



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 1/8/2026

File ID: TMP-6409

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 90.51 acres of land lying on various existing single-family neighborhoods within the city limits from Residence 2, Residence 2-A, Residence 2-B and Light Industry Districts to Residence 1-A and Residence 2 Districts; and the introduction of an Ordinance pertaining to the same. (February 26, 2026 Regular Council Meeting)

Resolution No.
Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Resolution: January 28 and February 4, 2026/ Ordinance: March 4, 2026

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: various existing single-family neighborhoods within the city limits

District: District 1 District 2 District 3 District 4 District 5

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 26-

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The rezoning of certain land lying land lying on various existing single-family neighborhoods within the city limits from Residence 2, Residence 2-A, Residence 2-B and Light Industry Districts to Residence 1-A and Residence 2 Districts.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Speakin' Out News on the 28th day of January, 2026, and the second publication shall be one week thereafter on the 4th day of February, 2026, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an amendment to the Zoning Ordinance of the City of Huntsville, Alabama, in accordance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 5:30 p.m. on the 26th day of February, 2026, in the Council Chambers of the City of Huntsville Administration Building at 305 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said Ordinance No. 26-____, which is introduced by the City Council of the City of Huntsville on the 8th day of January, 2026, amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 26-

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following areas, land lying on various existing single-family neighborhoods within the city limits, which areas are now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 2-A, Residence 2-B, and Light Industry Districts, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

AREA 1

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Southwest Corner of said Section 03; thence from the Point of Commencement, North 53 Degrees 50 Minutes 3 Seconds East 3,258.07 feet to a point; said point is further described as being the Point of Beginning; thence North 2 Degrees 12 Minutes 27 Seconds East 355.05 feet to a point; thence South 87 Degrees 59 Minutes 5 Seconds East 343.13 feet to a point; thence South 1 Degrees 12 Minutes 8 Seconds West 200.08 feet to a point; thence South 88 Degrees 14 Minutes 57 Seconds East 99.65 feet to a point; thence South 1 Degrees 45 Minutes 2 Seconds West 150 feet to a point; thence North 88 Degrees 40 Minutes 56 Seconds West 447.54 feet back to the Point of Beginning and containing 3.15 acres more or less.

AREA 2

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Southwest Corner of said Section 03; thence from the Point of Commencement, North 50 Degrees 13 Minutes 42 Seconds East 2,813.05 feet to a point; said point is further described as being the Point of Beginning; thence North 1 Degrees 43 Minutes 18 Seconds East 56.2 feet to a point; thence South 88 Degrees 12 Minutes 39 Seconds East 188.37 feet to a point; thence South 1 Degrees 55 Minutes 42 Seconds West 55.85 feet to a point; thence North 88 Degrees 19 Minutes 1 Seconds West 188.17 feet back to the Point of Beginning and containing 0.24 acres more or less.

AREA 3

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Southwest Corner of said Section 03; thence from the Point of Commencement, North 66 Degrees 33 Minutes 34 Seconds East 2,325.65 feet to a point; said point is further described as being the Point of

Beginning; thence North 1 Degrees 41 Minutes 33 Seconds East 185.02 feet to a point; thence South 88 Degrees 0 Minutes 40 Seconds East 93.17 feet to a point; thence South 1 Degrees 44 Minutes 9 Seconds West 184.45 feet to a point; thence North 88 Degrees 21 Minutes 56 Seconds West 93.03 feet back to the Point of Beginning and containing 0.39 acres more or less.

AREA 4

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Southwest Corner of said Section 03; thence from the Point of Commencement, North 62 Degrees 12 Minutes 20 Seconds East 2,755.18 feet to a point; said point is further described as being the Point of Beginning; thence North 1 Degrees 49 Minutes 0 Seconds East 175.11 feet to a point; thence South 88 Degrees 21 Minutes 26 Seconds East 184.92 feet to a point; thence North 2 Degrees 24 Minutes 6 Seconds East 182.71 feet to a point; thence South 88 Degrees 5 Minutes 23 Seconds East 95.58 feet to a point; thence South 1 Degrees 40 Minutes 17 Seconds West 126 feet to a point; thence North 89 Degrees 13 Minutes 16 Seconds West 67.16 feet to a point; thence South 2 Degrees 17 Minutes 20 Seconds West 232 feet to a point; thence North 87 Degrees 55 Minutes 2 Seconds West 213.62 feet to the Point of Beginning and containing 1.19 acres more or less.

