

ORDINANCE NO. 695-2025

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 add regulations related to Storage Shed Sales and Display of Storage Sheds; and

WHEREAS, the Planning Commission of the City of Spanish Fort held a public hearing on January 13, 2025, and the City Council of the City of Spanish Fort held a meeting on February 17, 2025, 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. Ordinance No. 51-96, as amended, is hereby amended by adding Section 7.13 RESTRICTIONS ON STORAGE SHED SALES AND DISPLAY OF STORAGE SHEDS which reads as follows:

7.13 RESTRICTIONS ON STORAGE SHED SALES AND DISPLAY OF STORAGE SHEDS.

7.1301 Operation Restrictions on Storage Shed Sales and Display of Storage Sheds.

- a. A maximum of eight (8) storage sheds or model sheds for sale or display shall be allowed on a property which meets the minimum lot area of 21,780 square feet. For property or parcels larger than 21,780 square feet in lot area, one (1) additional storage shed or model shed for sale or display may be allowed for each additional 2,722.50 square feet of lot area, for a maximum of sixteen (16) storage sheds or model sheds for each property or business. No additional property, adjacent property or contiguous property may be used or added to increase the number of storage sheds or model sheds allowed on a property or utilized by a business, including any related or affiliated businesses or entities, to increase or exceed the maximum number of sixteen (16) storage sheds or model sheds allowed.
- b. The storage sheds or model sheds shall not be used for storage at the sales facility and shall not be used or occupied as a sales office or for any other purpose.
- c. Adequate space and improvements shall be made to the property in order to allow for onsite loading and unloading of the storage sheds, and delivery trucks and equipment to load and unload the storage sheds shall not be allowed to park on a public right-of-way to load or unload the storage sheds.
- d. No facility for the sale and display of storage sheds shall be located in a flood zone or other areas prohibited by the City.
- e. Storage sheds shall not be manufactured, built or assembled on the property, but shall be delivered to the site for sale and display as a finished product.

7.1302 Site Requirements. A facility for storage shed sales and display of storage sheds only shall have a minimum frontage on the primary street of 120 feet and a minimum lot area of 21,780 square feet. All buildings and storage sheds on display shall be setback 40 feet from all street right-of-way lines. Retail stores, hardware stores, home improvement stores or other facilities which offer storage sheds for sale or display model sheds shall meet all requirements of this Ordinance, must have sufficient unused lot area to meet the minimum lot size requirements set forth in this Section for such sales or display, and must have a minimum of five (5) acres of property for each such sales facility offering the storage sheds for sale or displaying model sheds, unless otherwise approved by the Planning Commission.

7.1303 Access to Site. Vehicular entrances or exits at a facility for storage shed sales and display of storage sheds:

- 7.13031** Shall not be provided with more than two curb cuts for the first 120 feet of street frontage or fraction thereof.
- 7.13032** Shall contain an access width along the curb line of the street of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten (10) feet to the adjoining property.
- 7.13033** Shall not have any two driveways, or curb cuts, any closer than twenty (20) feet at both the right-of-way line and the curb or edge of the pavement along a single street.

7.1304 Other Site Improvements. In addition to the above requirements, the following additional site improvements shall be adhered to:

- 7.13041** A solid fence or wall not less than six (6) feet nor more than eight (8) feet in height shall be erected along all adjacent property lines facing any adjacent residential lot.
- 7.13042** Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- 7.13043** Signs, whether permanent or temporary, shall not be placed within any public right-of-way within the corporate limits of the City of Spanish Fort. Signs permitted for display shall be arranged so that they do not obstruct visibility for drivers or pedestrians.
- 7.13044** All driving, parking, storage, and service areas shall be paved and a good stand of grass shall be maintained on the remainder of the lot, subject to all landscaping and tree protection requirements, unless otherwise approved by the Planning Commission.

SECTION 2. Section 6.4, Table of Permitted Uses and Conditions, of Ordinance No. 51-96, as amended, is hereby amended by adding the provisions contained in the attached Exhibit A which is incorporated herein by reference.

SECTION 3. 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 4. 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 5. This Ordinance shall become effective upon its adoption or as otherwise required by state law.

ADOPTED and APPROVED this _____ day of _____, 2025.

Michael M. McMillan
Mayor

Rebecca A. Gaines, CMC
-City Clerk

EXHIBIT 'A'
6.4 - TABLE OF PERMITTED USES AND CONDITIONS

	R-1	R-2	R-3A	R-3B	R-3C	R-3D	R-4	B-1	B-2	B-3	B-4	B-5	M-1	T-1	C-1
Storage Shed Sales and Display of Storage Sheds and/or Models, which shall be in compliance with special provisions Section 7.13										P	P		R		

R = BY RIGHT; P = PLANNING COMMISSION APPROVAL; S = SPECIAL EXCEPTION; PC = PLANNING COMMISSION + CITY COUNCIL APPROVAL