

September 7, 2021
Work Session: 5:30
Time: 6:00 p.m.

**CITY OF CALERA
PLANNING COMMISSION
AGENDA**

Call to Order

Approval of Minutes
August 3, 2021

Reports of Planning Commission Members

Chairman's Report

Old Business

New Business

Public Hearings:

Adoption of an updated Calera Zoning Ordinance Sections 5.1 thru 5.11.2 Ordinance No. 2021-06 See Attached.

Future Land Use Map amendment:

The purpose of this public hearing is to receive public comments on a Future Land Use Map amendment that would change the Future Land Use Map designation of the three parcels from Residential Low to Residential Medium-High to ensure consistency with their current RG zoning. State law recommends that the future land use classification and zoning classification be consistent. See attached.

Proposed Rezoning of Property located at the corner of Hwy 70 & 42:

The purpose of this public hearing is to receive public comments on an application submitted by: **Beeswax Investment, LLC** for a proposed rezoning of property located at **the corner of Hwy 70 & County Rd 42 Parcel #22 8 34 0 000 007.001** **See Attached Map.** The proposal consists of rezoning from the A1 (Agriculture) to B-2 District.

Guests:

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: September 7, 2021. The purpose of this public hearing is to receive public comments on Adoption of an updated Calera Zoning Ordinance Sections 5.1 thru 5.11.2 – Ordinance No. 2021-06 See Attached.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the property owner making such protest, and only one protest shall be allowed for each separately assessed unit of property. Katie Cannady- 205-668-3834

This notice of public hearing is posted at the following locations within the City of Calera: Calera City Hall, Associated Foods, Calera Library and the U.S. Post Office

CALERA PLANNING COMMISSION

Article 5 ESTABLISHMENT OF DISTRICTS

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

E-1	Single family Residential (Estate) District
R-1	Single family Residential District
R-2	Single family Residential District
R-2-A	Single family Residential District
R-3	Single family (Affordable Housing) Residential District
R-3-A	Manufactured Home Subdivision District
R-3-B	Manufactured Home Park District
R-4	Multi-family Residential District
RG	Garden Home Residential District
RT	Townhouse Residential District
A-1	Agricultural District
O&I	Office and Institutional District
B-1	Neighborhood Commercial District
B-2	General Business District
B-3	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: As of the date of the adoption of this zoning ordinance, any proposed subdivision of land that has already obtained any of the following shall be “grandfathered” and governed by the City’s zoning ordinance in effect as of the latest to occur of the following: (1) preliminary plat approval; (2) final plat approval; (3) issuance of a building permit; and/or (4) any extension or renewal of the foregoing. Provided, however, this “grandfather” 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 later of the date of approval of the latest of the foregoing events, or from the date of expiration of the last building permit obtained on that property, or some portion thereof. Additionally, if any lot shown in a preliminary or final plat is ever altered, or if unplatted land referenced in such a plat is hereafter proposed to be subdivided, such new lots will not have the foregoing “grandfather” exemption. Instead, such new lots shall conform to the provisions of the zoning ordinance then in effect.

The District regulations are as described following:

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

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

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

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

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

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

§5.2. R-1 Single family Residential District

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

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

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

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

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

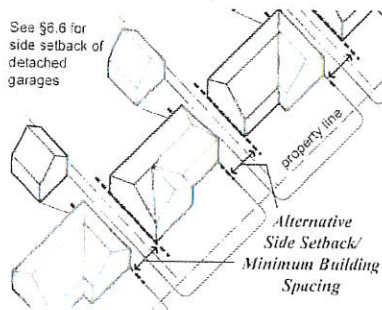


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

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

§5.3. R-2 Single family Residential District

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

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

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

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

1. Minimum Lot Area: 15,000 sf
2. Minimum Lot Width: Seventy-five (75) ft

3. Minimum Yard Setbacks:

- a. Front: Thirty-five (35) ft
- b. Secondary front (for Standard Corner Lots): twenty (20) ft
- c. Rear: Forty (40) ft
- d. Side: Ten (10) ft
- e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.

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

5. Minimum Floor Area:

- a. One story: 1,600 ft
- b. More than one story: 1,200 sf on first floor, 2,200 sf total

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

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

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

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

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

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

1. Minimum Lot Area: 10,000 sf
2. Minimum Lot Width: Seventy-five (75) ft
3. Minimum Yard Setback:
 - a. Front: Thirty-five (35) ft
 - b. Secondary front (for Standard Corner Lots): twenty (20) ft
 - c. Rear: Thirty (30) ft
 - d. Side: Ten (10) ft
 - e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 sf total
6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

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

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

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

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

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

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

1. Minimum Lot Area: 10,000 sf
2. Minimum Lot Width: Seventy (70) ft
3. Minimum Yard Setbacks:
 - a. Front: Thirty (30) ft
 - b. Secondary front (for Standard Corner Lots only): 20 ft
 - c. Rear: Thirty (30) ft
 - d. Side: Ten (10) ft
 - e. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.
4. Maximum Height: Thirty-five (35) ft or 2 1/2 stories
5. Minimum Floor Area:
 - a. One story: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 sf total
6. For non-standard Corner Lots, front yard setbacks shall be the same on both streets.

