



Minutes of the City of Calera Council Meeting June 21, 2021

The Council of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, June 21, 2021 at 6:30 p.m., in a regular meeting. Mayor Graham residing.

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, David Hyche, Dennis Torrealba, Howard Kaplan, Bill and Ann Davis, Reggie Darden, Seth Gandy, Bill Justice, Hilton Shirey, Marvin Gentry, Alison Powers, Tommie Lynn Morrison, Shane Stoudenmire, Terrell Lykes, Collin Pearson, Shawn Garmon, Justin Thomas, Phillip Porter, Ben Baker, David Brazier, Chet Avery, Chris Wood, Austin Squires, Carl Brown, Diane Butler, Jennifer Townley, Nick Schoggen, Robert Crawford, Tim Nabors, Patric Jordan, Keith Johnson

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 Cost made a motion to approve and dispense with the reading of the following minutes:

Regular Meeting – June 7, 2021

Work Session – June 7, 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:

No action taken

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

New Business:

Sean Kendrick, Fire Chief and Shane Stoudenmire, Deputy Fire Chief, Formal Swearing in Ceremony

The following two Fire Department employees were sworn in: Collin Pearson and Shawn Garmon

Beautification Award

Terrell Lykes, Beautification Committee Member presented the June Beautification Award to Julio Mejia, 765 15th Street

Shelby County Department of Development Services, Community Development Block Grant (CDBG) Program, Shelby County Urban County Cooperation Agreement

Council Member Morgan made a motion authorizing Mayor Graham to enter into the Shelby County Urban County Cooperation Agreement with Shelby County Department of Development Services for the CDBG Program. 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

Budget Adjustments (See Attached)

Council Member Montgomery made a motion to approve the budget adjustments as presented. Council Member Watts seconded said motion which was carried unanimously.

Motion passed

Alcoholic Beverage Control Board Applications presented for ROE Hobby – Requesting approval to add their Outdoor Dining Space to their current ABC License

Trade Name: ROE HOBBY

Applicant: ROE HOBBY LLC

Address: 10870 Hwy 25, Calera, AL 35040

Type License: 160 – Special Retail – More than 30 Days

Type License: 040 – Retail Beer (On and Off Premises)

Type License: 060 – Retail Table Wine (On and Off Premises)

Council Member Turner made a motion to approve the request as presented. No Second Given

Municipal Board Appointments

Planning Commission:

Council Member Morgan made a motion to appoint Hilton Shirey to the Planning Commission. 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

Hilton Shirey replacing Peggy Higgins – Term Expires August 2025

Vivian White, Alternate Member to the Planning Commission is no longer able to serve.

Council Member Morgan made a motion to reappoint Steve McCord to the Planning Commission. 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

Steve McCord – Term Expires August 2026

Park and Recreation Board:

Council Member Cost made a motion to appoint James “Jimbo” Edwards to the Park and Recreation Board. Council Member Montgomery seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Motion Passed

James “Jimbo” Edwards replacing Andy Gill – Term Expires February 2026

Council Member Cost made a motion to reappoint Calvin Morgan to the Park and Recreation Board. Council Member Busby seconded said motion and upon vote, the results were as follows:

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

NAYS: None

OBSTAIN: Morgan

Motion Passed

Calvin Morgan – Term Expires February 2026

Guests:

The following guests addressed the Mayor and Council Members:

Jackie Batson requested approval to declare July 2, 2021, as a special event and allow a fireworks display.

Council Member Cost made a motion to approve the request for the special event and to allow the fireworks display. 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

Council Member Cost made a motion to adjourn the meeting at 7:34 p.m.

Approved this 12th day of July 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=mlW5kRsJ9Yk>

