and Electrical Code, where applicable.
- d. Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).
- e. Be located no farther than 1,320 linear ft from the furthest Manufactured Home space on-site.

5.7.7. Buffer Requirements. See §9.2 Buffers.

5.7.8. Signs. Internal signs shall be in conformance with park management policy. If no such policy exists, the same signs permitted in other single family districts shall apply.

5.7.9. Landscaping. All required yards shall be permanently landscaped and maintained with ground cover, trees and shrubs.

5.7.10. Deck/Patio. Each Manufactured Home should be provided with a deck or patio of at least 200 sf.

5.7.11. Ownership. All Manufactured Homes are to be leased or rented only and are not to be sold individually.

5.7.12. Fences. Fences shall be in accordance with the provisions of §6.4 Fences and Walls.

§5.8. R-4 Multi-family Residential District

Intent. To provide areas for multi-family residential development along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.8.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.8.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required (see also §7.15 Multi-family Dwellings for requirements applicable to all Multiple-family development types):

1. Maximum Building Height: three (3) stories

2. Regulations for Multi-family Uses, Assisted and Independent Living Facilities:

- a. Minimum Lot Area: None specified, although the maximum density shall be ten (10) units per acre
- b. Minimum Lot Width: 200 ft
- c. Corner Lots shall have the same setbacks on both streets
- d. Minimum Livable Floor Area:
 - (1) Two-family dwelling – same as the R-2 District
 - (2) Multiple dwellings – 800 sf per dwelling
 - (3) Independent living facility – 500 sf per dwelling unit
 - (4) No minimum floor area for assisted living units
- e. All principal buildings shall be set back from parking areas and driveways by not less than twenty (20) ft.
- f. Minimum Open Space shall be as required per §7.7 for Assisted Living Facilities and per §7.15 for Multi-Family developments and Independent Living Facilities.

3. For multi-family buildings (one building per lot):

- a. Yard Setbacks:
 - (1) Front: Fifteen (15) ft minimum, thirty-five (35) ft maximum
 - (2) Rear: Three (3) ft minimum, thirty (30) ft maximum
 - (3) Side: None, except as required by the Building and Fire Code.
- b. Off-street parking shall be to the side or the rear.

4. For multi-family complexes, assisted living facilities and independent living facilities:

- a. No building shall be nearer a dedicated street than thirty-five (35) ft.
- b. All multiple dwelling buildings shall be separated by not less than 20 ft, unless a more restrictive separation is required to comply with the International Building Code, as amended, and the International Fire Code.

- c. Sidewalks, of at least five (5) ft, shall be provided throughout the development for interconnectivity of buildings, parking areas and common areas.

5. Requirements for Other Uses.

- a. Public Buildings. See §7.16.
- b. Places of Assembly, Group Care Homes, Boarding Houses and Duplexes shall comply with the following setbacks:
 - (1) Front: Twenty-five (25) ft
 - (2) Rear: Thirty (30) ft
 - (3) Side: Ten (10) ft

5.8.3. Additional Regulations

- 1. For multi-family complexes and any other permitted use with multiple buildings, A Site Development Plan is required, which provides for:
 - a. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress from the proposed site
 - b. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply prepared by a Registered Engineer
 - c. Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic safety hazards
 - d. Garbage and refuse collection facilities shall be the responsibility of apartment management and shall be screened as required in §9.4 Screening.

§5.9. RG Residential Garden Home District

Intent. To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.9.1. Use Regulations. Refer to Table 5.1.

5.9.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

- 1. Minimum Lot Area: 7,000 sf
- 2. Minimum Lot Width: seventy (70) ft
- 3. Yard Setbacks:
 - a. Front: Twenty-five (25) ft minimum, thirty-five (35) ft maximum
 - b. Rear: Twenty-five (25) ft
 - c. Side: Ten (10) ft one side, twenty (20) ft to accommodate a driveway
 - d. Corner Lots shall have the same setbacks on both streets.

