

ORDINANCE NO. _____
AN ORDINANCE PERTAINING TO PARCEL OR LOT REQUIREMENTS BEFORE
ISSUANCE OF A BUILDING PERMIT FOR A NEW OR EXPANDED HABITABLE STRUCTURE

BE IT ORDAINED by the Mayor and Council of the City of Foley, Alabama at its meeting on the _____ day of _____, 2021 as follows:

SECTION 1 (To be codified in Section 4.2 of the Code of the City of Foley). Building Permits For Habitable Structures – Road Frontage or Access criteria.

In addition to all other requirements, conditions, and reviews performed prior to issuance of a building permit, no building permit shall be issued for the new construction or expansion of a habitable structure unless the structure is located on a lot which: (1) has previously been approved as a subdivision lot by a Planning Commission; or (2) has frontage directly on a public or private street that was approved by a Planning Commission; or (3) has access to a public right of way via an easement or private street over the land of others that obtained prior approval and has been improved and that shall perpetually be maintained by others to the road construction standards of the City of Foley, including, but not limited to those set forth in the Manual for Design and Construction Standards as last adopted by the City Council.

SECTION 2. That all ordinances and regulations in conflict with this ordinance are hereby repealed.

SECTION 3. That this ordinance shall be effective immediately upon its passage and publication as required by law and shall apply to all building permit applications received thereafter.