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BUDGET ADJUSTMENT REGISTER

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FUND ACCOUNT Budget Adj. # 000426	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
10 300.1010 AD VALOREM TAX	6/21/2021	GF REVENUE BUDGET A	20,000.00	2,146,248.00-	30,000.00	2,196,248.00-	42.02-
10 300.1025 VIDEO SERVICES FRANCHISE TAX	6/21/2021	GF REVENUE BUDGET A	6,777.00-	43,454.00-	0.00	36,677.00-	8,962.58-
10 300.1030 FINANCIAL INST EXCISE TAX	6/21/2021	GF REVENUE BUDGET A	27,598.00	159,700.00-	48,000.00	235,298.00-	0.67
10 300.1065 SALES & USE TAX	6/21/2021	GF REVENUE BUDGET A	120,000.00	11,891,126.00-	234,000.00	12,245,126.00-	3,377,596.50-
10 300.1066 SIMPLE SELL TAX	6/21/2021	GF REVENUE BUDGET A	20,000.00	442,732.00-	25,000.00	487,732.00-	78,864.77-
10 300.1069 TAX DISCOUNT	6/21/2021	GF REVENUE BUDGET A	7,500.00-	0.00	144,000.00-	151,500.00	50,681.11
10 300.2010 BUILDING PERMITS- RES	6/21/2021	GF REVENUE BUDGET A	53,820.00	212,000.00-	20,000.00	285,820.00-	679.92
10 300.2030 REINSPECTION FEES	6/21/2021	GF REVENUE BUDGET A	800.00	5,600.00-	0.00	6,400.00-	60.00
10 300.3010 ASSESSMENT LETTER FEES	6/21/2021	GF REVENUE BUDGET A	260.00	7,010.00-	0.00	7,270.00-	50.00
10 300.3025 LIBRARY MISC RECEIPTS	6/21/2021	GF REVENUE BUDGET A	3,200.00-	5,000.00-	0.00	1,800.00-	342.02-
10 300.3055 FIRE-MISCELLANEOUS INCOME	6/21/2021	GF REVENUE BUDGET A	6,000.00-	6,000.00-	0.00	0.00	0.00
10 300.3085 RH LAUNDRY COMMISSIONS	6/21/2021	GF REVENUE BUDGET A	758.91	1,481.00-	0.00	2,239.91-	0.00
10 300.3240 RENT - PARK FAVILLION	6/21/2021	GF REVENUE BUDGET A	1,480.00	300.00-	0.00	1,780.00-	0.05
10 300.3250 RENT-STRAWBERRY/CHRISTMAS FEST	6/21/2021	GF REVENUE BUDGET A	2,380.00	935.00-	0.00	3,315.00-	0.00
10 300.6005 ALA CAPITAL IMPROV TRUST FUND	6/21/2021	GF REVENUE BUDGET A	6,000.00	114,225.00-	0.00	120,225.00-	81.64-
10 300.6044 LIBRARY GRANTS	6/21/2021	GF REVENUE BUDGET A	1,000.00	0.00	0.00	1,000.00-	0.00
10 300.9401 HEALTH INSURANCE REIMBURSEMENT	6/21/2021	GF REVENUE BUDGET A	11,297.00-	55,800.00-	0.00	44,503.00-	13,807.36-

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Budget Adj. # 000426							
10 300.9251	6/21/2021	GF REVENUE BUDGET A DONATIONS - FARMHI/STW FEST	1,600.00	0.00	0.00	1,600.00-	0.00
10 300.9451	6/21/2021	GF REVENUE BUDGET A INSURANCE REIMBURSEMENTS	73,284.00	0.00	0.00	73,284.00-	8,875.16-
10 300.9501	6/21/2021	GF REVENUE BUDGET A MISCELLANEOUS RECEIPTS	25,757.17	0.00	21,561.00	47,318.17-	0.00
10 300.9505	6/21/2021	GF REVENUE BUDGET A PENALTY-TAX FILINGS	19,573.00	0.00	0.00	19,573.00-	3,785.91-
10 300.9550	6/21/2021	GF REVENUE BUDGET A LAWSUIT & COURT SETTLEMENTS	50.00	0.00	0.00	50.00-	5.28-
10 300.9751	6/21/2021	GF REVENUE BUDGET A ABC STORE-STATE OF ALABAMA	2,000.00	23,704.00-	0.00	25,704.00-	3,261.82-
10 300.9801	6/21/2021	GF REVENUE BUDGET SALE OF ASSETS	52,126.00	0.00	0.00	52,126.00-	0.02-
10 410.2030	6/21/2021	GF BUDGET ADJ FINANCE CHARGES DEPT: ADMINISTRATION	589.00	0.00	0.00	3,862.00	3,273.37
10 410.2030	6/21/2021	GF BUDGET ADJ FINANCE CHARGES DEPT: ADMINISTRATION	3,273.00	0.00	0.00	3,862.00	3,273.37
10 410.2090	6/21/2021	GF BUDGET ADJ TELEPHONE SERVICES DEPT: ADMINISTRATION	2,100.00	1,277.52	0.00	3,377.52	972.18
10 410.3051	6/21/2021	GF BUDGET ADJ STRAWBERRY/CHRISTMAS FESTIVAL DEPT: ADMINISTRATION	606.00	11,461.00	0.00	12,067.00	0.76
10 410.3065	6/21/2021	GF BUDGET ADJ SMALL TOOLS & EQUIPMENT DEPT: ADMINISTRATION	4,300.00	500.00	0.00	4,800.00	11.13
10 410.6002	6/21/2021	GF BUDGET ADJ AUDIT FEES DEPT: ADMINISTRATION	1,500.00	49,000.00	0.00	50,500.00	0.00
10 410.6015	6/21/2021	GF BUDGET ADJ CONSULTING FEES DEPT: ADMINISTRATION	3,400.00	2,000.00	0.00	5,400.00	0.00
10 415.2035	6/21/2021	GF BUDGET ADJ GENERAL INSURANCE DEPT: IT	489.00	6,443.00	0.00	6,932.00	0.02