- e. No building in an RG District shall be located less than twenty-five (25) ft from any boundary of the RG Development abutting single family residential zoning districts.
- f. Alternative setback provisions for new subdivisions: When required parking is provided within a detached structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft.

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories

5. Minimum Floor Area:

- a. One story: 1,500 sf
- b. More than one story: 1,500 sf on first floor, 2,200 total

6. Building Facades.

- a. All buildings shall maintain a public entrance, accessible by public sidewalk along the street on which the building fronts. Additional entries are permitted, as necessary.
- b. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

5.9.3. Parking Standards.

- 1. Parking shall be located to the side or rear of the unit. Vehicle should use an alley for access where available.
- 2. There shall be four (4) paved, off-street parking spaces for each unit. Spaces in garages do not count toward this requirement.

5.9.4. Open Space Requirements.

- 1. The following uses are permitted:
 - a. Environmental Corridors/ greenways
 - b. Pocket parks
 - c. Neighborhood parks
 - d. Playgrounds
 - e. Storm water retention/detention facilities (where incorporated into one of the above)
- 2. No less than fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.
- 3. Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art, and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.
- 4. Common open space and other permitted uses may require additional parking, beyond the required number of parking

spaces per unit as determined by the City Engineer.

5. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

5.9.5. Additional Regulations (When Applicable)

1. No fence shall be permitted forward of the front corner of the house.
2. No Garden Home site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.
3. All utilities shall be placed underground or in an alley for rear-loaded lots.
4. All lots shall be served by water and sewer.
5. Customary accessory buildings or structures, one (1) per parcel or lot, shall not exceed 200 sf. That portion of a detached accessory structure devoted to required parking shall not be counted against this allowance.

§5.10. RT Residential Townhouse District

Intent. To provide areas suitable for Townhouse Residential Dwellings

5.10.1. Use Regulations. Refer to Table 5.1.

5.10.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Maximum Density: Eight (8) units per gross tract acre, including common area
2. Minimum Lot Width: Twenty-four (24) ft for townhouses; otherwise the minimum lot width shall be as necessary to provide fire separation in accordance with the Fire/Building Code
3. Yard Setbacks:
 - a. Front: Townhouses shall be set back no less than ten (10) ft from the front lot line. Where the front yard is less than fifteen (15) ft, the ground floor of the unit shall be no less than two (2) ft above grade level at the sidewalk. If front-loaded, units shall be setback at least twenty-five (25) ft, but no more than thirty-five (35) ft from the front lot line.
 - b. Rear: For dwellings, the minimum rear yard setback shall be twenty-five (25) ft. Where an alley is present at the rear of the lot, the minimum rear yard setback for accessory buildings shall be twelve (12) ft from the alley centerline.
 - c. Side: Zero (0) ft for interior units and ten (10) ft for end units.
 - d. Townhouse dwellings shall be located at least fifteen (15) ft from the RT District boundary as depicted on the site development plan; twenty (20) ft from an E-1, R-1, R-2, R-3 or R-G District.
 - e. Corner Lots: Shall have the same setbacks on both streets.
4. Maximum Height: Thirty-five (35) ft or 2 1/2 stories
5. Minimum Livable Floor Area:
 - a. One (1) story Townhouse: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 sf total

6. Building Groups. No less than three (3) nor more than eight (8) Townhouses shall be located within a continuous building group and no interconnection or overlapping between individual dwelling units shall be permitted.
7. Building Facades. Where in conflict, these standards superseded those of Article 6 Supplemental Regulations.
 - a. Eave Overhangs: Cornices or eaves may extend into adjoining property when allowed by properly executed and recorded covenants between property owners. All such cornices and eaves shall be fire-proof.
 - b. The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
 - (1) Finish floor elevation: eighteen (18) inches above grade at front façade
 - (2) Porch depth: six (6) ft of clear space, exclusive of railings, pillars, columns, or other porch features.
 - (3) Stoop depth: three (3) ft to six (6) ft deep
 - (4) Covered porches and stoops may encroach into the front yard up to six (6) ft.
 - c. All buildings shall maintain a public entrance, accessible by public sidewalk, along the street on which the building fronts. Additional entries are permitted, as necessary.
 - d. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