§5.6. R-3A Manufactured Home Subdivision District

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

5.6.1. Use Regulations. Refer to Table 5.1.

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

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

5.6.3. Manufactured Home Standards

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

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

1. Area and dimensions of the site
2. Number of lots, dimensions and layout of all lots

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

5.6.5. Additional Regulations

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

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

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

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

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

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

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

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

- 5.7.4. **Storage Facilities, Accessory Uses and Structures.** A maximum of 100 sf of storage area shall be provided for each space. Alternatively, park management may provide common storage lockers at an equivalent capacity. Permitted accessory structures on manufactured home spaces shall include all accessory structures permitted on the lots of single family residences, except for private swimming pools and satellite dish antennas. Such accessory uses shall not be permitted closer than five (5) ft from the rear and side boundaries of each space. Carports may be permitted in the front yard but shall not be permitted within five (5) ft of the front building line. However, such shall not be permitted within five (5) ft of the rear and side boundaries of each space and twenty-five (25) ft from front lot lines; and, in the case of a corner lot, twenty-five (25) ft from the lot lines adjacent to a street.
- 5.7.5. **Off-street parking and Streets.** Two-way private, paved streets (maintained by the park management) shall be installed to furnish convenient access to all manufactured home spaces within the park and such streets shall be in complete conformance with City street standards. No manufactured (mobile) home shall have its own access into a public street. Dead-end streets shall have turn-arounds in conformance with City street standards and each manufactured home shall have two (2) paved, off-street parking spaces. In addition, the location of all driveways shall be shown on the required site plan and approved by the Commission.
- 5.7.6. **Service Facilities.** Common recreational facilities and laundromats shall be provided for the use of park residents and their guests only. Garbage collection and disposal shall be the responsibility of park management and common garbage pick-up points shall be provided and screened as required in §9.4 Screening.
1. Required park and recreational areas shall be provided in one or more centrally located, usable areas easily accessible to all park residents. Such space shall be maintained in a usable and sanitary condition.
 2. Every Manufactured Home Park of ten (10) or more spaces shall be provided with above- or below-grade storm shelters, which shall:
 - a. have a minimum floor area of ten (10) sf for each Manufactured Home space.
 - b. Be designed by a licensed structural engineer or architect and built in accord with plans as approved by the Building Official.
 - c. Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the Building Code, Mechanical Code, Plumbing Code and Electrical Code, where applicable.
 - d. Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).
 - e. Be located no farther than 1,320 linear ft from the furthest Manufactured Home space on-site.
- 5.7.7. **Buffer Requirements.** See §9.2 Buffers.
- 5.7.8. **Signs.** Internal signs shall be in conformance with park management policy. If no such policy exists, the same signs permitted in other single family districts shall apply.
- 5.7.9. **Landscaping.** All required yards shall be permanently landscaped and maintained with ground cover, trees and shrubs.
- 5.7.10. **Deck/Patio.** Each Manufactured Home should be provided with a deck or patio of at least 200 sf.
- 5.7.11. **Ownership.** All Manufactured Homes are to be leased or rented only and are not to be sold individually.
- 5.7.12. **Fences.** Fences shall be in accordance with the provisions of §6.4 Fences and Walls.

§5.8. R-4 Multi-family Residential District

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

- 5.8.1. **Use Regulations.** Refer to Table 5.1 and the provisions herein:
1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.
- 5.8.2. **Area and Dimensional Regulations.** Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required (see also §7.15 Multi-family Dwellings for requirements applicable to all Multiple-family development types):
1. Maximum Building Height: three (3) stories
 2. Regulations for Multi-family Uses, Assisted and Independent Living Facilities:

- a. Minimum Lot Area: None specified, although the maximum density shall be ten (10) units per acre
 - b. Minimum Lot Width: 200 ft
 - c. Corner Lots shall have the same setbacks on both streets
 - d. Minimum Livable Floor Area:
 - (1) Two-family dwelling – same as the R-2 District
 - (2) Multiple dwellings – 800 sf per dwelling
 - (3) Independent living facility – 500 sf per dwelling unit
 - (4) No minimum floor area for assisted living units
 - e. All principal buildings shall be set back from parking areas and driveways by not less than twenty (20) ft.
 - f. Minimum Open Space shall be as required per §7.7 for Assisted Living Facilities and per §7.15 for Multi-Family developments and Independent Living Facilities.
3. For multi-family buildings (one building per lot):
- a. Yard Setbacks:
 - (1) Front: Fifteen (15) ft minimum, thirty-five (35) ft maximum
 - (2) Rear: Three (3) ft minimum, thirty (30) ft maximum
 - (3) Side: None, except as required by the Building and Fire Code.
 - b. Off-street parking shall be to the side or the rear.
4. For multi-family complexes, assisted living facilities and independent living facilities:
- a. No building shall be nearer a dedicated street than thirty-five (35) ft.
 - b. All multiple dwelling buildings shall be separated by not less than 20 ft, unless a more restrictive separation is required to comply with the International Building Code, as amended, and the International Fire Code.
 - c. Sidewalks, of at least five (5) ft, shall be provided throughout the development for interconnectivity of buildings, parking areas and common areas.
5. Requirements for Other Uses.
- a. Public Buildings. See §7.16.
 - b. Places of Assembly, Group Care Homes, Boarding Houses and Duplexes shall comply with the following setbacks:
 - (1) Front: Twenty-five (25) ft
 - (2) Rear: Thirty (30) ft
 - (3) Side: Ten (10) ft

5.8.3. Additional Regulations

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

§5.9. RG Residential Garden Home District

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

- 5.9.1. Use Regulations. Refer to Table 5.1.

