

Ordinance 576-16

AN ORDINANCE TO AMEND ZONING ORDINANCE 191-00 ARTICLE VII, SECTION 703, SUBSECTION 703.2

THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA finds as follows:

1. Proposed amendments to the Summerdale Zoning Ordinance were considered by the Summerdale Planning Commission.
2. The Planning Commission has recommended to the Town Council that the amendment be approved.
3. The Town Council has received the recommendation of the Planning Commission and held a public hearing on that same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA, AS FOLLOWS:

SECTION I. ARTICLE VII, SECTION 703, SUBSECTION 703.2 this section should be amended to read as follows:

"Before permits for use of development of any portion of a PUD Zoning District can be issued, a Master Plan for Development of the whole tract shall have been approved by the Planning Commission and the Summerdale Town Council and shall be retained in the file of the Town Clerk as part of the Town's records. After the Master Plan for Development has received approval, a preliminary subdivision plat with construction drawings shall be presented to the Planning Commission in accordance with Section 4.5 of the Town of Summerdale Subdivision Regulations for approval and shall correspond in all respects to the approved Master Plan for Development. When approval of the preliminary subdivision plat with construction drawings has been granted by the Planning Commission, permits for subdivision infrastructure construction may be requested. Permits shall be required for any use, activity, building, or site improvement and must be in accordance with the approved Master Plan for Development. After construction is complete and all aspects of construction of the site correspond to the approved Master Plan for Development and the approved preliminary subdivision plat, the final subdivision plat as built shall be submitted to the Planning Commission for approval.

703.2.1. Phased Development. The process of development will be allowed to be accomplished as a whole single development or in approved programmed phases of partial completion in accordance with the approved Master Plan for Development. If construction of the development is completed in phases, each phase must be presented to the Planning Commission for preliminary plat approval in accordance with Section 4.5 of the Town of Summerdale Subdivision Regulations. After each phase has received preliminary plat approval by the Planning Commission, construction on that phase may begin. When construction on a preliminary approved phase is completed a final plat shall be submitted to the Planning Commission for final approval of the phase. After the final plat approval has been granted by the Planning Commission, the plat shall be recorded in accordance with State of Alabama Law and Certificates of Occupancy for buildings may be issued. Recorded copies of the final subdivision plats shall be retained in the office of the Town Clerk as part of the Town's records."

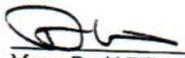
703.2.2. Site Plan Approval for Multi-family and Commercial Structures. The construction of multifamily buildings with three (3) or more dwelling units and all commercial development will require an approved site plan, by the Summerdale Site Plan Review Committee and Planning Commission, prior to request for a building permit.

Section II. That all other Articles and Sections thereof said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.

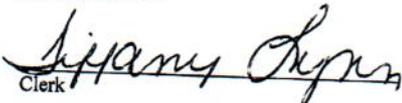
SECTION III. That this Ordinance shall become effective following the posting as required by law.

FURTHER, it is recommended that the Zoning Ordinance be amended so that the Table of Contents reflects any changes to the zoning text.

APPROVED and ADOPTED this the 12th day of September, 2016.


Mayor David Wilson

ATTESTED BY:


Clerk