

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment hereinbelow set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at _____, on _____, 20_____.

This proposed amendment will be to zone 110.78 acres more or less of a newly annexed property to an I-D, Institutional District. The property being considered for zoning is located east of Highway 31 and north of Airport Road in Limestone County.

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the _____ day of _____, 20_____.

Stacy Gilley
CITY CLERK

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of _____, at _____ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. _____, as published in The Decatur Daily on _____.

This proposed amendment will be to zone 110.78 acres more or less of a newly annexed property to an I-D, Institutional District. The property being considered for zoning is located east of Highway 31 and north of Airport Road in Limestone County.

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

Stacy Gilley
City Clerk

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At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the _____ day of _____, 20____.

Stacy Gilley
CITY CLERK

ORDINANCE NO.13-4148

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

Zoning Request No. 1268-13

The property being considered for zoning is located east of Highway 31 and north of Airport Road in Limestone County.

PROPERTY DESCRIPTION - PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA; THENCE S88°35'55"E (ALABAMA STATE PLANE COORDINATE SYSTEM - GRID BEARING) ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 AND THE POINT OF BEGINNING; THENCE N00°51'01"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 31 A DISTANCE OF 2042.84 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF SAID HIGHWAY 31 S89°09'09"E A DISTANCE OF 600.00 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 220.00 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 144.77 FEET TO A POINT; THENCE S32°29'09"E A DISTANCE OF 191.50 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 1040.00 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 201.74 FEET TO A POINT; THENCE S01°07'02"W A DISTANCE OF 577.82 FEET TO A POINT; THENCE N88°40'37"W A DISTANCE OF 25.00 FEET TO A POINT; THENCE S01°07'02"W A DISTANCE OF 55.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE N88°35'55"W ALONG THE RIGHT-OF-WAY OF SAID AIRPORT ROAD A DISTANCE OF 1023.91 FEET TO THE SAID POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LYING AND BEING SITUATED IN SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA AND CONTAINS 41.36 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - PARCEL 2

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA; THENCE S88°35'55"E (ALABAMA STATE PLANE COORDINATE SYSTEM-GRID BEARING) ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 1923.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE LEAVING RIGHT-OF-WAY OF SAID AIRPORT ROAD N01°07'02"E A DISTANCE OF 640.73 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 1135.59 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 651.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD; THENCE N88°35'55"W ALONG THE RIGHT-OF-WAY LINE OF SAID AIRPORT

ROAD A DISTANCE OF 1138.66 FEET TO THE SAID POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LYING AND BEING SITUATED IN SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA AND CONTAINS 16.87 ACRES MORE OR LESS.

PROPERTY DESCRIPTION - PARCEL 3

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA; THENCE S88°35'55"E (ALABAMA STATE PLANE COORDINATE SYSTEM - GRID BEARING) ALONG SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; THENCE N00°51'01"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 31 A DISTANCE OF 2092.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°51'01"E ALONG RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 31 A DISTANCE OF 1695.66 FEET TO A POINT; THENCE S89°09'09"E A DISTANCE OF 25.00 FEET TO A POINT; THENCE N00°51'01"E A DISTANCE OF 1253.78 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF SAID HIGHWAY 31 S89°09'09"E A DISTANCE OF 821.96 FEET TO A POINT; THENCE S00°43'38"W A DISTANCE OF 1419.46 FEET TO A POINT; THENCE S34°10'54"W A DISTANCE OF 191.50 FEET TO A POINT; THENCE S28°39'59"E A DISTANCE OF 70.16 FEET TO A POINT; THENCE S00°43'17"W A DISTANCE OF 158.83 FEET TO A POINT; THENCE N89°09'09"E A DISTANCE OF 70.25 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 549.75 FEET TO A POINT; THENCE N89°09'09"W A DISTANCE OF 250.00 FEET TO A POINT; THENCE S00°50'51"W A DISTANCE OF 602.43 FEET TO A POINT; THENCE N89°09'09"W A DISTANCE OF 600.00 FEET TO THE SAID POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LYING AND SITUATED IN SECTION 34, T4S, R4W, LIMESTONE COUNTY, ALABAMA AND CONTAINS 52.75 ACRES MORE OR LESS, WHICH AREAS ARE NEWLY ANNEXED AND SHALL BE SHOWN AND CLASSIFIED ON SAID MAP AS BEING IN AN I-D, INSTITUTIONAL DISTRICT, SUBJECT TO ALL RULES, REGULATIONS AND REQUIREMENTS THEREFORE SET FORTH IN SECTION 25-12.2, CODE OF DECATUR ALABAMA, AND OTHER PROVISIONS APPLICABLE THEREFORE.

Section 2. This Ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the _____ day of _____, 20 _____.

Gary Hammon, President
Decatur City Council

Authenticated:

Stacy Gilley

APPROVED this the ____ day of _____, 20 ____.

Don Kyle, Mayor

ORDINANCE NO. 13-4148

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

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Compare AG-1 to ID

	AG-1	ID
Uses Permitted	<p>Uses permitted: General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; country clubs; recreation buildings of a public or quasi-public character, sanatoriums, convalescent and nursing homes for human care; charitable institutions; animal hospitals and kennels; private clubs, lodges, summer camps, lodging and boarding houses.</p> <p>Accessory buildings and uses customarily incidental to the above uses.</p> <p>Any use permitted or permitted on appeal in and R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>Outdoor advertising structures, provided however, that such use shall be conditional as follows: Within sixty (60) days of the time that the zoning map is amended to cause advertising structures which have been erected in an AG-1 agricultural district to fall within a residential district such structures shall be removed.</p>	<p><i>Uses permitted:</i> Public and private schools, colleges and academies; auditoriums, coliseums, gymnasiums, cafeterias, fraternity and sorority houses, stadiums, athletic fields in connection with public or private schools, colleges and academies religious, fraternal and charitable institutions; orphanages; gardens; playgrounds; parks; public buildings and book shops.</p> <p>Accessory structures and uses customarily incidental to the above permitted uses.</p>
Uses Permitted On Appeal	<p>Uses permitted on appeal: Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of</p>	<p><i>Uses permitted on Appeal:</i> Churches, rooming and boardinghouses; restaurants; gift shops; news stands; residential uses permitted in an R-4 residential district and subject to all district requirements of an R-4 district as specified in section 25-10 customarily home occupations.</p>

	<p>alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter.</p>	
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Uses Prohibited	Uses prohibited: On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted on appeal.	<i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages; and any use not expressly permitted or permitted on appeal.
Yard and setback requirements	<p>Minimum lot size: Minimum required lot area 15,000 square feet, Minimum required lot width at building line – 100 feet</p> <p>Minimum yard size; Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district.</p> <p>Maximum height: 35 feet or 2 ½ stories.</p> <p>Off-street parking; See § 25-16</p> <p>Off-street loading and unloading; Shall provide adequate space for loading and unloading on rear and/or side yard.</p>	<p>Minimum lot size: It is the intent of this section that lots of sufficient size be used for any business of service use to provide adequate parking and loading in addition to the space required for the other normal operations of the business or service.</p> <p>Minimum yard size: Front, 25 feet; rear, 20 feet; side 15 feet; except on a lot adjoining along its side line a lot which is in a residential district, there shall be a side yard not less than 25 feet wide.</p> <p>Maximum height: 45 feet or 3 stories.</p> <p>Off-street parking: See § 25-16</p> <p>Off-street loading and unloading; Shall use required rear or side yard for loading and unloading.</p>