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

1. Minimum Lot Area: 7,000 sf
2. Minimum Lot Width: seventy (70) ft
3. Yard Setbacks:
 - a. Front: Twenty-five (25) ft minimum, thirty-five (35) ft maximum
 - b. Rear: Twenty-five (25) ft
 - c. Side: Ten (10) ft one side, twenty (20) ft to accommodate a driveway
 - d. Corner Lots shall have the same setbacks on both streets.
 - e. No building in an RG District shall be located less than twenty-five (25) ft from any boundary of the RG Development abutting single family residential zoning districts.
 - f. Alternative setback provisions for new subdivisions: When required parking is provided within a detached structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft.
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Floor Area:
 - a. One story: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 total
6. Building Facades.
 - a. All buildings shall maintain a public entrance, accessible by public sidewalk along the street on which the building fronts. Additional entries are permitted, as necessary.
 - b. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

5.9.3. Parking Standards.

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

5.9.4. Open Space Requirements.

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

use.

5.9.5. Additional Regulations (When Applicable)

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

§5.10. RT Residential Townhouse District

Intent. To provide areas suitable for Townhouse Residential Dwellings

5.10.1. Use Regulations. Refer to Table 5.1.

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

1. Maximum Density: Eight (8) units per gross tract acre, including common area
2. Minimum Lot Width: Twenty-four (24) ft for townhouses; otherwise the minimum lot width shall be as necessary to provide fire separation in accordance with the Fire/Building Code
3. Yard Setbacks:
 - a. Front: Townhouses shall be set back no less than ten (10) ft from the front lot line. Where the front yard is less than fifteen (15) ft, the ground floor of the unit shall be no less than two (2) ft above grade level at the sidewalk. If front-loaded, units shall be setback at least twenty-five (25) ft, but no more than thirty-five (35) ft from the front lot line.
 - b. Rear: For dwellings, the minimum rear yard setback shall be twenty-five (25) ft. Where an alley is present at the rear of the lot, the minimum rear yard setback for accessory buildings shall be twelve (12) ft from the alley centerline.
 - c. Side: Zero (0) ft for interior units and ten (10) ft for end units.
 - d. Townhouse dwellings shall be located at least fifteen (15) ft from the RT District boundary as depicted on the site development plan; twenty (20) ft from an E-1, R-1, R-2, R-3 or R-G District.
 - e. Corner Lots: Shall have the same setbacks on both streets.
4. Maximum Height: Thirty-five (35) ft or 2 1/2 stories
5. Minimum Livable Floor Area:
 - a. One (1) story Townhouse: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 sf total
6. Building Groups. No less than three (3) nor more than eight (8) Townhouses shall be located within a continuous building group and no interconnection or overlapping between individual dwelling units shall be permitted.
7. Building Facades. Where in conflict, these standards superseded those of Article 6 Supplemental Regulations.
 - a. Eave Overhangs: Cornices or eaves may extend into adjoining property when allowed by properly executed and recorded covenants between property owners. All such cornices and eaves shall be fire-proof.
 - b. The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
 - (1) Finish floor elevation: eighteen (18) inches above grade at front façade
 - (2) Porch depth: six (6) ft of clear space, exclusive of railings, pillars, columns, or other porch features.
 - (3) Stoop depth: three (3) ft to six (6) ft deep
 - (4) Covered porches and stoops may encroach into the front yard up to six (6) ft.
 - c. All buildings shall maintain a public entrance, accessible by public sidewalk, along the street on which the building fronts. Additional entries are permitted, as necessary.
 - d. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36

inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

5.10.3. Parking Standards.

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

5.10.4. Open Space Requirements.

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

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

1. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress to the proposed site.
2. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply,

prepared by a Registered Engineer.

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

5.10.6. Additional Regulations (When Applicable)

1. No Townhouse site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.
2. Building groups shall be planned so that all units on the same block frontage are either front-loaded or rear-loaded.
3. Adequate provisions for emergency access from the rear of lots may be required by the Fire Marshal for lots less than sixty (60) ft in width.
4. A sidewalk of at least thirty-six (36) inches in width shall be provided connecting from the front entrance of each unit to the rear of the building group for unobstructed access to the rear of each unit. Where units are set back no more than twenty (20) ft from the sidewalk along the street, such sidewalk may be used as a part of this required access. Where such access must cross lots, an easement of five (5) ft in width shall be provided.
5. An easement appurtenant across lots shall be provided where a property owner must cross an adjoining property to reach his or her own property with gates provided if fence extends to the property line.
6. The applicant shall provide for and establish an organization or other legal entity for the ownership and maintenance of any commonly owned areas designated as such on the site development plan including front yards and common areas including alleys, common parking areas, fencing, open space, landscaping, amenities and buffers (see also §6.11 Private Swimming Pools and Tennis Courts). Such organization shall be created by covenants running with the land and such deed restrictions or covenants shall be duly recorded in the Office of the Probate Judge.
7. No fences shall be allowed in the front yard for front-loaded units.
8. Private swimming pools are prohibited on individual townhouse lots in the RT District but may be placed in a common area.
9. All utilities shall be placed underground or in an alley for rear-loaded lots.
10. All lots shall be served by water and sewer.
11. Garbage and refuse collection and disposal shall be the responsibility of management and such collection facilities shall be screened as required in §9.4 Screening.

