



# CITY OF CLAY, ALABAMA ORDINANCE 2011 - 01

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## **An Ordinance Changing Zoning Ordinance 2006 – 07 To Add A RR Rural Residential Single Family Zone**

WHEREAS, the City Council of the City of Clay, Alabama, adopted Ordinance 2006 – 07 on March 27, 2006, establishing zoning regulations for the City of Clay; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing during its regularly scheduled meeting of February 17, 2011, to discuss the addition of Article 5 Section 500 RR Rural Residential Single Family Zone to Ordinance 2006 - 07; and

WHEREAS, the Planning and Zoning Commission in its regularly scheduled meeting of February 17, 2011, voted unanimously to recommend to the City Council of the City of Clay, Alabama to approve this addition; and

WHEREAS, the City Council has held a Public Hearing during this City Council meeting to discuss the addition of Section 500 to Ordinance 2006 – 07.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Clay, that Ordinance 2006 – 07 is hereby changed by adding Article 5 Section 500 RR Rural Residential Single Family Zone as attached.

ADOPTED THIS THE 7<sup>th</sup> Day of March 2011.

\_\_\_\_\_  
Ed McGuffie  
Mayor

ATTEST: \_\_\_\_\_

Bobby Christmas  
City Clerk/Treasurer



## CITY OF CLAY, ALABAMA ORDINANCE 2011 - 01

### CERTIFICATION:

I, Bobby Christmas, as City Clerk/Treasurer of the City of Clay, Alabama, hereby Certify that the above and foregoing copy of one (1) **Ordinance 2011-01** is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Clay, Alabama, on the 7<sup>th</sup> Day of March 2011, as same appears in the official records of said City.

Posted at City Hall, Chalkville Regions Bank, Seniors Centers, and the United States Post Office all being in the City of Clay this the 8<sup>th</sup> Day of March 2011.

Bobby Christmas  
City Clerk / Treasurer

### Section 500: RR Rural Residential Single Family Zone

A district intended exclusively for single lots of record that existed prior to the adoption of this ordinance. It is for single-family rural residential neighborhoods and homes that existed at the time of Clay's incorporation. It is intended to accommodate, facilitate and maintain the rural residential character. This category is not available for new subdivisions.

#### 500.01 Permitted Uses

The primary use of properties shall be residential, with any non-residential uses to be permissible only after the primary (residential) use is established.

|  |  |
|--|--|
| Single-Family Dwellings (Site Built)                                     | Livestock Kept For Personal Use Only (Non-Commercial)  |
| Customary Accessory Buildings Or Structures In Accordance With Article 5 | Customary Accessory Structures, Incidental To The Keeping Of The Above Livestock, In Accordance With Article 5 |
| Hobby Farms  | Household Pets   |

#### 500.02 Uses Permitted Subject to Supplemental Use Regulations

|                             |  |
|-----------------------------|--|
| Minor Home Occupations §7.8 |  |
| Accessory Dwellings §7.2    |  |

#### 500.03 Special Exception Uses

|      |  |
|------|--|
| None |  |
|------|--|

#### 500.04 Area and Dimensional Requirements

The following regulations govern lot area, setbacks, building size, and density, as subject to the applicable provisions of Article 5: General Requirements and Article 7: Supplemental Use Regulations.

|  |  |
|--|--|
| Maximum Building Height                        | 2 Stories                              |
| Minimum Floor Area                             | 1,000 Sq Ft For One-Story Dwellings Or |
| Lot Size                                       | 1/2 Acre to 3 Acres                    |
| Minimum Lot Width                              | As Per Recorded Survey                 |
| Maximum Lot Coverage (Impervious Surfaces)     | As Per Recorded Survey                 |
| Minimum Front Yard Setback                     | As Per Recorded Survey                 |
| Minimum Rear Yard Setback                      | As Per Recorded Survey                 |
| Minimum Side Yard Setback                      | As Per Recorded Survey                 |
| Minimum Setback Between Structures On Same Lot | As Per Recorded Survey                 |

|                       |  |
|-----------------------|--|
| Fences And Walls      | 3ft Minimum And 7 Ft Maximum, Subject To §6.11 |
| Buffers And Screening | See §6.9 And §6.10                             |

