



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 5/8/2025

File ID: TMP-5507

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on an ordinance amending Zoning Ordinance Article 62 Flood Hazard District Regulations, Section 62.7 - Standards for the Floodway Fringe District, Subsections 62.7.1, 62.7.2, and 62.7.4, to modify requirements; and the introduction of an Ordinance pertaining to the same. (Set June 26, 2025 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: May 28 and June 4, 2025; Ordinance: July 2, 2025

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:

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

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 25-

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 62 FLOOD HAZARD DISTRICT REGULATIONS, Section 62.7 - Standards for the Floodway Fringe District, Subsections 62.7.1, 62.7.2, and 62.7.4, to modify requirements.
- (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 May, 2025, and the second publication shall be one week thereafter on the 4th day of June, 2025, 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 June, 2025, 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. 25-_____, which is introduced by the City Council of the City of Huntsville on the 8th day of May, 2025, 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. 25-

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, 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 62 FLOOD HAZARD DISTRICT REGULATIONS, Section 62.7 - Standards for the Floodway Fringe District, Subsections 62.7.1, 62.7.2, and 62.7.4, to read as follows:

- 62.7.1 Residential Construction - New construction or substantial improvement of any residential structure shall have the lowest floor, including basement and garage, and all machinery/ equipment servicing the structure (including, but not limited to, duct work, elevator/lift equipment, etc.) elevated to at least one foot above the base flood elevation. When solid foundation perimeter walls are used to elevate a structure, openings sufficient to facilitate the unimpeded movement of flood water shall be provided in accordance with the standards of Section 62.7.3 and must be certified as such to the Building Inspector by a registered engineer or architect.
- 62.7.2 Non-Residential Construction - New construction or substantial improvement of any commercial, industrial or other non- residential structure shall either have the lowest floor, including basement and garages, and all machinery/ equipment servicing the structure (including, but not limited to, duct work, elevator/lift equipment, etc.) elevated to at least one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be flood-proofed to one foot above the base flood elevation so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above and shall provide such certification to the Building Inspector that the standards of this subsection and Section 62.13.6 are satisfied.
- 62.7.4 For new manufactured home parks and subdivisions; for expansions to existing manufactured home parks and subdivisions; for existing manufactured home parks and subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds fifty percent of value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced; for a manufactured home placed on a site in an existing manufactured home park or subdivision where a manufactured home has incurred substantial damage as a result of a flood; and for manufactured homes not placed in a manufactured park

or subdivision, but which are permitted by the Board of Zoning Adjustment, the following are required:

- (1) Stands or lots elevated on compacted fill so that the lowest floor of the manufactured home and all machinery/ equipment servicing the structure (including, but not limited to, duct work, elevator/lift equipment, etc.) will be one foot above the base flood elevation.
- (2) Manufactured homes placed or substantially improved in an existing manufactured home park or subdivision may be elevated so that the lowest floor of the manufactured home and all machinery/ equipment servicing the structure (including, but not limited to, duct work, elevator/lift equipment, etc.) are elevated no lower than one foot above the level of the base flood elevation.
- (3) Each stand or lot shall have proper surface drainage and shall be accessible to the manufactured home and prime mover or hauler.
- (4) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

Section 2. This ordinance shall take effect from and after the date of its publication.

ADOPTED this the ____ day of _____, 2025.

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

APPROVED this the ____ day of _____, 2025.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2025.

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

APPROVED this the ____ day of _____, 2025.

Mayor of the City of Huntsville, Alabama