Table 5.1 Permitted Uses for Residential Districts

	E-1	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	RG	RT
<i>Agricultural Uses</i>										
Hobby Farms, §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.

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: September 7,2021. The purpose of this public hearing is to receive public comments on a Future Land Use Map amendment that would change the Future Land Use Map designation of the three parcels from Residential Low to Residential Medium-High to ensure consistency with their current RG zoning. State law recommends that the future land use classification and zoning classification be consistent. See attached.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the property owner making such protest, and only one protest shall be allowed for each separately assessed unit of property. Katie Cannady- 205-668-3834

This notice of public hearing is posted at the following locations within the City of Calera: Calera City Hall, Associated Foods, Calera Library and the U.S. Post Office

CALERA PLANNING COMMISSION

**Memorandum to the Calera Planning Commission
Calera, Alabama**

Date: August 10, 2021

To: Calera Planning Commission

From: The Regional Planning Commission of Greater Birmingham

Prepared By: Lindsay Puckett, Principal Planner

Regarding: Future Land Use Map Amendment for 3 parcels

Parcel #28 3 05 0 001 013.000 – owned by TCG and Koslin

Parcel # 28 3 06 0 001 015.000 – owned by TCG and Koslin

Parcel # 28 3 06 0 001 003.006 – owned by Shelby County Board of Education

Proposed Issue and Need:

The City of Calera Planning Commission approved Resolution 2021-01 on June 1, 2021 that adopted the new Calera Comprehensive Plan and the Future Land Use Map within (Figure 3.1). The Future Land Use Map was developed by the planners at the Regional Planning Commission of Greater Birmingham based on existing condition data, public input, environmental constraints, current zoning and geospatial analysis.

It has been brought to my attention that there was an oversight by my team in drafting the Future Land Use Map. The three parcels stated above were all zoned RG when they were annexed in 2006 under Calera Ordinance #2006-07. When my team designated these parcels on the Future Land Use Map as Residential Low, we noticed that they were undeveloped, yet did not specifically look into their current zoning designation.

As explained on page 47 of the Comprehensive Plan, “A range of zoning districts are appropriate for each Future Land Use category, as seen in Table 3.1 on page 48.” The RG zoning district relates or coincides the best with the Residential Medium-High Future Land Use category.

Therefore, we propose that the Calera Planning Commission vote on a Future Land Use Map amendment that would change the Future Land Use Map designation of the three parcels from Residential Low to Residential Medium-High to ensure consistency with their current RG zoning. State law recommends that the future land use classification and zoning classification be consistent.

As stated on page 7 of the Comprehensive Plan, “changing the Future Land Use Map category for a parcel of land requires a Future Land Use Plan amendment and changing the zoning for that parcel requires a rezoning application.” In this case, there is no application to change the current RG zoning designation. The sole purpose of this proposed Future Land Use amendment is to make the Future Land Use designation of the parcels consistent with the current RG zoning classification.

Please note that Future Land Use maps are not legally binding, whereas zoning district designations are regulatory in nature and are legally binding. As stated inside the cover page of the Comprehensive Plan, “this Comprehensive Plan is not legally binding upon the City of Calera.” Comprehensive Plans are policy documents. The RG zoning regulations in the Calera Zoning Ordinance will specifically define and regulate what types of uses will be allowed on these three parcels and will outline other development requirements and guidelines.

Proposed Action by the Calera Planning Commission:

Motion and vote to approve a Resolution regarding a Future Land Use Map amendment to change the Future Land Use Map designation of the three parcels listed above from Residential Low to Residential Medium-High.