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Budget Adj. # 000426 -----							
10 415.2090 TELEPHONE SERVICES DEPT: IT	6/21/2021	GF BUDGET ADJ	300.00	298.80	0.00	598.80	208.06
10 420.1120 UNIFORMS DEPT: STREETS	6/21/2021	GF BUDGET ADJ	900.00	5,000.00	1,200.00	7,100.00	739.56-
10 420.1150 PAYROLL OFFSET-CAPITAL LABOR DEPT: STREETS	6/21/2021	GF BUDGET ADJ	26,708.00-	0.00	12,206.80-	38,914.80-	0.20
** WARNING ** NEW BUDGET NEGATIVE							
10 420.2035 GENERAL INSURANCE DEPT: STREETS	6/21/2021	GF BUDGET ADJ	1,451.00	9,232.00	0.00	10,683.00	0.42
10 420.2090 TELEPHONE SERVICE DEPT: STREETS	6/21/2021	GF BUDGET ADJ	2,000.00	98.28	0.00	2,098.28	595.63
10 420.5023 PUBLIC WORKS- BLDG REPAIRS DEPT: STREETS	6/21/2021	GF BUDGET ADJ	496.00	24,000.00	24,000.00-	496.00	0.00
10 427.1011 GROUP INSURANCE DEPT: MECHANIC	6/21/2021	GF BUDGET ADJ	5,298.00	20,681.06	0.00	25,979.06	7,398.73
10 427.1120 UNIFORMS DEPT: MECHANIC	6/21/2021	GF BUDGET ADJ	300.00	700.00	0.00	1,000.00	196.40-
10 427.2035 GENERAL INSURANCE DEPT: MECHANIC	6/21/2021	GF BUDGET ADJ	133.00	774.00	0.00	907.00	0.52
10 427.2090 TELEPHONE SERVICE DEPT: MECHANIC	6/21/2021	GF BUDGET ADJ	200.00	98.28	0.00	298.28	2.26-
10 427.5020 R&M - EQUIPMENT DEPT: MECHANIC	6/21/2021	GF BUDGET ADJ	1,800.00	2,000.00	0.00	3,800.00	452.27
10 430.2035 GENERAL INSURANCE DEPT: BUSINESS LICENSE	6/21/2021	GF BUDGET ADJ	36.00	107.00	0.00	143.00	0.84
10 430.2065 MOBILE COMMUNICATIONS DEPT: BUSINESS LICENSE	6/21/2021	GF BUDGET ADJ	480.00	480.00	0.00	960.00	369.23

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Budget Adj. # 000426							
10 430.1002	6/21/2021	GF BUDGET ADJ PAIROLL- OVERTIME DEPT: BUSINESS LICENSE	2,000.00	5,500.00	0.00	7,500.00	2,727.77
10 431.2035	6/21/2021	GF BUDGET ADJ GENERAL INSURANCE DEPT: ENGINEERING	770.00	3,926.00	0.00	4,696.00	0.41
10 431.6080	6/21/2021	GF BUDGET ADJ OUTSIDE SERVICES DEPT: ENGINEERING	2,000.00-	0.00	9,000.00	7,000.00	7,000.00
10 432.2035	6/21/2021	GF BUDGET ADJ GENERAL INSURANCE DEPT: INSPECTIONS	239.00-	2,217.00	0.00	1,978.00	0.16
10 432.2076	6/21/2021	GF BUDGET ADJ P&Z POSTAGE DEPT: INSPECTIONS	1,847.00	1,000.00	0.00	2,847.00	500.40
10 432.2090	6/21/2021	GF BUDGET ADJ TELEPHONE SERVICE DEPT: INSPECTIONS	75.00	294.84	156.00	525.84	135.10
10 435.2035	6/21/2021	GF BUDGET ADJ GENERAL INSURANCE DEPT: MAINTENANCE & CUSTODIAL	274.00-	2,350.00	0.00	2,076.00	0.60
10 435.3050	6/21/2021	GF BUDGET ADJ OPERATING SUPPLIES DEPT: MAINTENANCE & CUSTODIAL	300.00	1,200.00	0.00	1,500.00	244.49
10 435.5052	6/21/2021	GF BUDGET ADJ R&M - CITY HALL DEPT: MAINTENANCE & CUSTODIAL	2,000.00	4,000.00	0.00	6,000.00	806.32
10 435.5059	6/21/2021	GF BUDGET ADJ R&M- SENIOR CENTER DEPT: MAINTENANCE & CUSTODIAL	1,000.00	1,000.00	0.00	2,000.00	1,270.04
10 435.5060	6/21/2021	GF BUDGET ADJ R&M - INSPECTION BUILDING DEPT: MAINTENANCE & CUSTODIAL	200.00	1,500.00	0.00	1,700.00	92.55
10 300.3150	6/21/2021	GF REVENUE BUDGET A REIMBURSE - POLICE SERVICES	4,100.00	20,486.00-	0.00	24,586.00-	52.60-
10 300.6025	6/21/2021	GF REVENUE BUDGET A BULLET-PROOF VEST GRANT	2,100.00	0.00	0.00	2,100.00-	1,192.97-

