



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. McKenzie St.

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

April 24, 2023

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 April 19, 2023 and the following action was taken:

Zoning Ordinance Amendments

Commissioner Hinesley made a motion to recommend the proposed Zoning Ordinance Amendments to the Mayor and Council. Commissioner Quaite seconded the motion. All members 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
mringle@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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

ZONING ORDINANCE AMENDMENTS:

YELLOW – NEW TEXT

2.1 DEFINITIONS APPLICABLE TO THIS ORDINANCE

Borrow pit. An area from which soil or other unconsolidated materials are removed to be used, with or without further processing, for highway or road construction and maintenance or other similar use.

19.1 M1 – LIGHT INDUSTRIAL DISTRICT

A. Uses / Structures Permitted: Buildings used for the operation of light industrial, fabricating, processing, assembling and manufacturing, bottling and distribution plants, woodworking shops, cabinet shops, contractor or building material yards, highway maintenance yards and buildings, laundry and dry cleaning plants and printing establishments; wholesale sales.

B. Uses / Structures Permitted on Appeal: Any use permitted in districts B-1, B-2, or B-3, and other industrial or commercial uses not specifically prohibited; self-storage warehouses and towing company storage yards.

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 any residential use or structure, except that of a watchman or caretaker; Class 1, 2, 3 & 4 clubs or lodges, poultry and livestock; churches; daycares storage of junk or wrecked automobiles other than for repair or service, explosive products manufacture, garbage disposal plants or sanitary landfills; or borrow pits.

D. Requirements:

	Minimum Depth of Front Yard	75 feet
	Minimum Depth of Rear Yard	35 feet
	Minimum Depth of Side Yard	35 feet
	Maximum Building Area	50%
	Maximum Building Height (feet):	50 feet
	Maximum Building Height (stories):	3
10.1.4	Off-Street Loading Requirements	See Article X, Section
10.1	Off-Street Parking Spaces:	See Article X, Section

19.2 PID – PLANNED INDUSTRIAL DISTRICT

A. Uses Permitted / Prohibited:

Within a Planned Industrial District as shown on the official Zoning Maps of the City of Foley, Alabama, the following regulations shall apply:

1. Uses Permitted: Examples of uses permitted include but are not limited to: Commercial heliports and/or helipads; Aviation manufacturers & associated uses; Computer and data processing services; Educational, scientific, and research organizations; Engineering, architectural, and design services; Federal, state, county, city or public utilities owned or operated buildings and uses; Manufacturing, processing, fabrication or assembly of the following: Apparel; automotive and implements; electrical and electronic machinery, equipment and supplies; food and similar products intended for human consumption; lumber and wood products; machinery other than electrical; metal and metal products; plastics, glass and rubber products; printing and publishing; professional, scientific, and controlling instruments; research and development operations; textile mill products; and transportation equipment; Medical and dental laboratories; Office buildings for general office purposes; Retail uses compatible to other allowed uses in a PID; Office Warehouses; Wholesale / Distributing; Warehousing, interior storage, and distribution in conjunction with manufacturing, assembly and office use; Exterior storage in conjunction with the above mentioned uses, completely screened from adjacent property lines and streets; and Accessory structures and uses to those permitted herein.
2. Uses Prohibited: Junkyards, including wrecker yards; explosive products manufacturing; garbage disposal plants; sanitary landfills; asphalt and concrete plants, class 1, 2, 3 & 4 clubs and lodges, churches; daycares; **borrow pits** and other uses that are detrimental to the health, safety, morals and general welfare of the community and the area.