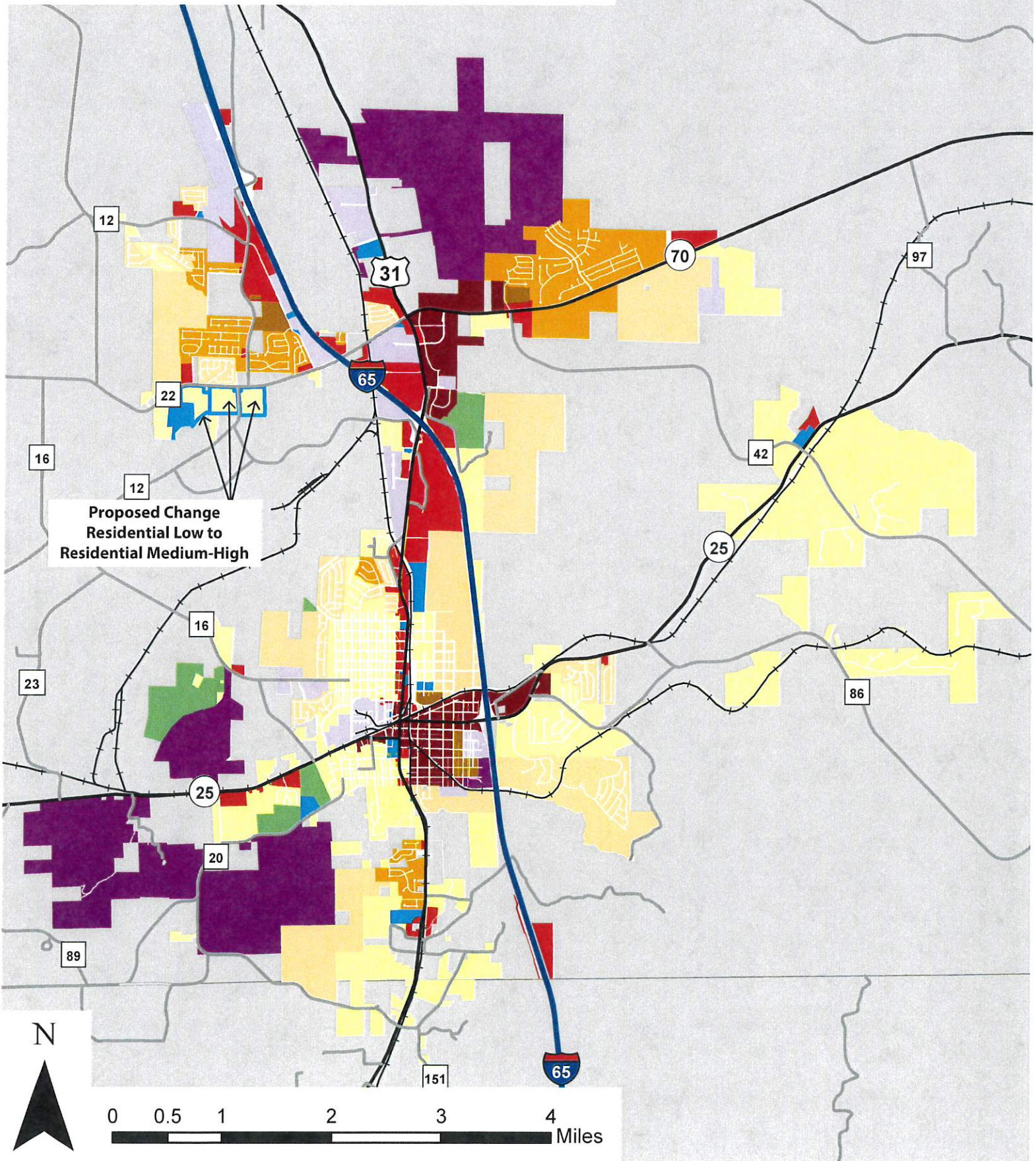
This change will be reflected on the following three figures in the Comprehensive Plan:

- Figure 3.1 Future Land Use Map
- Figure 3.3 Future Land Use Map – Residential Low
- Figure 3.5 Future Land Use Map – Residential Medium-High

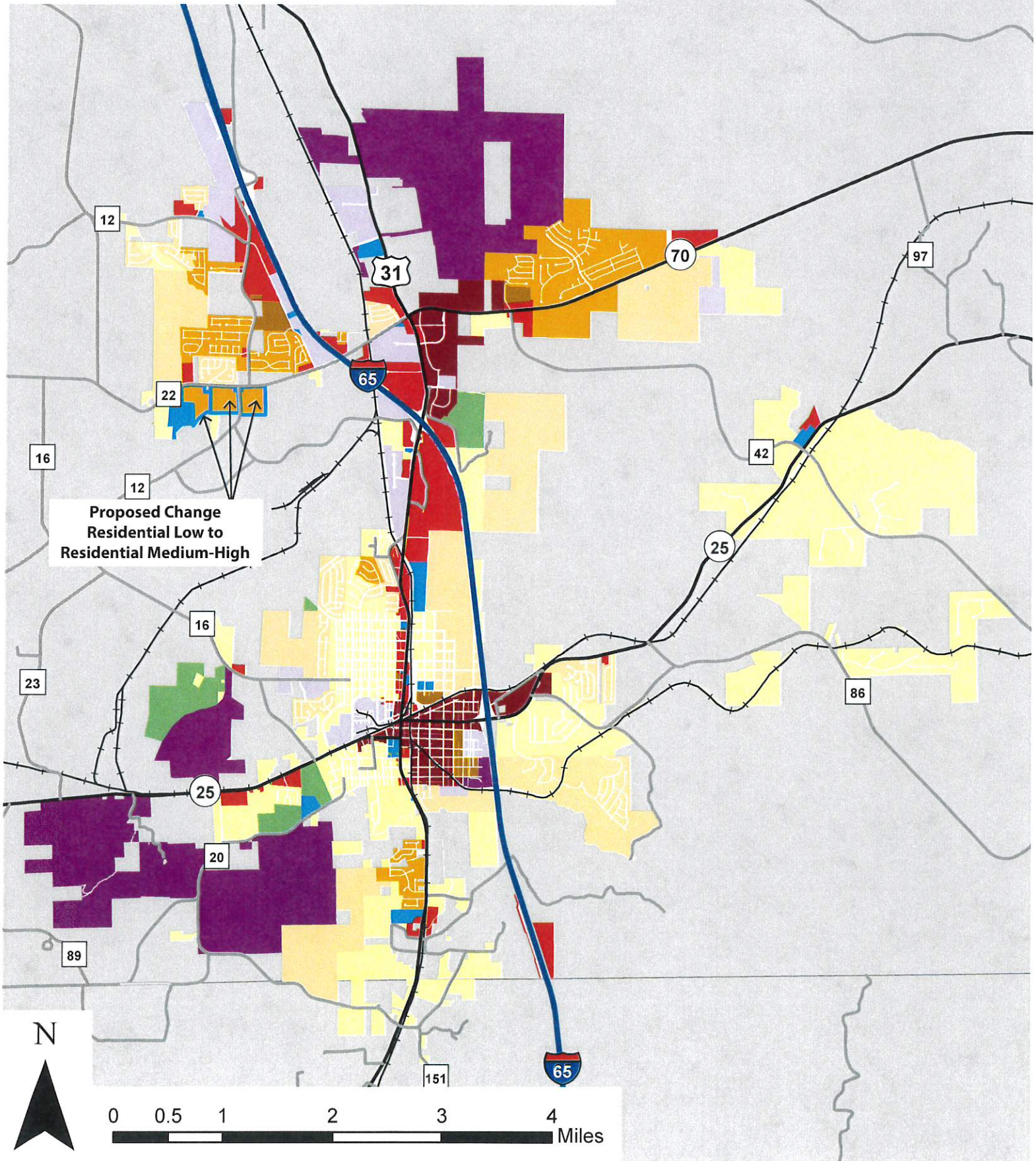
Attachments:

- Adopted Future Land Use Map from June 01, 2021
- Proposed Future Land Use Map with Amendments – Revised August 10, 2021
- Adopted Future Land Use Map from June 01, 2021 – Zoomed in map view
- Proposed Future Land Use Map with Amendments – Revised August 10, 2021 – zoomed in map view

- | | |
|---|--|
|  Institutional and Civic |  Residential High |
|  Parks and Protected Open Space |  Mixed-use |
|  Residential Low |  General Commercial |
|  Residential Medium |  Light Industrial |
|  Residential Medium - High |  Heavy Industrial |

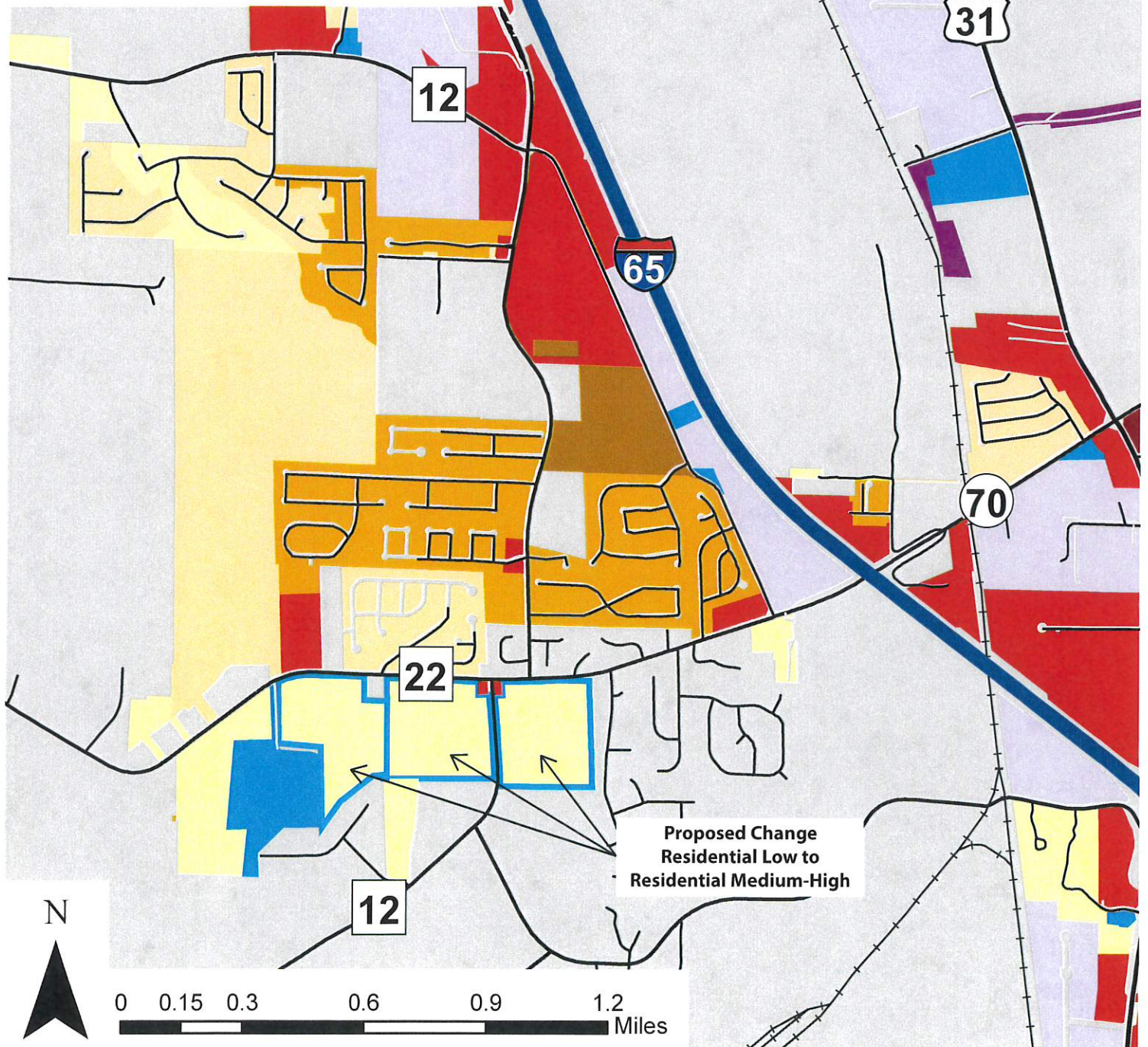


- | | |
|---|--|
|  Institutional and Civic |  Residential High |
|  Parks and Protected Open Space |  Mixed-use |