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Budget Adj. # 000426							
10 300.6066	6/21/2021	GF REVENUE BUDGET A	14,602.00	0.00	0.00	14,602.00-	14,602.00-
POLICE GRANTS-ALEA							
10 300.6064	6/21/2021	GF REVENUE BUDGET A	13,903.46	29,209.00-	0.00	52,112.46-	8,999.81-
ADECA-STEEF PROGRAM							
10 300.9240	6/21/2021	GF REVENUE BUDGET A	7,000.00	0.00	1,500.00	8,500.00-	0.00
DONATIONS - POLICE							
10 440.1020	6/21/2021	GF BUDGET ADJ	8,573.39	41,750.00	0.00	50,323.39	0.00
WORKMANS COMP INSURANCE							
DEPT: POLICE							
10 440.1125	6/21/2021	GF BUDGET ADJ	52.63	4,500.00	0.00	4,552.63	0.00
TRAINING-DIVE TEAM							
DEPT: POLICE							
10 440.1126	6/21/2021	GF BUDGET ADJ	14,602.00	2,500.00	0.00	17,102.00	1,150.70
CRISIS RESPONSE TEAM							
DEPT: POLICE							
10 440.2035	6/21/2021	GF BUDGET ADJ	1,764.92	53,296.00	0.00	55,060.92	3,529.84
GENERAL INSURANCE							
DEPT: POLICE							
10 440.2065	6/21/2021	GF BUDGET ADJ	2,106.00	25,284.00	0.00	27,390.00	8,371.38
MOBILE COMMUNICATIONS							
DEPT: POLICE							
10 440.2070	6/21/2021	GF BUDGET ADJ	18.00	0.00	0.00	18.00	0.00
PERMITS & LICENSES							
DEPT: POLICE							
10 440.2090	6/21/2021	GF BUDGET ADJ	5,646.00	4,927.32	0.00	10,573.32	1,593.15
TELEPHONE SERVICE							
DEPT: POLICE							
10 440.3027	6/21/2021	GF BUDGET ADJ	1,609.00	3,000.00	0.00	4,609.00	999.64
JAIL MEDICAL							
DEPT: POLICE							
10 440.3053	6/21/2021	GF BUDGET ADJ	3,779.64	18,000.00	0.00	21,779.64	4,284.67
OPER SUP - FIREARMS/DEF TACTIC							
DEPT: POLICE							
10 440.3067	6/21/2021	GF BUDGET ADJ	1,544.00	2,500.00	1,956.02	6,000.02	367.25
SM TOOL & EQUIP-DIVE TEAM							
DEPT: POLICE							
10 440.5020	6/21/2021	GF BUDGET ADJ	2,515.73-	9,000.00	6,000.00	12,484.27	6,489.88
REPAIRS- MAINTENANCE							
DEPT: POLICE							

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Budget Adj. # 000426 -----							
10 440.5021 R&M EQUIP-DIVE TEAM DEPT: POLICE	6/21/2021	GF BUDGET ADJ	2,463.37	5,000.00	0.00	7,463.37	0.00
10 300.9250 DONATIONS - FIRE & RESCUE	6/21/2021	GF REVENUE BUDGET A	2,272.00	500.00-	0.00	2,772.00-	0.00
10 450.1002 PAYROLL- OVERTIME DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	20,000.00	141,858.00	0.00	161,858.00	18,542.90
10 450.1004 PAYROLL - PART TIME FIREMAN DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	20,000.00-	113,859.93	0.00	93,859.93	47,346.95
10 450.1020 WORKMANS COMP INSURANCE DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	384.00	51,640.00	0.00	52,024.00	3,857.74-
10 450.1122 TRAINING/CONV TRAVEL EXPENSES DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	5,000.00-	14,000.00	0.00	9,000.00	6,781.47
10 450.1128 TRAINING SUPPLIES- FIRE DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	5,000.00-	12,000.00	0.00	7,000.00	1,706.00
10 450.2035 GENERAL INSURANCE DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	759.00	26,077.00	0.00	26,836.00	0.17
10 450.2090 TELEPHONE SERVICE DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	6,637.00	4,056.72	0.00	10,693.72	1,127.65
10 450.4010 R&M - VEHICLES DEPT: FIRE AND RESCUE	6/21/2021	GF BUDGET ADJ	10,000.00	55,000.00	0.00	65,000.00	12,074.46
10 460.1020 WORKMANS COMP INS DEPT: LIBRARY	6/21/2021	GF BUDGET ADJ	477.00	3,030.00	0.00	3,507.00	0.72
10 460.2035 GENERAL INSURANCE DEPT: LIBRARY	6/21/2021	GF BUDGET ADJ	127.00	4,810.00	0.00	4,937.00	0.42
10 300.3256 RENT- RE CONFERENCE CENTER	6/21/2021	GF REVENUE BUDGET A	6,000.00-	50,000.00-	0.00	44,000.00-	27,240.63-

