



Minutes of the City of Calera Council Meeting July 12, 2021

The Council of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, July 12, 2021 at 6:30 p.m., in a regular meeting. Mayor Graham presiding.

Mayor and Council Members Present:

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

Absent:

Kay Snowden Turner, Council Member

Guests:

Sean Kendrick, James Fuller, Jackie Batson, Kelly Ellison, Tip Edwards, David Hyche, Dennis Torrealba, Howard Kaplan, Bill and Ann Davis, Reggie Darden, Seth Gandy, Marvin Gentry, Jayson Williams, Don Draper, Corey Perry, Josh Carson, Stephanie Busby, Debbie and Richard Byers, Adrian Rhinehart

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

Word of Prayer and Pledge of Allegiance:

Alan Watts opened the meeting with prayer and the Pledge of Allegiance.

Approval of Minutes:

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

Regular Meeting – June 21, 2021
Work Session – June 21, 2021

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

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

NAYS: None

Motion Passed

Old Business:

Council Member Cost made a motion to dismiss the outside attorneys. Council Member Morgan seconded motion and upon vote, the results were as follows:

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

NAYS: None

Motion Passed

Public Hearing (See Attached)

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

New Business:

Proclamation – Park and Recreation Month – July 2021

Council Member Watts made a motion to recognize July 2021 as “Park and Recreation Month”
Council Member Busby seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Adopted July 12, 2021

Alcoholic Beverage Control Board Applications presented for Sage Bar and Grill

Trade Name: Sage Bar and Grill
Applicant: Sage Restaurant LLC
Location : 4979 Hwy 31, Calera, AL 35040
Type License : 20 – Restaurant Retail Liquor

Council Member Cost made a motion to approve the Alcoholic Beverage License Application for Sage Bar and Grill. Council Member Montgomery seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Motion Passed

Capital Request – IT Department – Edmunds Permitting and Business License Software – (See Attached)

Council Member Watts made a motion to authorize the capital request. Council Member Morgan seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Motion Passed

Resolution No. 2021-20 Bid Award – Two 2021 Toyota Tacoma's

Council Member Morgan moved that Resolution No. R-2021-20 is adopted. Council Member Cost seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Motion Passed – Adopted this 12th day of July 2021.

Install Shrubs / Landscaping Downtown - \$1,520.00

Council Member Cost made a motion to approve the installation of Shrubs and Landscaping Downtown in the amount of \$1,520.00. Council Member Morgan seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Motion Passed – Adopted this 12th day of July 2021.

Guests:

The following guests addressed the Mayor and Council Members:

Jackie Batson, Corey Perry, Josh Carson

Council Member Cost made a motion to adjourn the meeting at 7:06 p.m.

Approved this 19th 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=NJMU1k6cteQ>

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.

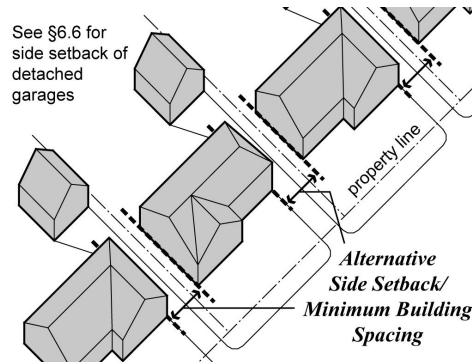


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

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.

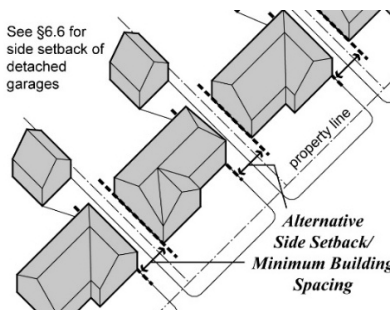


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

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

Designation of July as Park and Recreation Month

WHEREAS parks and recreation programs are an integral part of communities throughout this country, including The City of Calera: and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS The City of Calera recognizes the benefits derived from parks and recreation resources

NOW THEREFORE, BE IT RESOLVED BY Mayor Jon G. Graham that July is recognized as Park and Recreation Month in the City of Calera

Council Member Watts made a motion to recognize July 2021 as “Park and Recreation Month”
Council Member Busby seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Adopted July 12, 2021

Jon G. Graham, Mayor

ATTEST:

Connie B. Payton, City Clerk



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20210629143042733

Type License: 020 - RESTAURANT RETAIL LIQUOR **State:** \$300.00 **County:** \$600.00
Type License: **State:** **County:** **Filing Fee:** \$50.00
Trade Name: SAGE BAR AND GRILL **Transfer Fee:** **Applicant:** SAGE RESTAURANT LLC
Location Address: 4979 HWY 31 CALERA, AL 35040
Mailing Address: 4979 HWY 31 CALERA, AL 35040
County: SHELBY **Tobacco sales:** NO **Tobacco Vending Machines:** **Product Type:** **Type Ownership:** LLC
Book, Page, or Document info: 849 466
Do you sell Draft Beer?: **Date Incorporated:** 04/27/2021 **State incorporated:** AL **County Incorporated:** **Date of Authority:** 04/27/2021
Federal Tax ID: 863546901 **Alabama State Sales Tax ID:** R01115703

Name:	Title:	Date and Place of Birth:	Residence Address:
MAGED ALAMMARI 7268702 - AL	OWNER	03/08/1979 YEMEN	5509 OVERTON RD BIRMINGHAM, AL 35210
KATHRYN ANNE TRONCALE 7131063 - AL	OWNER	11/28/1984 BIRMINGHAM ALABAMA	1606 BRIARBERRY PL VESTAVIA HILLS, AL 35226

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? **YES**
Does ABC have any actions pending against the current licensee? **NO**
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? **NO**
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? **NO**
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? **YES**
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? **NO**
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? **NO**
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? **NO**

Contact Person: KATIE TRONCALE **Home Phone:** 205-908-8373
Business Phone: 205-908-8373 **Cell Phone:** 205-908-8373
Fax: **E-mail:** KATIE@SAGEBARANDGRILL.COM
PREVIOUS LICENSE INFORMATION: **Previous License Number(s)**
Trade Name: RED ZONE SPORTS GRILL **License 1:** 010715158
Applicant: RED ZONE SPORTS GRILL INC **License 2:**



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20210629143042733



If applicant is leasing the property, is a copy of the lease agreement attached? **YES**

Name of Property owner/lessor and phone number: **EDDIE LUMPKIN AND WADE STUBBS 205-835-9151**

What is lessors primary business? **REALESTATE AND DEVELOPMENT**

Is lessor involved in any way with the alcoholic beverage business? **NO**

Is there any further interest, or connection with, the licensee's business by the lessor? **NO**

Does the premise have a fully equipped kitchen? **YES**

Is the business used to habitually and principally provide food to the public? **YES**

Does the establishment have restroom facilities? **YES**

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **YES**

Will the business be operated primarily as a package store? **NO**

Building Dimensions Square Footage: **5200** Display Square Footage:

Building seating capacity: **24** Does Licensed premises include a patio area? **NO**

License Structure: **SINGLE STRUCTURE** License covers: **ENTIRE STRUCTURE**

Number of licenses in the vicinity: **0** Nearest: **0**

Nearest school: **0 miles** Nearest church: **0 miles** Nearest residence: **0 miles**

Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)?

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION

Confirmation Number: 20210629143042733



Initial each

☒ In reference to law violations, I attest to the truthfulness of the responses given within the application.

☒ In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

☒ In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

☒ In reference to Special Retail or Special Events retail license, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

☒ In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

☒ In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

☒ In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

☒ The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

☒ The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

☒ I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Signature page

Kathryn A. Troncale
Applicant Name (print): *Kathryn A. Troncale*
Signature of Applicant: *Kathryn A. Troncale*
Notary Name (print): *Anna S. Price*
Notary Signature: *Anna S. Price*
Commission expires: *4/30/2024*

Application Taken:

App. Inv. Completed:

Forwarded to District Office:

Submitted to Local Government:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:

Receipt Confirmation Page

Receipt Confirmation Number: **20210629143042733**
Application Payment Confirmation Number: **75460846**

Payment Summary	
Payment Item	Fee
Application Fee for License 020	\$50.00
Total Amount to be Charged	\$50.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
020 - RESTAURANT RETAIL LIQUOR	\$600.00	\$300.00	\$900.00
			\$0.00
Total Amount to be Charged	\$600.00	\$300.00	\$900.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 020 - RESTAURANT RETAIL LIQUOR
License Type 2:
License County: SHELBY
Business Type: LLC
Trade Name: **SAGE BAR AND GRILL**
Applicant Name: **SAGE RESTAURANT LLC**
Location Address: 4979 HWY 31
CALERA, AL 35040
Mailing Address: 4979 HWY 31
CALERA, AL 35040
Contact Person: KATIE TRONCALE
Contact Home Phone: 205-908-8373
Contact Business Phone: 205-908-8373
Contact Fax:
Contact Cell Phone: 205-908-8373
Contact Email Address:
Contact Web Address:

Mayor Graham introduced the following Resolution:

RESOLUTION NO. R-2021-20

A RESOLUTION ACCEPTING A BID FOR TWO 2021 TOYOTA TACOMA'S

WHEREAS, the City of Calera has solicited sealed bids as required under the Alabama bid law; and

