



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 9/8/2022

**File ID:** TMP-2021

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on an ordinance amending Zoning Ordinance Article 24 - Highway Business C-4 District Regulations, Subsection 24.2.1 - Multiple Family Dwellings and Subsection 24.2.5 - Multiple Family Dwelling within Opportunity Zones, and Article 73 - Supplementary Regulations and Modifications, Section 73.13 - Multiple Family Dwellings (Apartment Buildings), to add that the Maximum number of structures shall be limited to four (4) structures per acre; and the introduction of an Ordinance pertaining to the same. (Set October 27, 2022 Regular Council Meeting)

Resolution No.

Ordinance No.

**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:** n/a

**District:** District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

**Additional Comments:**

Recommended by Planning Commission

**RESOLUTION NO. 22-**

**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) Amend Zoning Ordinance ARTICLE 24 HIGHWAY BUSINESS C-4 DISTRICT REGULATIONS, Subsection 24.2.1 - Multiple Family Dwellings and Subsection 24.2.5 - Multiple Family Dwelling within Opportunity Zones, and ARTICLE 73 SUPPLEMENTARY REGULATIONS AND MODIFICATIONS, Section 73.13 - Multiple Family Dwellings (Apartment Buildings), to add that the Maximum number of structures shall be limited to four (4) structures per acre.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the 25<sup>th</sup> day of September, 2022, and the second publication shall be one week thereafter on the 2<sup>nd</sup> day of October, 2022, 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 27<sup>th</sup> day of October, 2022, in the Council Chambers of the City of Huntsville Administration Building at 308 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. 22-\_\_\_\_, which is introduced by the City Council of the City of Huntsville on the 8<sup>th</sup> day of September, 2022, 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. 22-**

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

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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, that the Zoning Ordinance of the City of Huntsville, Alabama, as adopted on the 21st day of March 1963, as amended, is hereby further amended as follows:

Section 1. Amend Zoning Ordinance ARTICLE 24 HIGHWAY BUSINESS C-4 DISTRICT REGULATIONS, Section 24.2 - Density Controls, by adding:

under Subsection 24.2.1 - Multiple Family Dwellings:

(15) Maximum number of structures shall be limited to four (4) structures per acre.

and,

under Subsection 24.2.5 - Multiple Family Dwelling within Opportunity Zones:

(12) Maximum number of structures shall be limited to four (4) structures per acre.

Section 2. Amend Zoning Ordinance ARTICLE 73 SUPPLEMENTARY REGULATIONS AND MODIFICATIONS, Section 73.13 - Multiple Family Dwellings (Apartment Buildings), by adding:

under Subsection 73.13.4 (1) Residence 2-A District:

(l) Maximum number of structures shall be limited to four (4) structures per acre.

and,

under Subsection 73.13.4 (2) Other districts permitting multiple family dwellings:

(k) Maximum number of structures shall be limited to four (4) structures per acre.

Section 3. This ordinance shall take effect from and after the date of its publication.

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor of the City of Huntsville, Alabama

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor of the City of Huntsville, Alabama