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Budget Adj. # 000426 -----							
10 300.3255 RENT - RV LOT RH	6/21/2021	GF REVENUE BUDGET A	20,000.00	400,000.00-	0.00	420,000.00-	83,086.11-
10 465.1012 RETIREMENT DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	400.00	7,439.13	0.00	7,839.13	2,177.87
10 465.1124 BACKGROUND CHECK DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	500.00	0.00	620.75	1,120.75	171.80-
10 465.2035 GENERAL INSURANCE DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	72.00-	6,578.00	0.00	6,506.00	0.51
10 465.3050 OPERATING SUPPLIES DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	600.00	10,877.00	0.00	11,477.00	4,842.19
10 465.3051 CAMP FOOD DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	2,645.03-	8,000.00	0.00	5,354.97	5,354.97
10 465.3065 SMALL TOOLS & EQUIPMENT DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	1,441.42	1,500.00	0.00	2,941.42	0.00
10 465.6060 RENTAL - EQUIPMENT DEPT: RH CONFERENCE CENTER	6/21/2021	GF BUDGET ADJ	400.00-	3,000.00	0.00	2,600.00	1,135.84
10 300.3072 YL - SOCCER	6/21/2021	GF REVENUE BUDGET A	16,551.00	21,912.00-	0.00	38,463.00-	12,763.00-
10 300.3073 YL - BASEBALL	6/21/2021	GF BUDGET ADJ	29,785.00	8,498.00-	0.00	38,283.00-	6,946.40-
10 300.3074 YL - SOFTBALL	6/21/2021	GF REVENUE BUDGET A	10,556.00	1,300.00-	0.00	11,856.00-	4,999.80-
10 300.9270 DONATIONS - PARK	6/21/2021	GF REVENUE BUDGET A	1,000.00	0.00	0.00	1,000.00-	0.00
10 470.1001 PAYROLL- REGULAR DEPT: PARKS AND RECREATION	6/21/2021	GF BUDGET ADJ	24,242.38-	716,618.87	0.00	692,376.49	235,569.90
10 470.1120 UNIFORMS DEPT: PARKS AND RECREATION	6/21/2021	GF BUDGET ADJ	1,500.00	5,000.00	0.00	6,500.00	436.06

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 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. # 000426							
10 470.1121	6/21/2021	GF BUDGET ADJ TRAINING/CONVENTION REGISTRATN DEPT: PARKS AND RECREATION	1,095.00	500.00	0.00	1,595.00	0.00
10 470.2025	6/21/2021	GF BUDGET ADJ DUES & SUBSCRIPTIONS DEPT: PARKS AND RECREATION	60.00	845.00	0.00	905.00	2.20
10 470.2035	6/21/2021	GF BUDGET ADJ GENERAL INSURANCE DEPT: PARKS AND RECREATION	787.00	21,806.00	0.00	22,593.00	0.67
10 470.2045	6/21/2021	GF BUDGET ADJ INTERNET SERVICES DEPT: PARKS AND RECREATION	200.00	8,430.84	0.00	8,630.84	42.91
10 470.3065	6/21/2021	GF BUDGET ADJ SMALL TOOLS & EQUIPMENT DEPT: PARKS AND RECREATION	6,354.55	3,000.00	0.00	9,354.55	0.00
10 470.3070	6/21/2021	GF BUDGET ADJ YL - BASKETBALL DEPT: PARKS AND RECREATION	1,261.05	10,753.00	3,000.00	15,014.05	0.00
10 470.3074	6/21/2021	GF BUDGET ADJ YL - SOFTBALL DEPT: PARKS AND RECREATION	3,000.00-	12,000.00	0.00	9,000.00	5,487.91
10 470.3080	6/21/2021	GF BUDGET ADJ ADULT SPORTS DEPT: PARKS AND RECREATION	1,000.00-	4,000.00	0.00	3,000.00	3,000.00
10 470.5020	6/21/2021	GF BUDGET ADJ REPAIRS- EQUIPMENT DEPT: PARKS AND RECREATION	4,000.00	20,000.00	3,000.00	27,000.00	4,851.09
10 470.5035	6/21/2021	GF BUDGET ADJ REPAIRS- PARKS/GROUNDS DEPT: PARKS AND RECREATION	10,000.00	97,000.00	6,000.00	113,000.00	29,732.18
10 470.6020	6/21/2021	GF BUDGET ADJ CREDIT CARD FEES DEPT: PARKS AND RECREATION	600.00	2,400.00	0.00	3,000.00	570.94
10 470.6060	6/21/2021	GF BUDGET ADJ RENTAL - EQUIPMENT DEPT: PARKS AND RECREATION	3,000.00	8,000.00	0.00	11,000.00	2,627.76
10 300.6064	6/21/2021	GF BUDGET ADJ ADECA-STEP PROGRAM	9,000.00	29,209.00-	0.00	52,112.46-	8,999.81-