5.10.3. Parking Standards.

1. Spaces required. A minimum of two off-street parking spaces shall be provided each unit. In addition, visitor parking spaces must be provided in a paved area within the development site at a rate of 50% of the total number of units in the development.
2. Parking Location: Individual parking may be provided on the lot, or in a commonly owned and maintained parking area accessed at the rear of the units by an alley or common drive; provided that the parking area is easily accessible and of a reasonable distance from the townhouse that it serves.
 - a. For front setbacks less than twenty-five (25) ft, all required parking shall be accessed at the rear of the units by an alley or common drive.
 - b. The minimum depth of off-street parking spaces shall be measured from back of sidewalk, if front-loaded. No parking shall be permitted on a driveway less than twenty-two (22) ft in depth from the sidewalk to the building line. Any lots for semi-detached or detached dwellings less than sixty (60) ft wide shall be rear-loaded.
3. Garages in the RT Residential Townhouse District:
 - a. A detached garage may be placed at the rear of the lot.
 - b. A front-accessed garage attached to a front-loaded townhouse shall be recessed a minimum of two (2) ft behind the front façade (not including porches, stoops, balconies, and other architectural treatments).
 - c. The maximum allowable driveway width facing the street is eighteen (18) ft per dwelling unit.
 - d. If located in the front, two adjacent garages shall share one driveway when individual parking would otherwise be separated by less than twenty (20) feet. When a driveway serves more than one lot, an access and maintenance easement to benefit each lot shall be provided.

- e. If an alley adjoins a lot, then garage access from the street is prohibited.

5.10.4. Open Space Requirements.

1. The following uses are permitted:
 - a. Environmental Corridors/ greenways
 - b. Pocket Parks
 - c. Neighborhood parks
 - d. Playgrounds
 - e. Stormwater retention/detention facilities (where incorporated into one of the above)
2. For developments containing more than 10 units, a minimum of fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.
3. Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.
4. Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.
5. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

5.10.5. A Site Development Plan is required which provides for:

1. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress to the proposed site.
2. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply, prepared by a Registered Engineer.
3. Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic hazards.

5.10.6. Additional Regulations (When Applicable)

1. No Townhouse site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.
2. Building groups shall be planned so that all units on the same block frontage are either front-loaded or rear-loaded.
3. Adequate provisions for emergency access from the rear of lots may be required by the Fire Marshal for lots less than sixty (60) ft in width.
4. A sidewalk of at least thirty-six (36) inches in width shall be provided connecting from the front entrance of each unit to the rear of the building group for unobstructed access to the rear of each unit. Where units are set back no more than twenty

(20) ft from the sidewalk along the street, such sidewalk may be used as a part of this required access. Where such access must cross lots, an easement of five (5) ft in width shall be provided.

5. An easement appurtenant across lots shall be provided where a property owner must cross an adjoining property to reach his or her own property with gates provided if fence extends to the property line.
6. The applicant shall provide for and establish an organization or other legal entity for the ownership and maintenance of any commonly owned areas designated as such on the site development plan including front yards and common areas including alleys, common parking areas, fencing, open space, landscaping, amenities and buffers (see also §6.11 Private Swimming Pools and Tennis Courts). Such organization shall be created by covenants running with the land and such deed restrictions or covenants shall be duly recorded in the Office of the Probate Judge.
7. No fences shall be allowed in the front yard for front-loaded units.
8. Private swimming pools are prohibited on individual townhouse lots in the RT District but may be placed in a common area.
9. All utilities shall be placed underground or in an alley for rear-loaded lots.
10. All lots shall be served by water and sewer.
11. Garbage and refuse collection and disposal shall be the responsibility of management and such collection facilities shall be screened as required in §9.4 Screening.