AREA 5

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Southeast corner of said Section 03; thence from the Point of Commencement, North 39 Degrees 0 Minutes 9 Seconds West 1,913.03 feet to a point; said point is further described as being the Point of Beginning; thence North 88 Degrees 21 Minutes 2 Seconds West 99.96 feet to a point; thence North 1 Degrees 1 Minutes 5 Seconds East 192.43 feet to a point; thence North 89 Degrees 56 Minutes 50 Seconds East 103.16 feet to a point; thence South 1 Degrees 57 Minutes 11 Seconds West 195.49 feet to the Point of Beginning and containing 0.45 acres more or less.

AREA 6

All that part of Section 03, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Southeast Corner of said Section 03; thence from the Point of Commencement, North 28 Degrees 34 Minutes 19 Seconds West 1,679.67 feet to a point; said point is further described as being the Point of Beginning; thence North 88 Degrees 21 Minutes 1 Seconds West 200.41 feet to a point; thence North 1 Degrees 43 Minutes 47 Seconds East 180.14 feet to a point; thence South 88 Degrees 2 Minutes 57 Seconds East 200.74 feet to a point; thence South 1 Degrees 50 Minutes 4 Seconds West 179.08 feet to the Point of Beginning and containing 0.83 acres more or less.

AREA 7

All that part of Section 07, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly

described as commencing at the Northwest Corner of said Section 07; thence from the Point of Commencement, South 27 Degrees 24 Minutes 59 Seconds East 745.59 feet to a point; said point is further described as being the Point of Beginning; thence South 27 Degrees 57 Minutes 16 Seconds East 85.01 feet to a point; thence South 64 Degrees 13 Minutes 18 Seconds West 199.81 feet to a point; thence North 27 Degrees 17 Minutes 9 Seconds West 77.98 feet to a point; thence North 62 Degrees 12 Minutes 24 Seconds East 198.75 feet to the Point of Beginning and containing 0.37 acres more or less.

AREA 8

All that part of Section 07, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 07; thence from the Point of Commencement, South 27 Degrees 29 Minutes 40 Seconds East 895.62 feet to a point; said point is further described as being the Point of Beginning; thence South 27 Degrees 45 Minutes 7 Seconds East 200.01 feet to a point; thence South 61 Degrees 27 Minutes 10 Seconds West 201.99 feet to a point; thence North 27 Degrees 57 Minutes 9 Seconds West 205.33 feet to a point; thence North 62 Degrees 57 Minutes 34 Seconds East 202.7 feet to the Point of Beginning and containing 0.94 acres more or less.

AREA 9

All that part of Section 07, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 07; thence from the Point of Commencement, South 20 Degrees 28 Minutes 44 Seconds East 1,369.78 feet to a point; said point is further described as being the Point of Beginning; thence South 26 Degrees 39 Minutes 22 Seconds East 80.06 feet to a point; thence North 61 Degrees 40 Minutes 11 Seconds East 169.98 feet to a point; thence South 27 Degrees 44 Minutes 38 Seconds East 95.89 feet to a point; thence South 61 Degrees 52 Minutes 39 Seconds West 199.89 feet to a point; thence North 28 Degrees 48 Minutes 27 Seconds West 175.85 feet to a point; thence North 62 Degrees 45 Minutes 21 Seconds East 34.7 feet to the Point of Beginning and containing 0.50 acres more or less.

AREA 10

All that part of Section 07, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 07; thence from the Point of Commencement, South 29 Degrees 44 Minutes 30 Seconds East 1,678.1 feet to a point; said point is further described as being the Point of Beginning; thence North 61 Degrees 58 Minutes 35 Seconds East 113.56 feet to a point; thence South 27 Degrees 58 Minutes 29 Seconds East 99.3 feet to a point; thence South 61 Degrees 20 Minutes 17 Seconds West 114.75 feet to a point; thence North 27 Degrees 18 Minutes 0 Seconds West 100.59 feet to the Point of Beginning and containing 0.26 acres more or less.