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 PACKET: 00320-GF BUDGET ADJ THROUGH 4-30-21
 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. # 000426							
10 475.2035 GENERAL INSURANCE DEPT: SENIOR CENTER	6/21/2021 GF	BUDGET ADJ	45.00	2,425.00	0.00	2,470.00	0.99
10 475.3052 OF SUPPLIES-11AA ACTION GRANT DEPT: SENIOR CENTER	6/21/2021 GF	BUDGET ADJ	10,500.00	0.00	0.00	10,500.00	10,239.87
10 475.6060 RENTAL- EQUIPMENT DEPT: SENIOR CENTER	6/21/2021 GF	BUDGET ADJ	121.00	490.00	0.00	611.00	0.18
10 415.1011 GROUP INSURANCE DEPT: IT	6/21/2021 GF	BUDGET ADJ	3,394.00-	26,164.58	0.00	22,770.58	13,336.02
10 492.7103 IT - VEHICLES DEPT: CAPITAL EXPENDITURES	6/21/2021 GF	BUDGET ADJ	3,394.00	0.00	40,000.00	43,394.00	0.50
10 492.7402 VEHICLES - POLICE DEPT: CAPITAL EXPENDITURES	6/21/2021 GF	POLICECARS 2020	196,613.00	257,000.00	0.00	453,613.00	8,884.31
10 492.7701 EQUIPMENT - PARK DEPT: CAPITAL EXPENDITURES	6/21/2021 GF	BUDGET ADJ	6,000.00	30,200.00	41,865.00	78,065.00	9,494.18-
10 492.7704 BUILDINGS- PARK DEPT: CAPITAL EXPENDITURES	6/21/2021 GF	BUDGET ADJ	51,128.32	0.00	0.00	51,128.32	0.00
10 300.6078 CARES ACT-STATE OF ALABAMA	6/21/2021 GF	REVENUE CARES AC	479,075.00	0.00	123,802.66	602,877.66-	42,303.60
10 440.3010 EMERGENCY RELIEF DEPT: POLICE	6/21/2021 GF	BUDGET CARES AC	114,629.00	0.00	0.00	114,629.00	0.47
10 450.3010 EMERGENCY RELIEF DEPT: FIRE AND RESCUE	6/21/2021 GF	BUDGET CARES ACT	20,066.00	0.00	0.00	20,066.00	0.50
10 415.3100 FLOOD DAMAGED EQUIPMENT DEPT: IT	6/21/2021 GF	BUDGET CARES ACT	26,972.00	0.00	0.00	26,972.00	0.31
10 410.3010 EMERGENCY RELIEF DEPT: ADMINISTRATION	6/21/2021 GF	BUDGET CARES ACT	2,437.00	0.00	0.00	2,437.00	0.59

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 PACKET: 00320-GF BUDGET ADJ THROUGH 4-30-21
 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. # 000426							
10 432.3010 EMERGENCY RELIEF DEPT: INSPECTIONS	6/21/2021	GF BUDGET CARES ACT	13.00	0.00	0.00	13.00	0.01
10 492.7401 EQUIPMENT - POLICE DEPT: CAPITAL EXPENDITURES	6/21/2021	GF BUDGET CARES ACT	90,000.00	0.00	16,000.00	106,000.00	1,396.00
10 492.7501 EQUIPMENT - FIRE DEPT: CAPITAL EXPENDITURES	6/21/2021	GF BUDGET CARES ACT	224,362.39	0.00	26,689.49	251,051.88	11,571.82-
10 430.3100 FLOOD DAMAGE DEPT: BUSINESS LICENSE	6/21/2021	GF FLOOD BUDGET ADJ	1,407.00	0.00	0.00	1,407.00	500.07
10 431.3100 FLOOD DAMAGE DEPT: ENGINEERING	6/21/2021	GF FLOOD BUDGET ADJ	16,394.00	0.00	0.00	16,394.00	3,854.34-
10 432.3100 FLOOD DAMAGE DEPT: INSPECTIONS	6/21/2021	GF FLOOD BUDGET AD	858.00	0.00	0.00	858.00	0.33-
10 435.3100 FLOOD DAMAGE DEPT: MAINTENANCE & CUSTODIAL	6/21/2021	GF FLOOD BUDGET ADJ	12,550.00	0.00	0.00	12,550.00	6,499.81
10 440.3100 FLOOD DAMAGE DEPT: POLICE	6/21/2021	GF FLOOD BUDGET ADJ	52,494.00	0.00	0.00	52,494.00	43,379.02
10 492.7312 VEHICLES - ENGINEERING DEPT: CAPITAL EXPENDITURES	6/21/2021	GF FLOOD BUDGET ADJ	72,000.00	38,000.00	0.00	110,000.00	72,100.00
10 492.7352 VEHICLES - MAINTENANCE DEPT: CAPITAL EXPENDITURES	6/21/2021	GF FLOOD BUDGET ADJ	6,500.00	0.00	0.00	6,500.00	6,500.00
10 300.6052 SHELBY COUNTY BLEACHER GRANT	6/21/2021	GF REVENUE BUDGET A	213,854.00	0.00	0.00	213,854.00-	213,854.00-
10 492.7753 OL PARK FOOTBALL BLEACHERS DEPT: CAPITAL EXPENDITURES	6/21/2021	GF BUDGET ADJ	187,773.00	179,302.00	60,000.00	427,075.00	51,285.18
TOTAL NO. ADJUSTMENTS--REVENUE:					39	1,211,511.54	
TOTAL NO. ADJUSTMENTS--EXPENSE:					98	1,149,951.54	
TOTAL IN PACKET--						2,361,463.08	

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- Single family Residential District
- A
- R-3 Single family (Affordable Housing)
Residential District
- R-3- Manufactured Home Subdivision District
- A
- R-3- Manufactured Home Park District
- B
- 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.