Table 5.1 Permitted Uses for Residential Districts										
	E-1	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	RG	RT
<i>Agricultural Uses</i>										
Hobby Farms, <u>§7.2</u>	Y									
<i>Residential Uses</i>										
Accessory Dwellings, <u>§7.17</u>	SE	SE	SE	SE	SE					
Boarding Houses					Y			Y		
Duplexes					Y			Y		
Conservation Subdivisions, <u>§7.19</u>	Y	Y	Y	Y	Y					
Cottage Subdivisions, <u>§7.20</u>				Y	Y					
Family Day Care Homes, <u>§7.21</u>	Y	Y	Y	Y	Y	Y	Y		SE	SE
Garden Homes									Y	
Group Care Home (4 or less residents)			Y	Y				Y		
Group Care Home (10 or less residents)			SE	SE				Y		
Home Occupations, <u>§7.9</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Independent Living Facilities, <u>§7.15</u>								Y		
Manufactured, Modular Homes					Y	Y				
Manufactured Home Parks							Y			
Manufactured Home Subdivisions						Y				
Multi-family Dwellings, <u>§7.15</u>					Y	Y		Y		
Single-family Dwellings, Detached	Y	Y	Y	Y	Y					Y
Single-family Dwellings, Semi-detached										Y
Townhouses										Y

<i>Residential Accessory Uses</i>										
Customary Accessory Structures, <u>§6.6</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Garage Sales, <u>§6.9</u>	Y	Y	Y	Y	Y	Y		Y	Y	Y
Private Swimming Pools, <u>§6.10</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Private Tennis Courts, <u>§6.10</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Satellite Dish Antennas, <u>§6.7</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Institutional Uses</i>										
Assisted Living Facilities, <u>§7.7</u>								SE		
Cemeteries, <u>§7.8</u>	Y									
Country Clubs	Y	Y	Y							
Group Care Home (more than 10 residents)								SE		
Parks	Y	Y	Y	Y	Y			Y		
Places of Assembly	SE	SE	SE	SE	SE			SE	SE	SE
Public Buildings, <u>§7.16</u>	Y	Y	Y	Y	Y			Y	Y	Y
Public Utility Facilities	SE	SE	SE	SE	SE			SE	SE	SE
Public Utility Services	Y	Y	Y	Y	Y			Y	Y	Y
Schools	C	C	C	C	C			C		
<i>Commercial Uses</i>										
Bed and Breakfasts, <u>§7.18</u>			Y		Y					
<i>Telecommunications Uses</i>										
Wireless Facilities, <u>§7.11</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

Y – The use is permitted by right subject to any limitations of the applicable district. Similar uses to those listed may also be permitted subject to §2.6 Interpretation of Uses and §2.7 Unclassified Uses.

SE – Special Exception Use, requires approval by ZBA (see §2.8). May also be subject to district limitations.

C – Conditional Use, requires approval by the Commission (see §2.9). May also be subject to district limitations.

A use followed by a numeric cross-reference is also subject to the regulations referenced.

A blank cell indicates that the use is not permitted.

§5.11. A-1 Agricultural District

Intent. This district consists primarily of undeveloped lands where agricultural and related pursuits may occur within the City and where agriculture support centers may serve outlying areas beyond the City. Further, the intent of the A-1 District is to preserve these areas in agriculture, forestry, rural residential and other limited, yet compatible land uses until such time as a higher density development pattern may be desired and City services can be expanded to accommodate this development.

5.11.1. Use Regulations. Refer to Table 5.2 and the provisions herein.

1. Those institutional uses listed herein as permitted or as Special Exception Uses shall be limited to medium intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.11.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Size: 3 acres
2. Minimum Yard Setback:
 - a. Front: Fifty (50) ft
 - b. Rear: Fifty (50) ft
 - c. Side: Fifteen (15) ft
3. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
4. Minimum Livable Floor Area:
 - a. One story: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 sf total
5. In the A-1 Agricultural District, no structure housing livestock or fowl of any kind shall be located any closer than 100 ft from any property line of a district other than an A-1 Agricultural District. In any event, no such structure shall be located any closer than 300 ft from the nearest then existing residence other than that of the owner of the property.
6. Regulations for Manufactured Homes. Manufactured homes shall be permitted subject to the following requirements:
 - a. All manufactured homes, as located on the proposed site, shall be at least seventy-five (75) ft from the nearest residential structure, excluding another such home.
 - b. Water and sanitary facilities must be approved by the City, as well as the County Health Department.
 - c. Site Requirements:
 - (1) Minimum Lot Width: 100 ft
 - (2) Minimum Lot Area:
15,000 sf
 - (3) Front: Thirty-five (35) ft
 - (4) Undedicated street: Sixty (60) ft from centerline
 - d. Side: Fifteen (15) ft