AREA 11

All that part of Section 07, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 07; thence from the Point of Commencement, South 21 Degrees 18 Minutes 22 Seconds East 1,795.59 feet to a point; said point is further described as being the Point of Beginning; thence North 62 Degrees 9 Minutes 7 Seconds East 199.28 feet to a point; thence South 28 Degrees 20 Minutes 23 Seconds East 78.69 feet to a point; thence South 62 Degrees 13 Minutes 50 Seconds West 200.12 feet to a point; thence North 27 Degrees 43 Minutes 50 Seconds West 78.42 feet to the Point of Beginning and containing 0.36 acres more or less.

AREA 13

All that part of Section 06, Township 05 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 06; thence from the Point of Commencement, thence South 45 Degrees 1 Minutes 55 Seconds East 2,314.69 feet to a point; said point is further described as being the Point of Beginning; thence South 88 Degrees 39 Minutes 45 Seconds East 487.61 feet to a point; thence South 88 Degrees 39 Minutes 44 Seconds East 51.24 feet to a point; thence South 1 Degrees 7 Minutes 50 Seconds West 236.32 feet to a point; thence North 88 Degrees 40 Minutes 17 Seconds West 5.39 feet to a point; thence North 88 Degrees 40 Minutes 17 Seconds West 46.6 feet to a point; thence North 88 Degrees 57 Minutes 24 Seconds West 28.41 feet to a point; thence North 88 Degrees 57 Minutes 24 Seconds West 77.63 feet to a point; thence North 89 Degrees 6 Minutes 13 Seconds West 160.66 feet to a point; thence North 88 Degrees 59 Minutes 53 Seconds West 219.64 feet to a point; thence North 0 Degrees 58 Minutes 15 Seconds East 184.75 feet to a point; thence North 1 Degrees 7 Minutes 37 Seconds East 54.65 feet to the Point of Beginning and containing 2.94 acres more or less.

AREA 16

All that part of Section 26, Township 03 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northeast Corner of said Section 26; thence from the Point of Commencement, South 73 Degrees 41 Minutes 6 Seconds West 2,097.03 feet to a point; said point is further described as being the Point of Beginning; thence South 17 Degrees 17 Minutes 18 Seconds West 1,140.95 feet to a point; thence North 89 Degrees 30 Minutes 1 Seconds West 83.9 feet to a point; thence North 1 Degrees 19 Minutes 51 Seconds East 1,233.53 feet to a point; thence North 88 Degrees 59 Minutes 57 Seconds West 183.22 feet to a point; thence North 0 Degrees 59 Minutes 57 Seconds East 200.01 feet to a point; thence South 88 Degrees 15 Minutes 26 Seconds East 184.38 feet to a point; thence North 1 Degrees 8 Minutes 41 Seconds East 104.67 feet to a point; thence South 89 Degrees 39 Minutes 3 Seconds East 85.89 feet to a point; thence South 31 Degrees 51 Minutes 1 Seconds East 24.16 feet to a point; thence South 28 Degrees 1 Minutes 58 Seconds East 28.78 feet to a point; thence South 29 Degrees 46 Minutes 31 Seconds East 34.58 feet to a point; thence South 29 Degrees 46 Minutes 31 Seconds East 32.72 feet to a point; thence South 22 Degrees 27 Minutes 40 Seconds East 71.22

feet to a point; thence South 22 Degrees 27 Minutes 40 Seconds East 37.79 feet to a point; thence South 12 Degrees 39 Minutes 29 Seconds East 81.02 feet to a point; thence South 12 Degrees 39 Minutes 33 Seconds East 21.89 feet to a point; thence South 41 Degrees 42 Minutes 31 Seconds East 130.29 feet to a point; thence South 64 Degrees 30 Minutes 19 Seconds East 101.01 feet to the Point of Beginning and containing 8.94 acres more or less.