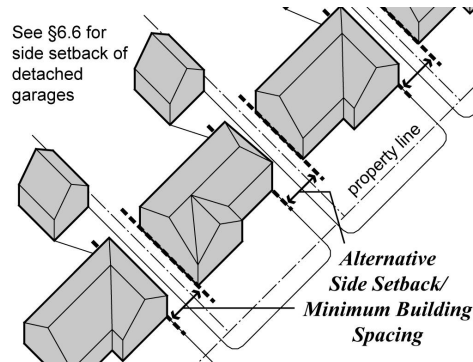


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

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. Thesaid districts are to be as follows:

	E-1	Single family Residential (Estate)
	DistrictR-1	Single family Residential
	District	
R-2		Single family Residential
	DistrictR-2-A	Single family
	Residential District	
	R-3	Single family (Affordable Housing) Residential District
	R-3-A	Manufactured Home Subdivision
	DistrictR-3-B	Manufactured Home Park
	District	
R-4		Multi-family Residential
	District RG	Garden Home
	Residential DistrictRT	
		Townhouse Residential
	District	
	A-1	Agricultural District
	O&I	Office and Institutional District
	B-1	Neighborhood Commercial
	DistrictB-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.

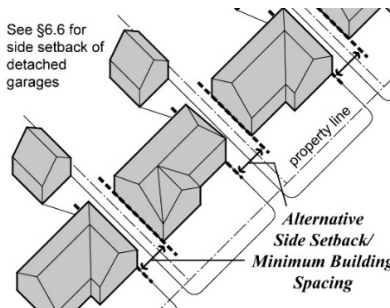


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

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

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

dwelling 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, §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	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.

§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

Yard Requirements:

(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

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SHELBY COUNTY URBAN COUNTY
COOPERATION AGREEMENT**

THIS AGREEMENT, entered into this ____ day of _____, 2021, by and between the City of Calera, Alabama, hereinafter referred to as the 'City', and Shelby County, Alabama, hereinafter referred to as the 'County':

WITNESSETH THAT:

WHEREAS, the County is applying to the U.S. Department of Housing and Urban Development (HUD) for Urban County entitlement status; and

WHEREAS, the County has met the three-part qualification threshold test whereby its population exceeds 200,000 excluding metropolitan cities, the population of unincorporated areas plus participating communities lies between 100,000 and 200,000, and the majority of low and moderate income persons outside metropolitan cities live in unincorporated areas and participating communities; and

WHEREAS, in order to undertake within participating communities essential activities pursuant to the Community Development Block Grant program (CDBG) which might be funded during this three year period the County shall enter into cooperation agreements with said communities; and

WHEREAS, the cooperation of the City, and the County is essential for the successful planning and carrying out of local community development programs; and

WHEREAS, it is the desire of the parties hereto that the County undertake activities necessary to plan and carry out, or assist in carrying out, community development programs in accordance with the County's Consolidated Plan; on behalf of and in coordination with the City; and

WHEREAS, the City is a split place located within two counties and the City elects to include the entire corporate limits in the Shelby County Urban County.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

- (1) The City hereby authorizes the County to make application for and receive CDBG funds from HUD on behalf of the City, and further authorizes the County to include the City's population as the basis for calculating and securing CDBG funds directly to the County.
- (2) The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.
- (3) The County shall, at no cost to the City, provide the staff resources and other services necessary for planning and administering community development programs on behalf of the City.
- (4) For purposes of guiding the formulation of the Consolidated Plan and developing annual Action Plans, an Urban County Policy Board shall be established. The Policy Board shall be comprised of one representative from each participating community and a representative from the County who will act as Chair. The Policy Board shall make recommendations to the County based on established criteria for selection of eligible CDBG activities. The County shall act upon said recommendations, but in no event shall the County waive or delegate its legal responsibilities as grantee. The County will continue to have final responsibility for selection of projects and annually filing the Action Plan.

(5) In using the CDBG funds that, if any, the County receives, the County may either carry out community development programs for the City or contract with the City to carry out its own programs, or both.

(6) Although the County is authorized to withhold a reasonable and customary portion of CDBG funds for the purpose of planning and administration of community development programs activities undertaken pursuant to this Cooperation Agreement, the County elects not to withhold those funds, and no CDBG funds will be used by the County in the administration of this program.

(7) The parties do hereby mutually commit to conform to all laws and regulations set by the Federal Government respecting the use of any monies granted pursuant to the Housing and Community Development Act of 1974, as amended. Both parties are obligated to take all actions necessary to assure compliance with the County's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, as amended, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973 of Title II of the Americans with Disabilities Act, the Age Discrimination Act of 1975, Section 3 of the Housing and Urban Development Act of 1968, and other applicable laws. These shall include but are not limited to laws and regulations concerning citizen participation, equal opportunity employment, audits, penalties, nondiscrimination, and labor standards. Furthermore, the County shall provide no funding for activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification.

(8) The parties do hereby mutually specify that pursuant to 24 CFR 570.501(b), the City is subject to the same requirements applicable to subrecipients. 24 CFR 570.501 (b) makes the County, as the recipient of CDBG funds, responsible for ensuring that CDBG funds are used in accordance with all program requirements. When a unit of general local government is participating with or as part of an Urban County, the Urban County is responsible for applying to such unit the same requirements as are applicable to subrecipients. The requirements applicable to subrecipients are specified in 24 CFR 570.503, and include the requirement of a written agreement signed by both the County and City prior to the County disbursing any CDBG funds to the City.

