



February 17, 2021

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: Zoning Ordinance Amendments Recommendation

Dear Mayor Hellmich and City Council Members:

The City of Foley Planning Commission held a regular meeting on February 17, 2021 and the following action was taken:

Zoning Ordinance Amendments:

Commissioner Abrams made a motion to recommend to Mayor and Council the proposed zoning ordinance amendments for the R-4 zone and duplexes. Commissioner Swanson seconded the motion. All members voted aye.

Motion to recommend to Mayor and Council the proposed zoning ordinance amendments for the R-4 zone and duplexes passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III

PROPOSED R4 AMENDMENTS:

14.1.7 R-4 RESIDENTIAL SINGLE FAMILY AND DUPLEX

- A. Uses/Structures Permitted: Residential structures containing one or two family units; mobile/manufactured dwelling units, RV's and modular dwellings on individual lots; and home based businesses.

DUPLEX AMENDMENTS

ARTICLE XIII

13.5 DUPLEXES

DEFINITIONS:

Notch – A setback in the wall plane at least 3' deep and 6' wide for the full height of the primary façade.

Offset – A horizontal wall plane offset of at least 3' extending for the full height of the primary façade.

Projected Entry – An entry that extends from the front wall plane.

Projection – An extension of the front wall plane at least 4' deep and 1' wide for the full height of the primary façade.

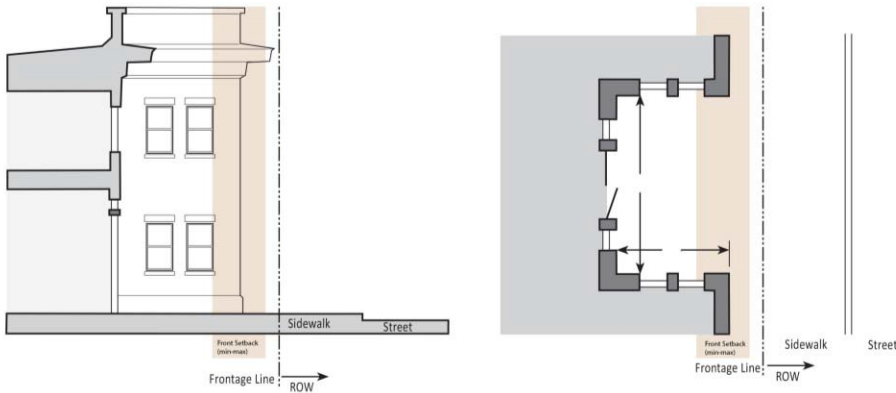
Building Design and Height

A. Applicability

1. Every new duplex must include at least one feature from each of the following categories:
 - (a) Site Frontage;
 - (b) Building Form – Height;
 - (c) Building Form – Wall; and
 - (d) Architectural Feature.
2. Every new development may include more than one feature from each category above, in any combination.

B. Site Frontage

1. This section establishes how the primary façade of a building relates to an abutting street or parking area.
2. The Site Frontage must extend across the entire building frontage.
 - (a) Pedestrian Courtyard

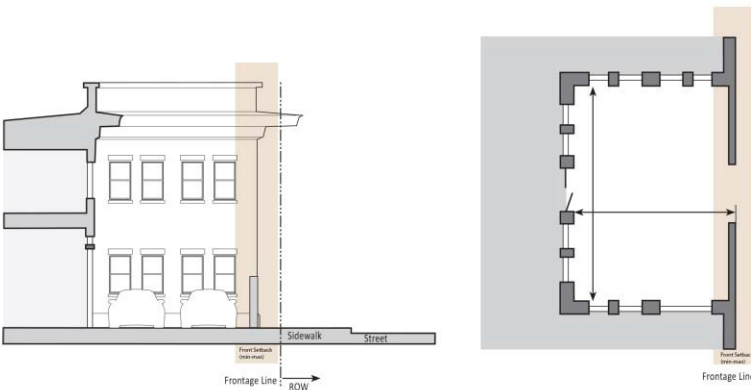


(1) Requirements:

a. An entry courtyard is required as follows:

1. The entry courtyard shall be located at the primary entrance.
2. The width of the entry courtyard counts toward frontage build out.
3. Courtyards shall recess no more than 50% of the building façade.
4. Courtyards shall be enclosed on three sides by the building facade.
5. Courtyards shall be a minimum depth of 8 feet.

Vehicular Courtyard.



(1) Requirements:

- a. Courtyards shall recess no more than 50% of the building façade.
- b. Courtyards shall be a minimum depth of 8 feet.
- c. Courtyards shall be enclosed on three sides by the building façade.

Landscape Area

(1) Requirements:

- a. The Landscape Area shall be a minimum depth of any required setback or 5-feet, whichever is greater, and may extend to the front property line.

- b. Lawn.
- c. Mixed Vegetation.

Patio Area.

(1) Requirements:

- (a) The Patio Area shall be a minimum depth of any required setback or 5-feet, whichever is greater, and may extend to the front property line.

Sidewalk Frontage.

Terrace.

Additional Setbacks and Maximum Coverage Regulations for Duplexes. In addition to the minimum building setbacks for the district, a duplex (two-family residential structure) must also be separated from a parcel currently improved with a single family residential structure by an additional five foot setback from the property line that is adjacent to the single family residential structure. In addition, the maximum coverage percentage of the footprint of a duplex structure shall not exceed 40% of the lot.

Duplex Transparency. For any duplex, the following additional regulations apply:

1. All building facades along public frontages shall have a minimum of 20% transparency with glass;
2. All glass facing a public frontage must be clear, nonreflective and not painted or tinted (transparent, low-emissivity glass is permitted)
3. Glass cannot be made opaque by window treatments (Except for operable sunscreen devices inside the structure within the climate controlled space)
4. Security bars on windows or doors shall not be visible from the street.