WHEREAS, bids were opened at Calera City Hall on July 8, 2021, at 10:00 a.m.; and

WHEREAS, bids were as follows:

Tuscaloosa Toyota	\$36,131
Tuscaloosa Toyota	\$36,131
Tuscaloosa Toyota	\$30,312
Tuscaloosa Toyota	\$30,312

WHEREAS, the Mayor and Council of the City of Calera, at the Regular Meeting on July 12, 2021, considers the recommendation of the City Engineer, Chris Pappas. The Mayor and Council will award the bid for the Two 2021 Toyota Tacoma's in the amount of \$66,443.00 to Tuscaloosa Toyota.

Council Member Morgan moved that Resolution No. R-2021-20 be adopted. Council Member Cost seconded said motion and upon vote, the results were as follows:

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

NAYS: None

Mayor Graham declared Resolution No. R-2021-20 adopted.

Adopted this 12th day of July 2021.

Jon G. Graham, Mayor

ATTEST:

Connie Payton, City Clerk

City of Calera

JON GRAHAM
Mayor
CONNIE PAYTON
City Clerk
CHRIS PAPPAS
City Engineer



COUNCIL MEMBERS:
ERNEST MONTGOMERY
CALVIN MORGAN
KENNETH COST
PHILLIP BUSBY
ALAN WATTS
KAY TURNER SNOWDEN

October 9, 2020

City of Calera
Attn: Mayor Jon G. Graham
7901 Highway 31
Calera, AL 35040

Dear Mr. Graham:

As you are aware, the City of Calera opened bids for two (2) 2021 Toyota Tacoma's on July 8, 2021. The City received bids from Tuscaloosa Toyota. The lack of bidders is due to the lack of available vehicles. Tuscaloosa Toyota has two vehicles on the way with a scheduled arrival date within the next 30 days. These are likely to be the only vehicles left for purchase until after 2022 models become available later this year. These two trucks will replace the F-150 and Sierra lost due to flooding in May.

The bids for consideration from Tuscaloosa Toyota are as follows:

- Toyota Tacoma SR5 4x4 \$36,131
- Toyota Tacoma SR 4x4 \$36,131
- Toyota Tacoma SR5 4x2 \$30,312
- Toyota Tacoma SR 4x2 \$30,312

The proposed purchase is two buy one (1) Toyota Tacoma SR5 4x4 for \$36,131 and one (1) Toyota Tacoma SR 4x2 for \$30,312. The total purchase amount would be \$66,443. The bid submitted by Tuscaloosa Toyota is within the budgeted amount. The amount approved in the current budget for these vehicles is \$70,000. Therefore, it is my recommendation that the City of Calera award the bid to Tuscaloosa Toyota in the amount of \$66,443.00.

If you have any questions, please contact me at your convenience.

Sincerely,

Chris D. Pappas

1074 10th STREET CALERA, ALABAMA 35040
ENGINEERING DEPARTMENT (205) 668-3638 FAX (205) 668-3821

The new system is Edmunds Permitting and Business License

Investment Summary

Professional Services - Conversion \$32,500.00

(This cost covers moving the 96,273 files that is in our current system to the new system, so no data is lost – These files include plans, permits, business licenses, certificates of occupancy that were digital versions of some of the paper copies that were damaged in the flood)

Professional Services - Implementation \$9,800.00 (Includes Training the Employees)

Software Subscription and Hosting Services: \$17,600

Total Proposed Year 1 Cost: \$59,900.00

Each following year would be: \$17,600



James Fuller

Director of IT Services / City of Calera

1074 10th Street

Calera, AL 35040

Phone: 205-668-3874

Email: jfuller@calera.org



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: July 7, 2021 _____

Meeting Date: July 12, 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 update. _____



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: 7/6/2021
Meeting Date: 7/12/2021
Speaker's Name: Corey Perry
Speaker's Address: 4058 N. College Ave., Suite 300
Fayetteville, AR 72703
Speaker's Telephone Number: 479-455-9090

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.

proposed residential zoning ordinance



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

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

SPEAKING POLICY REQUIREMENTS

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

Date of Request: 7/6/2021
Meeting Date: 7/12/2021
Speaker's Name: Josh Carson
Speaker's Address: 4058 N. College Ave., Suite 300
Fayetteville, AR 72703
Speaker's Telephone Number: 479-455-9090

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.

proposed residential zoning ordinance



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

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

Date of Request: 7/7/21

Meeting Date: 7/12/21

Speaker's Name: Howard Kaplan

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

Speaker's Telephone Number: 205-401-3311

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

I would like to speak about Camden Park.