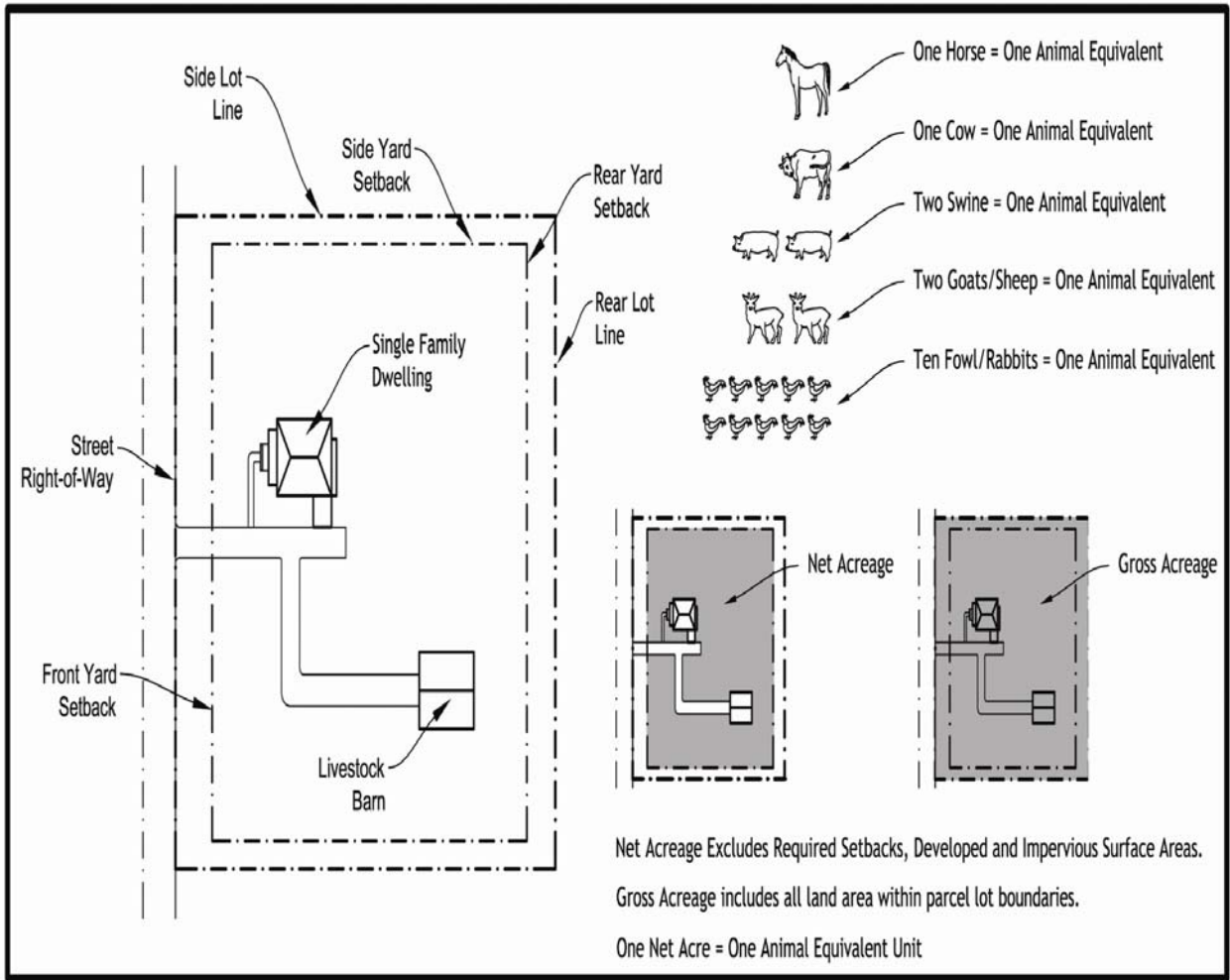
500.05 Requirements for Keeping of Livestock

**Minimum setback of agricultural structures shall be:**

- A. Livestock barns - 100 ft from adjoining Lot Lines, 100 ft from nearest thoroughfare rights-of-way, 120 ft from the nearest existing residence on any adjoining property
- B. Fowl houses - 150 ft from adjoining Lot Lines, 300 ft from nearest thoroughfare rights-of-way, 300 ft from the nearest existing residence on any adjoining property
- C. Fowl pens shall not be located within any required yard.
- D. Swine shall not be housed, fed, and/or watered within 100 ft of any adjoining Lot Line or within 300 ft of any thoroughfare right-of-way.
- E. The maximum number of animals permitted on one property in an RR Zone shall be one animal equivalent units, as determined by the following assignment of animal equivalent units, for the first "net" acre, which excludes required setbacks and developed and impervious surface areas. A maximum of one animal equivalent unit shall be allowed for each additional net acre. No more than twenty (20) individual animals per property shall be permitted. Keeping of livestock in quantities greater than provided herein shall be permitted only in an AG Zone.

| Animal Equivalent Units |                    |                      |
|-------------------------|--------------------|----------------------|
| horse = 1 unit          | sheep = 0.5 units  | all fowl = 0.1 units |
| cow = 1 unit            | goat = 0.5 units   |                      |
| swine = 0.5 units       | rabbit = 0.1 units |                      |

- F. The Planning Commission as needed shall determine equivalents for animals not listed. Offspring shall not be counted until they are weaned. Animals, which are not weaned, shall be counted when they reach half their adult weight based on industry standards.
- G. Piles of feed or bedding shall be located no closer than fifty (50) feet from a public thoroughfare right-of-way line, lot line, or zoning district boundary to minimize odor and nuisance problems.
- H. Manure shall be stored for removal and disposed of in accord with all applicable county, state, and federal regulations. No manure piles shall be located closer than fifty (50) feet from a public thoroughfare right-of-way, lot line, zoning district boundary, wetland, watercourse, or other water body.



## Area Calculations for Animal Equivalent Units