AREA 17

All that part of Section 34, Township 04 South, Range 02 West and Section 03, Township 05 South, Range 02 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northeast Corner of said Section 03, Township 05 South, Range 02 West; thence from the Point of Commencement, South 71 Degrees 26 Minutes 59 Seconds West 1,418.58 feet to a point; said point is further described as being the Point of Beginning; thence North 88 Degrees 19 Minutes 37 Seconds West 786.42 feet to a point; thence North 20 Degrees 1 Minutes 26 Seconds East 443.56 feet to a point; thence South 89 Degrees 43 Minutes 9 Seconds West 211.53 feet to a point; thence North 01 Degrees 17 Minutes 58 Seconds East 659.75 feet to a point; thence South 87 Degrees 45 Minutes 5 Seconds East 49.22 feet to a point; thence North 02 Degrees 8 Minutes 36 Seconds East 872.86 feet to a point; thence South 88 Degrees 3 Minutes 16 Seconds East 779.47 feet to a point; thence South 01 Degrees 51 Minutes 11 Seconds West 338.65 feet to a point; thence South 87 Degrees 54 Minutes 40 Seconds East 150 feet to a point; thence South 01 Degrees 53 Minutes 59 Seconds West 1,108.01 feet to a point; thence North 89 Degrees 8 Minutes 52 Seconds West 110.94 feet to a point; thence South 02 Degrees 29 Minutes 05 Seconds West 492.88 feet to the Point of Beginning and containing 38.90 acres more or less.

2. That the following areas, land lying on various existing single-family neighborhoods within the city limits, which areas are now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 2 and Residence 2-A Districts, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

AREA 12

All that part of Section 06, Township 05 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 06; thence from the Point of Commencement, South 57 Degrees 20 Minutes 16 Seconds East 1,612.72 feet to a point; said point is further described as being the Point of Beginning; thence South 89 Degrees 12 Minutes 5 Seconds East 51.31 feet to a point; thence South 0 Degrees 45 Minutes 4 Seconds West 624.02 feet to a point; thence South 87 Degrees 39 Minutes 24 Seconds East 241.23 feet to a point; thence South 1 Degrees 17 Minutes 49 Seconds West 375.49 feet to a point; thence North 89 Degrees 14 Minutes 55 Seconds West 282.58 feet to a point; thence North 0 Degrees 23 Minutes 35 Seconds East 1,006.26 feet to the Point of Beginning and containing 3.19 acres more or less.

AREA 14

All that part of Section 12, Township 05 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 12; thence from the Point of Commencement, South 61 Degrees 9 Minutes 40 Seconds East 1,901.82 feet to a point; said point is further described as being the Point of Beginning; thence South 89 Degrees 2 Minutes 18 Seconds East 1,370.52 feet to a point; thence South 0 Degrees 31 Minutes 18 Seconds West 320.71 feet to a point; thence South 2 Degrees 12 Minutes 27 Seconds West 130.43 feet to a point; thence North 89 Degrees 9 Minutes 28 Seconds West 1,200.07 feet to a point; thence North 19 Degrees 35 Minutes 28 Seconds West 484.44 feet to the Point of Beginning and containing 13.36 acres more or less.

AREA 15

All that part of Sections 30 and 31, Township 04 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northeast Corner of said Section 31; thence from the Point of Commencement, South 51 Degrees 10 Minutes 41 Seconds West 2,151.71 feet to a point; said point is further described as being the Point of Beginning; thence North 86 Degrees 33 Minutes 27 Seconds West 113.56 feet to a point; thence North 1 Degrees 5 Minutes 25 Seconds East 1,991.13 feet to a point; thence North 12 Degrees 16 Minutes 20 Seconds West 510.78 feet to a point; thence South 85 Degrees 52 Minutes 16 Seconds East 171.42 feet to a point; thence North 9 Degrees 3 Minutes 33 Seconds West 76.25 feet to a point; thence North 1 Degrees 26 Minutes 20 Seconds West 73.24 feet to a point; thence South 89 Degrees 12 Minutes 57 Seconds East 58.66 feet to a point; thence South 0 Degrees 41 Minutes 29 Seconds West 148.11 feet to a point; thence South 0 Degrees 41 Minutes 28 Seconds West 2,484.15 feet the Point of Beginning and containing 6.64 acres more or less.

