



April 15, 2020

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

RE: Zoning Ordinance Amendments Recommendation

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on April 15, 2020 and the following action was taken:

Zoning Ordinance Amendments- Proposed Amendments

Commissioner Hellmich made a motion to recommend the proposed zoning ordinance amendments to Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the proposed zoning ordinance to Mayor and Council passes.

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

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

B-3 LOCAL BUSINESS DISTRICT

- A. Uses/Structures Permitted: Drug stores, restaurants, drive-in eating places, jewelry and gift shops, flower shops, small beauty and barber shops, small dry cleaning and pick-up stations, automobile repair (minor), local laundry and washateria parlors, shoe repair shops, small business and professional offices, **office/warehouses**, residential uses not prohibited herein, and other similar small retail businesses units not specifically prohibited herein.
- B. Uses/Structures Permitted on Appeal: Veterinary clinics/hospitals; kennels; wholesale.
- C. Uses/Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including industrial uses not specifically permitted herein; poultry and livestock; residential use including RV/travel trailer parks, mobile/manufactured dwelling parks, modular dwelling subdivisions; and automobile filling stations.
- D. Requirements:
- | | |
|---|---|
| Minimum Depth of Front Yard | 60 30 feet |
| Minimum Depth of Rear Yard | 30 20 feet |
| Minimum Depth of Side Yard Abutting Street | 30 feet |
| Maximum Height | 50 feet |
| Maximum Building Area (% of Gross Lot Area) | 25 30 % |
| Maximum Residential Density per Acre | 11 units |
| Off-Street Parking (commercial): | See Article X, Section 10.1 |
| | 1 space for each
400 sq.ft. of
habitable floor
space |
| Off- Street Parking (residential): | 2 spaces per family
unit |
| Off-Street Loading | See Article X,
Section 10.1.4 |

PARKING REQUIREMENTS

- D. Parking Schedule:
7. Warehouses; **Storage Structures/Open Space** – 1 space for each 3,000 sq ft of gross floor area.