- e. Rear: Thirty-five (35) ft
- f. Parcel and adjacent property, under the same ownership, will allow the following:
 - (1) One (1) home: 15,000 sf
 - (2) Two (2) homes: One (1) acre minimum
- g. Only two additional homes, three including the principal structure, shall be permitted.

Council Member _____ moved that unanimous consent of the Council be given for the immediate action upon said Ordinance. Council Member _____ seconded said motion and upon vote, the results were as follows:

AYES: Montgomery, Watts, Cost, Graham, Morgan, Busby, Turner

NAYS: None

The Mayor declared said motion carried and unanimous consent given. Council Member _____ moved that Ordinance No. 2021-06 be adopted, which motion was seconded by Council Member _____ and upon vote, the results were as follows:

AYES: Montgomery, Watts, Cost, Graham, Morgan, Busby, Turner

NAYS: None

Adopted this _____ day of _____ 2021.

Mayor Graham declared Ordinance No. 2021-06 adopted.

Connie B. Payton, City Clerk

Jon G. Graham, Mayor

Mayor Graham introduced the following Resolution:

RESOLUTION NO. R-2021-19

**A Resolution of the City of Calera Endorsing the New Calera
Comprehensive Plan**

WHEREAS, the City of Calera contracted with the Regional Planning Commission of Greater Birmingham to assist city officials in updating the 2009 Calera Comprehensive Plan, and

WHEREAS, pursuant to Section 11-52-8 of the Code of Alabama (1975), it shall be the function and duty of the City of Calera Planning and Zoning Commission to make and adopt a master plan for the physical development of Calera, Alabama; and

WHEREAS, the process involved the Calera City Council and Calera Planning and Zoning Commission holding public meetings to compile, evaluate and review data with regard to land use, housing, infrastructure, design, environment and economic development of Calera, Alabama; and

WHEREAS, the City of Calera Planning and Zoning Commission has reviewed the "*Plan Calera: The Calera Comprehensive Plan*" and finds it to best promote the health, safety, prosperity, and general welfare of the citizens of Calera, Alabama; and

WHEREAS, the City of Calera Planning and Zoning Commission, adopted the "*Plan Calera: The Calera Comprehensive Plan*" and all official maps pertaining thereto on the 1st day of June 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calera that the Council hereby endorses "*Plan Calera: The Calera Comprehensive Plan*" as a tool to be used in planning Calera's future development and redevelopment.

BE IT FURTHER RESOLVED "*Plan Calera: The Calera Comprehensive Plan*" shall be made a permanent part and parcel of this Resolution by reference.

Council Member Watts moved that Resolution No. 2021-19 be adopted. Council Member Morgan seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Mayor Graham declared Resolution No. R-2021-19 adopted.

Adopted this 7th day of June 2021.

Jon G. Graham, Mayor

ATTEST:

Connie Payton, City Clerk

<https://www.plancalera.com/>

C & W Concrete

951 Island Street
Montevallo, AL 35115

Estimate

Date	Estimate #
6/7/2021	73

Name / Address
City of Calera .

Ship To
Alley way

P.O. No.	Due Date	Account #	FOB	Project	Other
alley way on hwy 25	6/7/2021				
Item	Description		Qty	Cost	Total
Concrete	pour back sidewalk and curb			2,700.00	2,700.00

Signature _____

Phone #	Fax #
2052968113	

C & W Concrete

951 Island Street
Montevallo, AL 35115

Estimate

Date	Estimate #
6/7/2021	74

Name / Address
City of Calera .