AREA 18

All that part of Section 27, Township 04 South, Range 02 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at the Northwest Corner of said Section 27; thence from the Point of Commencement, South 57 Degrees 10 Minutes 26 Seconds West 2,912.62 feet to a point; said point is further described as being the Point of Beginning; thence South 51 Degrees 54 Minutes 14 Seconds West 225.12 feet to a point; thence North 66 Degrees 9 Minutes 16 Seconds West 403.03 feet to a point; thence North 80 Degrees 9 Minutes 6 Seconds West 606.04 feet to a point; thence North 7 Degrees 7 Minutes 53 Seconds West 335.83 feet to a point; thence South 88 Degrees 27 Minutes 48 Seconds East 571.48 feet to a point; thence South 47 Degrees 22 Minutes 21 Seconds East 666.48 feet to a point; thence North 87 Degrees 19 Minutes 22 Seconds East 123.08 feet to the Point of Beginning and containing 7.86 acres more or less.

3. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district

under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

4. This ordinance shall take effect from and after the date of publication.

ADOPTED this the _____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the _____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

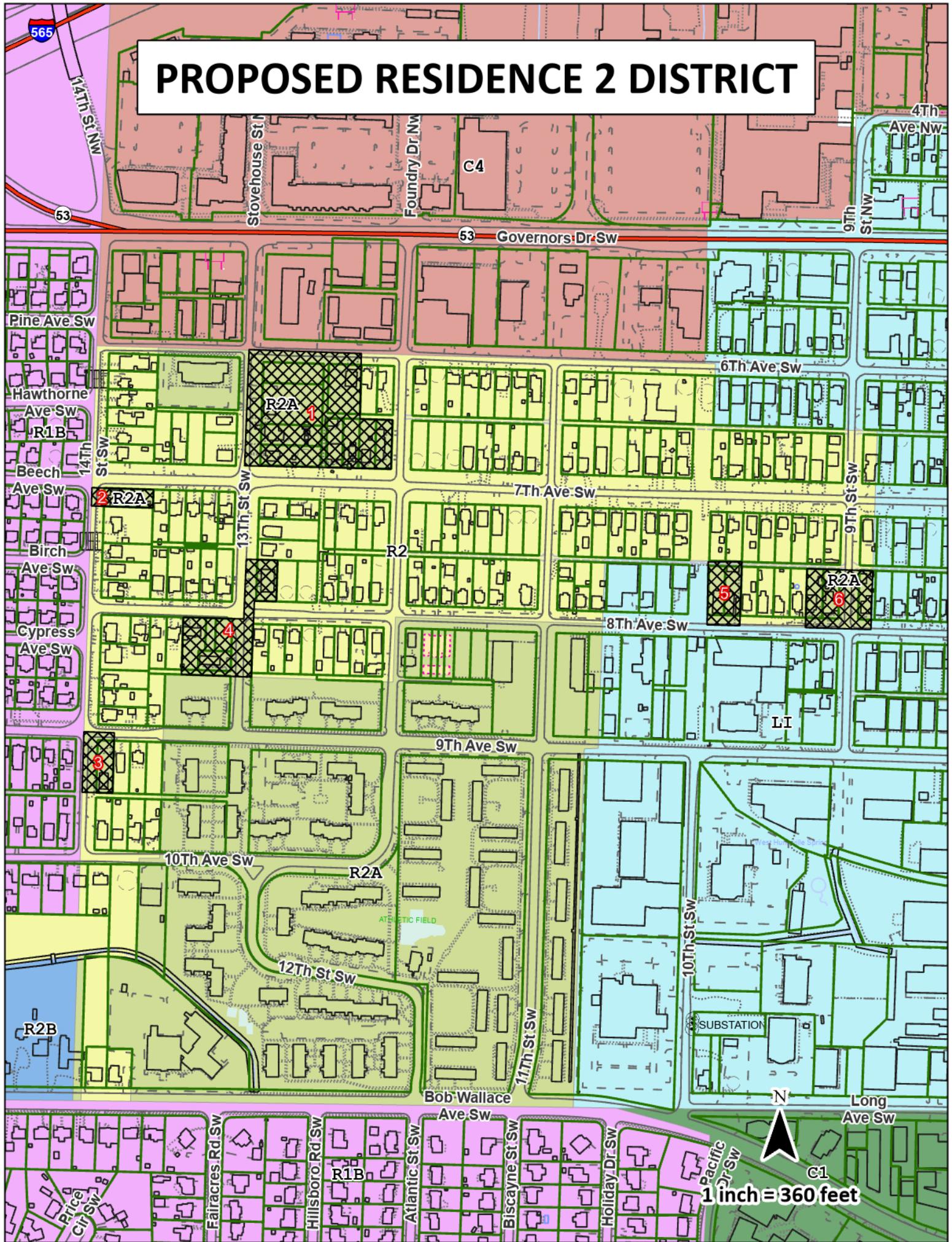
ADOPTED this the _____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the _____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