(9) In order to ensure maximum feasible compatibility between community development programs and other Federal and State assisted efforts the City may wish to undertake, the City agrees to submit a copy of its application for assistance to the County as a part of the City's normal project review and notification process.

(10) As herein used, the term "property" means any real or personal property acquired or improved in whole or in part using CDBG funds. The title to any property shall be vested in the County except as provided for in such other agreements as the City and the County may make concerning specific projects or items.

The County or the City, as the case may be, shall hold title to any property for use in furtherance of the plan or program for which the Federal grant is made.

The City shall notify the County of any modification or change in the use of property titled in the City from the use planned at the time of acquisition or improvement. The City shall notify the County of the disposition of property.

In the event property is sold or transferred by the City for a use that does not qualify under CDBG regulations, the City shall reimburse the County in an amount equal to the fair market value of the property less any portion thereof attributable to expenditures of non-CDBG funds.

Any income generated upon the disposition or transfer of property described hereinabove, prior to or subsequent to the close out, change of status, or termination of the Cooperation Agreement between the County and the City shall follow the rules generated in Paragraph 11 herein below.

(11) The City will inform the County of any income generated by the expenditure of CDBG funds received by the City.

The program income generated by the CDBG activity must be paid to the County unless otherwise agreed by the City and the County. Any income authorized to be retained by the City may be used by the City only for eligible activities in accordance with all CDBG requirements as may then apply.

The City shall be required to maintain appropriate record keeping and accounting systems as required by the County for the use of program income generated by CDBG activities and shall report to the County, as required, the use of program income. The County shall be responsible for monitoring and reporting to HUD on the use of such program income.

In the event of close out or change of status of the City, the City shall pay to the County any program income on hand or received subsequent to the close out or change in status.

This agreement will remain in effect until the CDBG program funds and program income received with respect to activities carried out during the three-year qualification period (and any successive periods in accordance with paragraph 14) are expended and the funded activities completed. The County and City cannot terminate or withdraw from the cooperation agreement while it remains in effect.

(12) The City as the cooperating unit of general local government is hereby adopting and enforcing:

- A. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- B. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.

(13) This Agreement shall be effective and binding upon the parties thereto for three program years funded from annual CDBG funds from Federal Fiscal Years 2022, 2023, and 2024 appropriations and from any program income generated from the expenditure of such funds; and for such additional time as may be required for the expenditure of funds granted to the County for such period.

(14) This Agreement shall be automatically renewed at the end of the three-year qualifications period, unless changes to the Agreement are required by HUD that would require the execution of a new Agreement. Either the County or the City may exercise the option to terminate the Agreement at the end of said three-year period. If either the County or the City fails to exercise that option, in writing, prior to the end of said three-year period, it will not have another opportunity to exercise that option until the end of the subsequent three-year period.

If the City wishes to be excluded from the Urban County, it must notify the County and HUD in writing, of its election to be excluded. Prior to the renewal of the next three-year period beginning in Fiscal Year 2024 the County will advise the City in writing of this date.

(15) The City understands that by executing this cooperation agreement that it:

- A. May not apply for grants from appropriations under the State CDBG Programs for fiscal years during the period in which it participates in the Shelby County Urban County; and
- B. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of general local government participating with the urban county from applying to the State for HOME funds if the state allows.); and
- C. May receive a formula allocation under the ESG program only through the urban county. (Note: This does not preclude the urban county or a unit of general local government participating with the urban county from applying to the State for ESG funds if the State allows.)

(16) The City and the County agree that neither party may sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits, or non-Federal considerations, but must use such funds exclusively for activities eligible under Title I of the Act.

(17) The City and the County agree that failure by either party to adopt and submit to HUD any amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth in the Urban County Qualification Notice (U. S. Department of Housing and Urban Development Notice) applicable for the year in which the next qualification of Shelby County is scheduled shall automatically terminate the Agreement following the expenditure of all CDBG funds allocated for use in either jurisdiction failing to comply.

(18) Certification of Authority: The attached certification by the Shelby County attorney's office is hereby incorporated as part of this Agreement.

IN WITNESS WHEREOF, the City and the County have executed this Agreement as of the date first written above.

Attest:

City of Calera

By: _____

Jon Graham, Mayor

Attest:

Shelby County, Alabama

By: _____

Elwyn Bearden, Chairman
Shelby County Commission



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 15, 2021 _____

Meeting Date: June 21, 2021 _____

Speaker's Name: Jackie Batson _____

Speaker's Address: __1048 Pine Valley Dr, Calera, AL 35040 _____

Speaker's Telephone Number: __404-268-4102 _____

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.

Calera Main Street wishes to provide a fireworks display for the City to coincide with the next First Friday festival on July 2, 2021 at dark. We will work with Fire and Police for all the necessary precautions. We are requesting the City's permission to add this feature for the the holiday weekend and if at all possible, consideration to waive the permit fee due. _____