Ship To
<i>in front Clint Thomas Law Office</i>

P.O. No.	Due Date	Account #	FOB	Project	Other
sidewalk at clint th...	6/7/2021				
Item	Description		Qty	Cost	Total
Concrete	pour back sidewalk			3,670.00	3,670.00

Signature _____

Phone #	Fax #
2052968113	

Mayor Pro Tem Montgomery introduced the following Resolution:

RESOLUTION NO. R-2020-41

A RESOLUTION PLACING A SIX-MONTH HOLD ON APPLICATIONS FOR RESIDENTIAL PRELIMINARY PLATS

WHEREAS, it is in the best interests of the overall development of the City to provide for orderly growth and balance in the development of residential areas in order to have a diverse and stable economy and to provide a variety of housing options; and

WHEREAS, the City through its Planning Commission is proceeding to update its master comprehensive plan and make related changes to the Zoning Ordinance, which are a result of the findings of the master comprehensive plan update; and

WHEREAS, the City Council finds that it is necessary and proper for the promotion of the prosperity and welfare of the citizens and in the best interest of the City to place a hold on preliminary plat applications for all residential zoning classifications while the City researches, studies and develops the updated master comprehensive plan and related zoning ordinance sections; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calera, Alabama, that there is hereby placed a hold on applications for preliminary plats for all residential zoning classifications for a period of six months from the effective date of this resolution. During the period of the hold, applications for the aforementioned residential preliminary plats shall not be accepted and such preliminary plats will not be approved by the Planning Commission.

This hold does not apply to property with a currently approved Preliminary Plat.

Council Member Morgan moved that Resolution No. R-2020-41 be adopted. Council Member Cost seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Mayor Pro Tem Montgomery declared Resolution No. R-2020-41 adopted.

Adopted this 21st day of December, 2020.

Ernest Montgomery, Mayor Pro Tem

ATTEST:

Connie B. Payton, City Clerk

Resolution No. R-2021-41 - Extended 60 Days from June 7, 2021



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

(Must be made no later than 5:00 p.m. on the Wednesday prior to the council meeting)

Date of Request: 6/2/21

Meeting Date: 6/07/21

Speaker's Name: Howard Kaplan

Speaker's Address: 116 Crisfield Circle, Calera, AL 35040

Speaker's Telephone Number: 205-401-3311

Please give a brief description of the subject(s) you wish to address. You will not be able to discuss matters that are not listed on your request. Your remarks will be limited to five minutes.

I would like to speak about our new proposed housing standards.



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

Form must be completed and returned to the City Clerk no later than 5:00 p.m. on the Wednesday prior to the council meeting

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Council must complete the request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to five (5) minutes. For groups of individuals that wish to address the Council on the same topic, they will be limited to three (3) minutes per speaker. In cases where there are multiple speakers on the same topic, speakers are encouraged not to repeat the same information presented by previous speakers.

Date of Request: 6/3/21

Meeting Date: 6/17/21

Speaker's Name: Josh Curson

Speaker's Address: 4058 N. College Ave, Suite 300, Fayetteville, AR 72703

Speaker's Telephone Number: 479-320-2039

Please give your description of the subject(s) you wish to address. You will not be able to discuss matters that are not listed on your request.

New proposed residential zoning ordinance



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

Form must be completed and returned to the City Clerk no later than 5:00 p.m. on the Wednesday prior to the council meeting

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Council must complete the request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to five (5) minutes. For groups of individuals that wish to address the Council on the same topic, they will be limited to three (3) minutes per speaker. In cases where there are multiple speakers on the same topic, speakers are encouraged not to repeat the same information presented by previous speakers.

Date of Request: June 2, 2021

Meeting Date: June 7, 2021

Speaker's Name: Brianne Gilliland

Speaker's Address: 305 Rossburg Drive

Speaker's Telephone Number: 205-299-1479

Please give your description of the subject(s) you wish to address. You will not be able to discuss matters that are not listed on your request.

extending the moratorium/hold
on residential preliminary plats