|  Residential Low |  General Commercial |
|  Residential Medium |  Light Industrial |
|  Residential Medium - High |  Heavy Industrial |



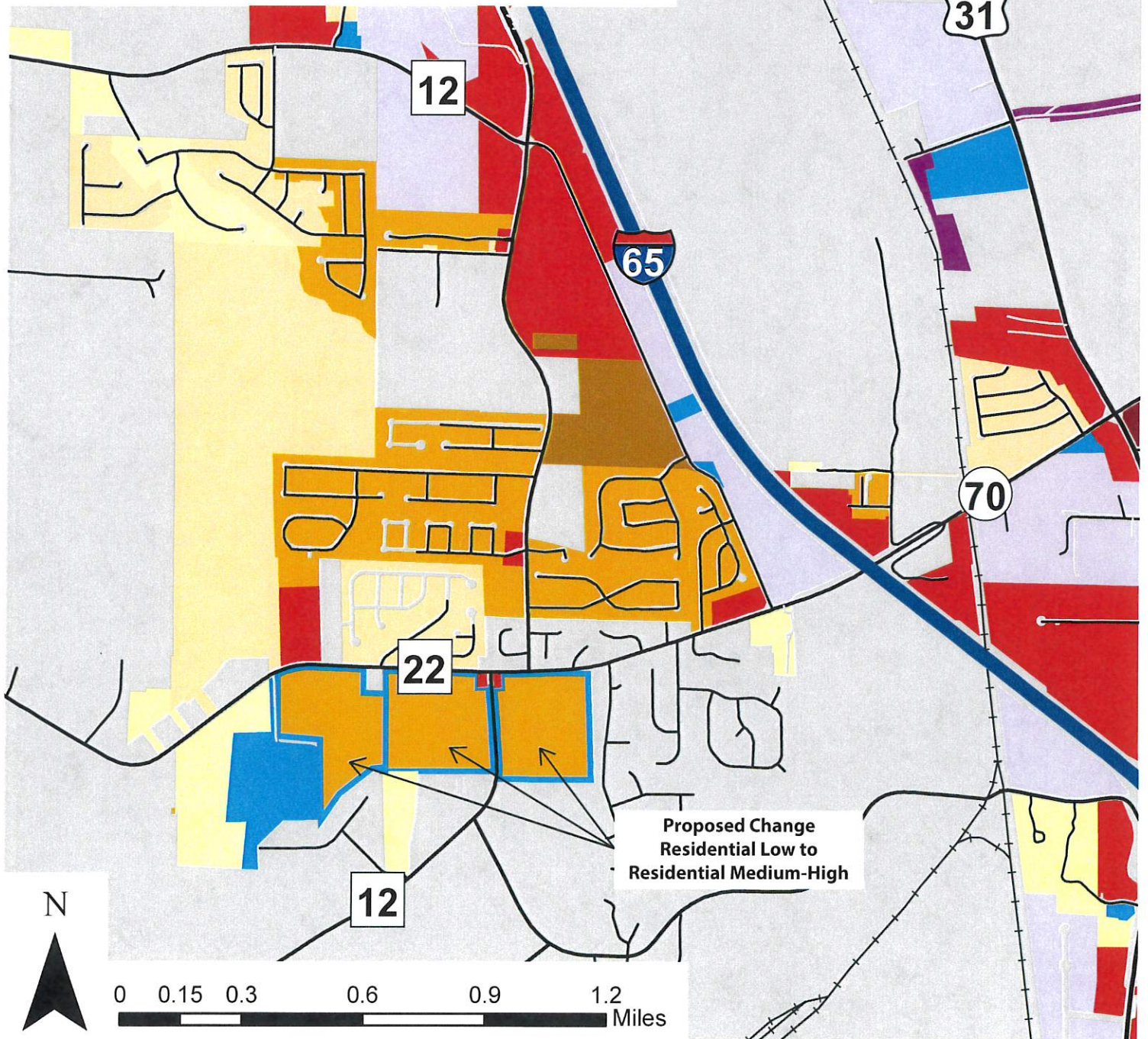
Adopted Future Land Use - June 1, 2021

- Institutional and Civic
- Residential Low
- Residential Medium
- Residential Medium - High
- Residential High
- Mixed-use
- General Commercial
- Light Industrial
- Heavy Industrial



Proposed Amendment Change - August 2021

- Institutional and Civic
- Residential Low
- Residential Medium
- Residential Medium - High
- Residential High
- Mixed-use
- General Commercial
- Light Industrial
- Heavy Industrial



PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

NOTICE TO:

Blant & Judith Williamson
157 Hwy 42
Calera, Al. 35040

Lhoist North America of Alabama, LLC
Attn: Chris Burr
5600 Clearfork Main St #300
Fort Worth, Texas 76109

Waterford, LLC
Attn: John Reamer
100 W Oxmoor Rd
Birmingham, Al 35209

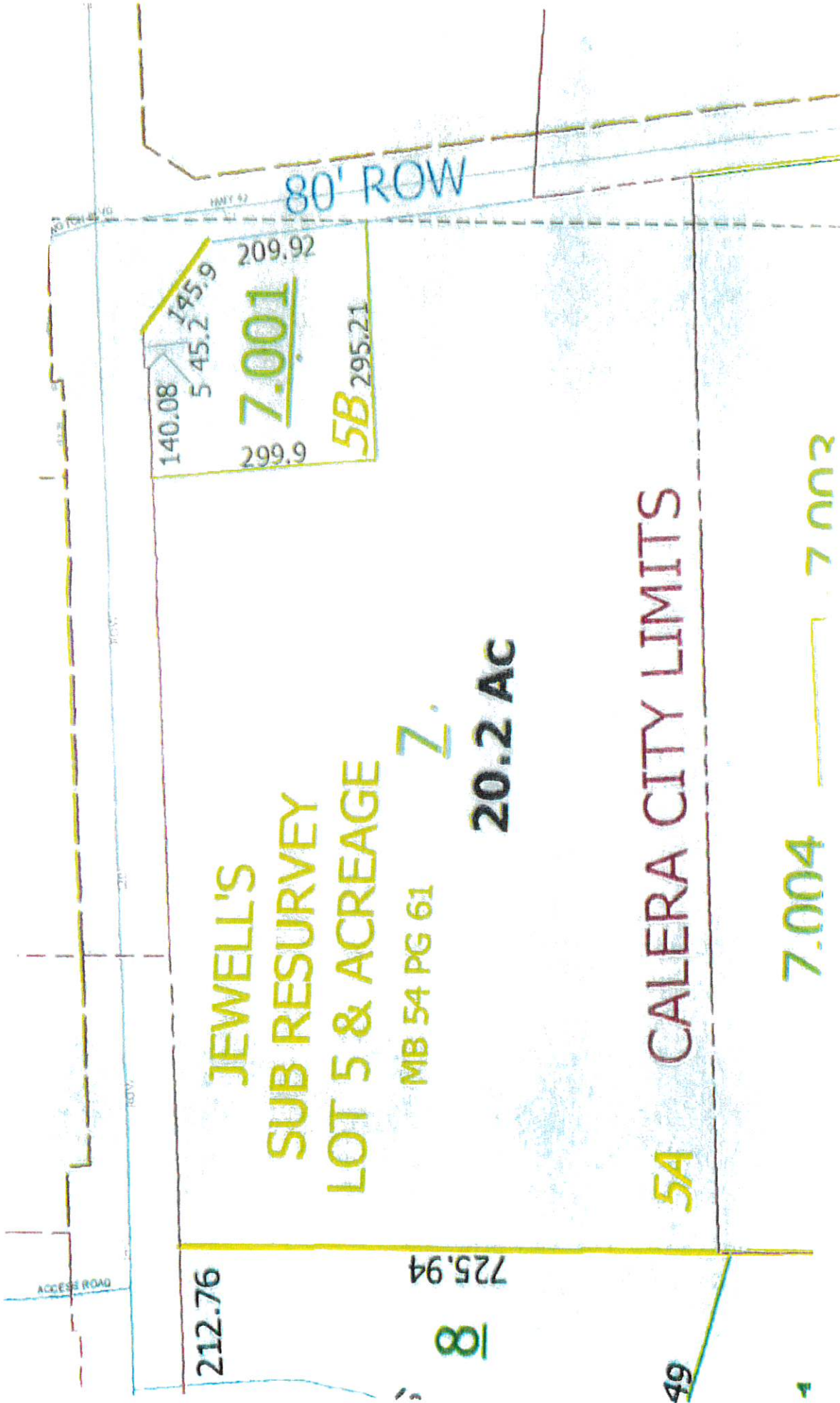
Seil Company, LLC
Attn: Rime Holding, LLC
3075 Healthy Way
Birmingham, AL 35243

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: September 7, 2021. The purpose of this public hearing is to receive public comments on an application submitted by: **Beeswax Investment, LLC** for a proposed rezoning of property located at **the corner of Hwy 70 & County Rd 42 Parcel #22 8 34 0 000 007.001** **See Attached Map.** The proposal consists of rezoning from the **A1 (Agriculture) to B-2 District.**

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the property owner making such protest, and only one protest shall be allowed for each separately assessed unit of property. Katie Cannady- 205-668-3834

This notice is sent by certified mail on August 9, 2021 which is at least seven (7) days before the fixed hearing date, to all adjacent property owners as obtained by the applicant from the most recent records of the Shelby County Tax Assessor.

CALERA PLANNING COMMISSION



JEWELL'S
SUB RESURVEY
LOT 5 & ACREAGE

MB 54 PG 61
20.2 AC

5A CALERA CITY LIMITS

7.004 7.003



Esri, HERE, DeLorme, (c) OpenStreetMap contributors, and the GIS user community