

ORDINANCE NO. 691-2024

**AN ORDINANCE AMENDING ORDINANCE NO. 51-96
OF THE CITY OF SPANISH FORT, ALABAMA**

WHEREAS, it has been determined that the Zoning Ordinance should be amended in order to change certain provisions contained in Article XI. Section 11.11, the Reversionary Clause; and

WHEREAS, the Planning Commission of the City of Spanish Fort held a public hearing on November 12, 2024, and the City Council of the City of Spanish Fort held a meeting on December 2, 2024, for the purpose of receiving public comments on proposed amendments to Ordinance No. 51-96, as amended, the Zoning Ordinance of the City of Spanish Fort; and

WHEREAS, the City Council has determined that said Zoning Ordinance should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF SPANISH FORT, ALABAMA, AS FOLLOWS:**

SECTION 1. Article XI., Section 11.11 REVERSIONARY CLAUSE, of Ordinance No. 51-96, as amended, is hereby amended to read in its entirety as follows:

11.11 REVERSIONARY CLAUSE. Any parcel or parcels of land rezoned to R-3A, R-3B, R-3C, R-3D, R-4, B-4, B-5, M-1 and T-1 from another use classification under the amendment authority of this Ordinance shall revert back to the prior zoning classification after twelve (12) months from the date of approval of the rezoning if, by that time, said land is not actually being used for a permitted use in the classification to which it was rezoned in accordance with any terms and conditions imposed by the City Council in the approval of the rezoning. If, within twelve (12) months from the date of approval of the rezoning the said land is not actually being used for a permitted use in the classification to which it was rezoned in accordance with any terms and conditions imposed by the City Council in the approval of the rezoning, the City Council may, upon showing of good cause by the applicant, extend the time limit for a period not to exceed twelve (12) months without the need of further public notice or a public hearing.

SECTION 2. Except as expressly amended herein, all terms and provisions contained in Ordinance No. 51-96, as amended, shall remain in full force and effect.

SECTION 3. If any part, section or subdivision of this Ordinance shall be held unconstitutional invalid for any reason, such holding should not be construed to invalidate or impair the remainder of this Ordinance, which shall continue in full force and effect notwithstanding such holding.

SECTION 4. This Ordinance shall become effective upon its adoption or as otherwise required by state law.

Adopted and approved this _____ day of _____, 2024.

Michael M. McMillan
Mayor

Rebecca A. Gaines, CMC
City Clerk