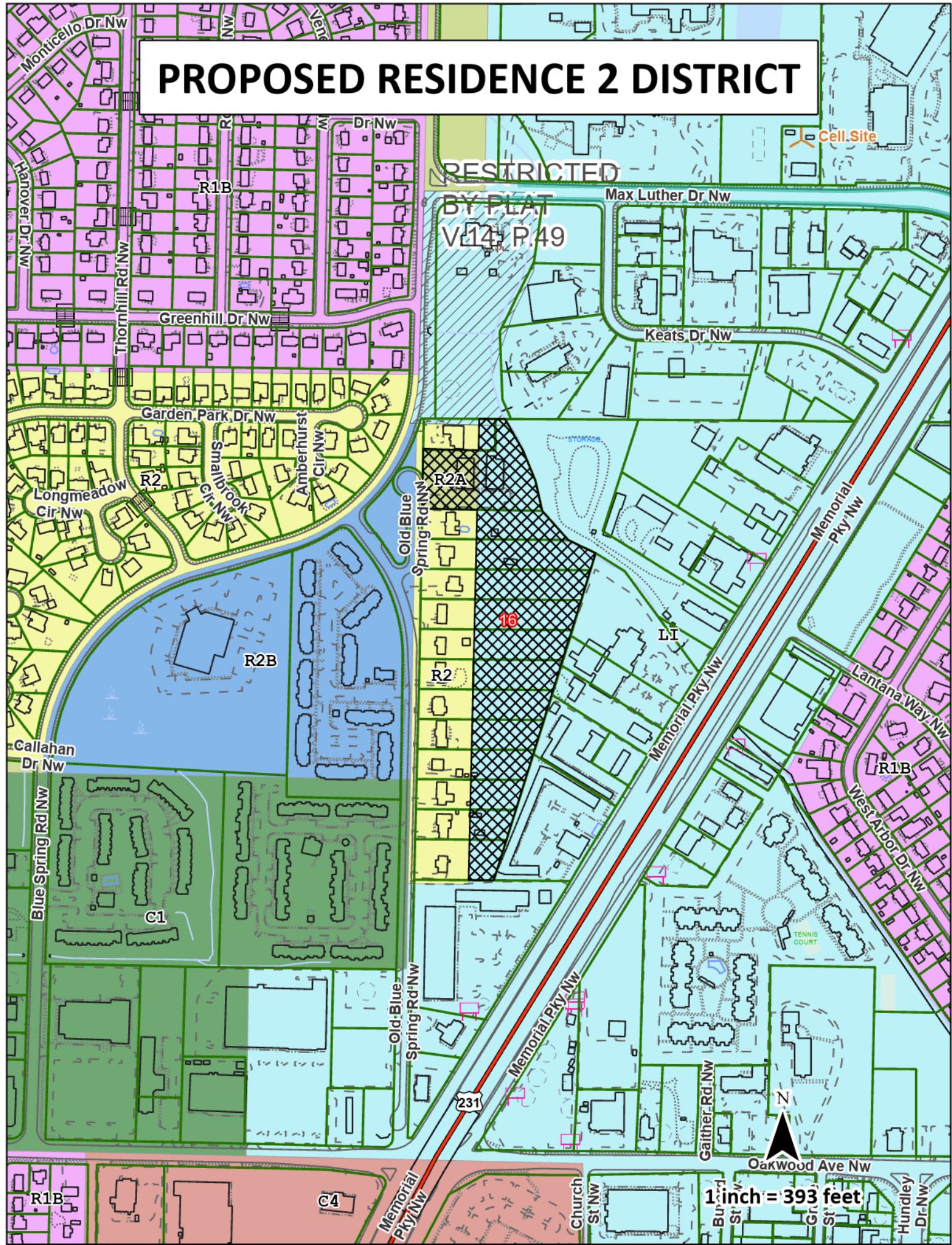
PROPOSED RESIDENCE 2 DISTRICT



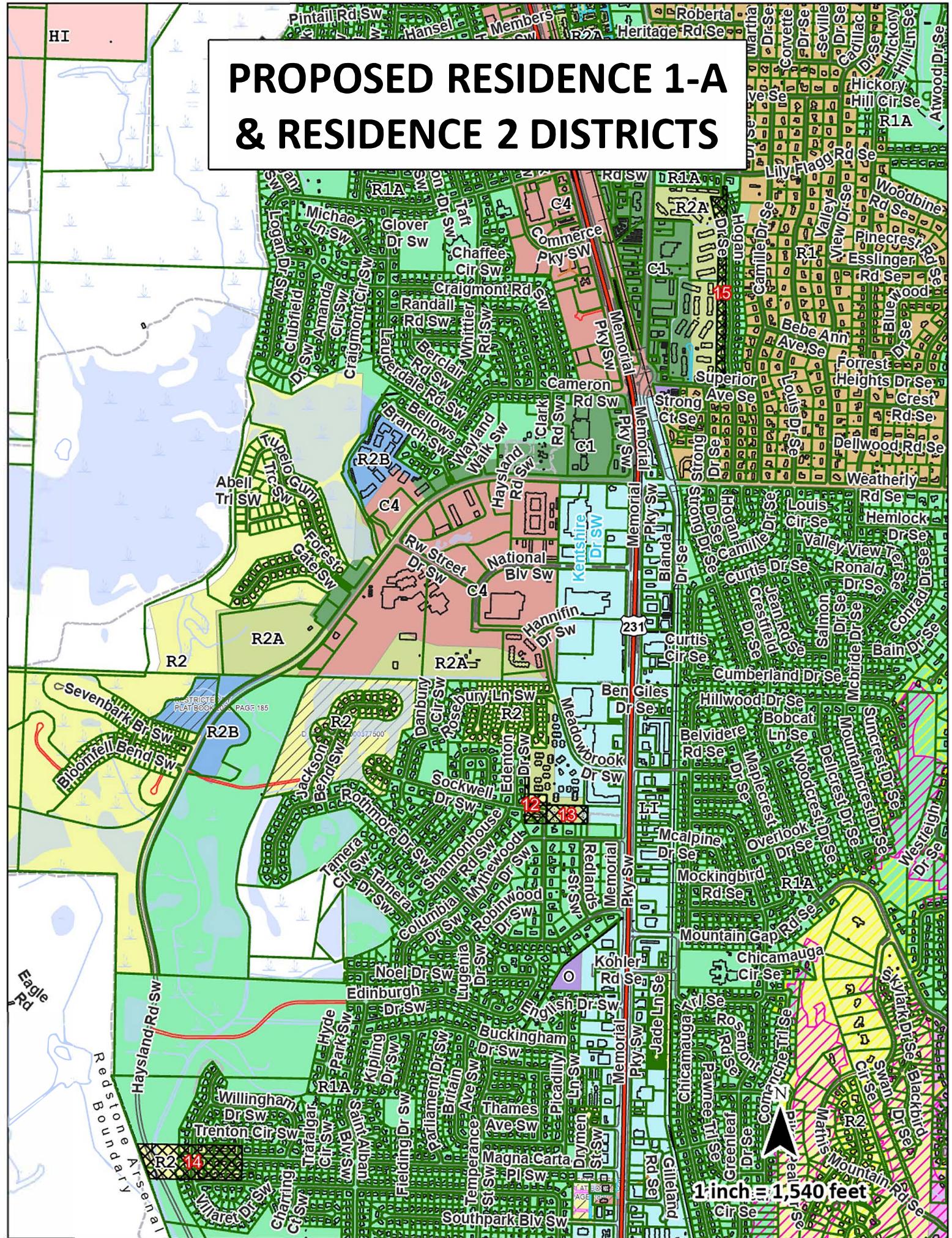
PROPOSED RESIDENCE 2 DISTRICT

1 inch = 177 feet

PROPOSED RESIDENCE 2 DISTRICT



PROPOSED RESIDENCE 1-A & RESIDENCE 2 DISTRICTS



PROPOSED RESIDENCE 1-A & RESIDENCE 2 DISTRICTS

