



May 22, 2025

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 May 21, 2025 and the following action was taken:

Agenda Item:

Zoning Ordinance Amendments

Planning Commission Action:

Commissioner Hellmich made a motion to recommend the proposed Zoning Ordinance Amendments to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to recommend the proposed Zoning Ordinance Amendments to the Mayor and Council passes.

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

Respectfully,
Melissa Ringler

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

Orientation and Screening of Service Bays and Garage Doors Along Arterial and Collector Roadways

March 20, 2025

This proposed amendment establishes standards for the orientation and screening of service bays and garage doors for auto repair and similar uses. Its purpose is to enhance the appearance of Foley's arterial and collector roadways, promote a high-quality visual environment, and ensure compatibility with surrounding development.

The Jiffy Lube site plan approved at the March 19, 2025, Planning Commission meeting sparked discussion about garage and bay doors facing County Road 20/Miflin Road and the need to buffer them from public view. While the condition placed on that project helps address the concern on a case-by-case basis, the Planning Commission recognized the need for a more comprehensive approach. This discussion highlighted a gap in our current regulations and the importance of having clear, consistent standards that can be applied to future developments across the city.

Auto repair shops and similar businesses are an important part of Foley's local economy, but they can have a big visual impact on our main roads. When garage doors and service bays face directly onto busy streets, it creates a cluttered, industrial look that doesn't reflect the quality and character we want for Foley's key corridors. These areas are some of the first things people see when they drive through town, and improving how they look helps make Foley a more attractive place to live, work, and visit. A clean, well-designed streetscape sends a strong message that Foley is a community that values quality, which can encourage new investment and attract businesses.

This new standard is about keeping garage doors and service areas pointed away from arterial and collector streets. It encourages better building design, adds landscaping, and helps shield work areas from public view. A higher-quality visual environment doesn't just look better—it helps boost property values and supports stronger economic activity by making these areas more appealing to customers, tenants, and future development. It's also worth noting that this type of regulation is not unusual; the Baldwin County Zoning Regulations have included similar requirements since at least before 2000. This is a proven approach that balances the needs of businesses with the community's interest in creating attractive, thriving corridors.

Proposed Amendment

Section 6.8 Orientation and Design Standards for Automobile Repair Garages and Similar Uses

B. Applicability

The following standards shall apply to all new construction, substantial renovations or requiring a site plan review, and expansions of buildings used for:

1. Minor and Major Automobile Repair
2. Vehicle Service and Maintenance Facilities
3. Tire and Brake Shops
4. Auto Body and Paint Shops
5. Similar automotive-related uses as determined by the Community Development Director

C. Garage Door Orientation and Access Standards

1. Prohibited Orientation

Garage doors, service bays, and other large vehicular openings shall not face directly onto any arterial or collector street as identified in the City of Foley's Major Road Plan Functional Street Classification.

2. Permitted Orientation

Garage doors and service bays shall be oriented toward interior side yards, rear yards, or internal service areas which are screened from view from any arterial or collector street. Openings may face private internal drives not visible from an arterial or collector street.

3. Corner Lots and Multi-Frontage Parcels

On corner lots or parcels with frontage on multiple streets, garage doors may face the secondary street frontage if it is classified as a local street and not an arterial or collector. In such cases, enhanced screening and landscaping shall be provided in accordance with subsection D.

4. Access Driveways

Primary vehicular access to service bays shall be provided from internal drives or local streets wherever possible. Additional curb cuts along arterial or collector streets shall be minimized to protect pedestrian movement and streetscape continuity.

D. Screening, Landscaping, and Design Standards

1. Screening of Service Bays and Openings

Where service bays or garage doors are visible from a public street or adjacent residential property, screening shall be provided by:

- a. A continuous evergreen hedge, a minimum of 6 feet in height at maturity.
- b. A decorative masonry wall or opaque fence, a minimum of 6 feet in height, coordinated with building materials and colors.
- c. Berms or a combination of landscaping and architectural elements designed to provide a year-round visual barrier.

Proposed Zoning Ordinance Amendments (cleanup)
Eden Lapham, April 2025

14.1.1 R-1R RESTRICTED RESIDENTIAL SINGLE FAMILY

C. Uses / Structures Prohibited: Agriculture, ~~poultry~~ and livestock. Any use or structure not specifically permitted or permitted on appeal by this section or by Sections 13.1.1 or 13.1.2 of Article XIII.

14.1.2 R-1A RESIDENTIAL SINGLE FAMILY

C. Uses / Structures Prohibited: Agriculture, ~~poultry~~ and livestock. Any use or structure not specifically permitted or permitted on appeal in this section or in Sections 13.1.1 or 13.1.2 of Article XIII

14.1.3 R-1B RESIDENTIAL SINGLE FAMILY

C. Uses / Structures Prohibited: Agriculture, ~~poultry~~ and livestock. Any use or structure not specifically permitted or permitted on appeal in this section or in Sections 13.1.1 or 13.1.2 of Article XIII.

14.1.4 R-1C RESIDENTIAL SINGLE FAMILY

C. Uses / Structures Prohibited: Agriculture, ~~poultry~~ and livestock. Any use or structure not specifically permitted or permitted on appeal in this section or in Sections 13.1.1 or 13.1.2 of Article XIII.

14.1.5 R-1D RESIDENTIAL SINGLE FAMILY

C. Uses / ~~Structures~~ Prohibited: Agriculture, ~~poultry~~ and livestock. 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.

14.1.6 R-2 RESIDENTIAL SINGLE FAMILY AND DUPLEX

C. Uses / Structures Prohibited: Agriculture, ~~poultry~~ and livestock. Any use or structure not specifically permitted or permitted on appeal in this section or in Sections 13.1.1 or 13.1.2 of Article XIII.

14.1.7 R-4 RESIDENTIAL SINGLE FAMILY AND DUPLEX

C. Uses / Structures Prohibited: Agriculture, ~~poultry~~, and livestock. Any use or structure not specifically permitted or permitted on appeal in this section or in Sections 13.1.1 or 13.1.2 of Article XIII

17.1.2 GENERAL REQUIREMENTS

- A. No person shall engage in the construction of a park for the accommodation of recreational vehicles, or make any addition or alteration to any park so as to alter the number of lots ~~or sites~~ therein, or affect the facilities required therein, until such time as zoning has been approved and applicable permits have been obtained for such addition, alteration or construction. Permits may include but are not limited to: Land Disturbance Permit, Environmental Permit, Building Permits, Fire Permits, etc. Unless there is an extenuating circumstance, Riviera Utilities should be the primary provider of all utilities.

17.3 SUBMISSION REQUIREMENTS

M. RV Park Development Requirements:

Minimum lot site width	40'
Minimum lot site depth	40'
Maximum density per acre	10