

ORDINANCE NO. 1583

**AN ORDINANCE AMENDING ORDINANCE NO. 1253
KNOWN AS THE ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Cynthia R. McBrearty generally located at 20 Fels Avenue, Fairhope, Alabama.

TAX PARCEL 05-46-03-37-0-010-013.502

Legal Description: (Case number ZC 16.06)

LOT FIVE (5) BLOCK SIX (6), DIVISION TWO (2) OF THE LAND LESSOR IN THE CITY OF FAIRHOPE, ALABAMA AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, MISC. BOOK 1, PAGE 320-21, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; FRAC'1 SECTION 18, T6S, R2E, BALDWIN COUNTY, ALABAMA.

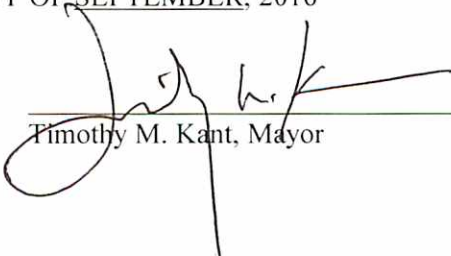
A map of the property to be zoned is attached as Exhibit A

The property is hereby rezoned from B-3A Tourist Resort Lodging District to R-2 Medium Density Single Family Residential District. This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

Severability Clause - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

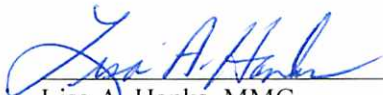
Effective Date – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

ADOPTED THIS 8TH DAY OF SEPTEMBER, 2016



Timothy M. Kant, Mayor

ATTEST:



Lisa A. Hanks, MMC
City Clerk

Ord. No. 1583 Published in
FAIRHOPE COURIER
on Wednesday, September 24, 2016
Lisa A. Hanks City Clerk

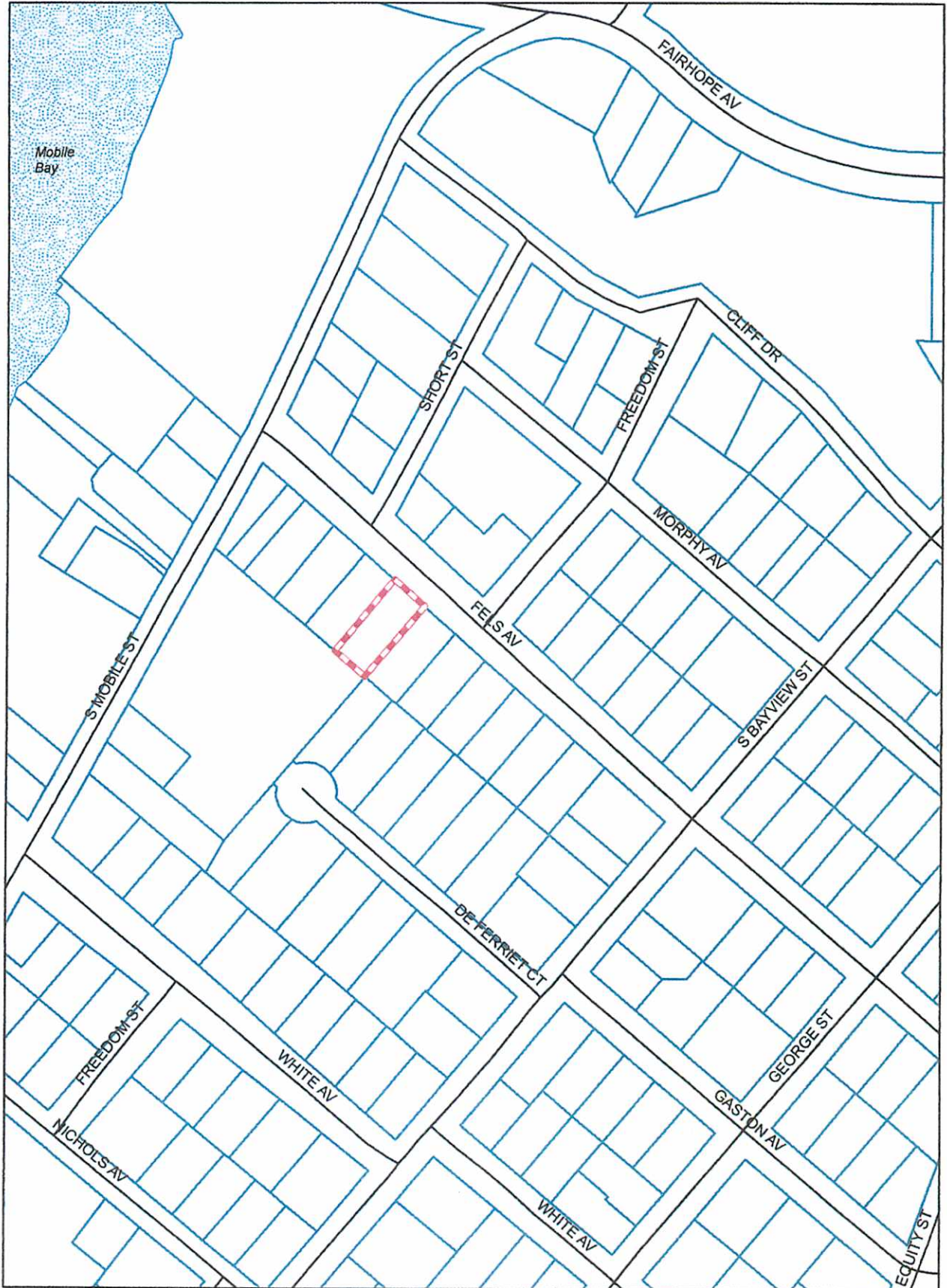
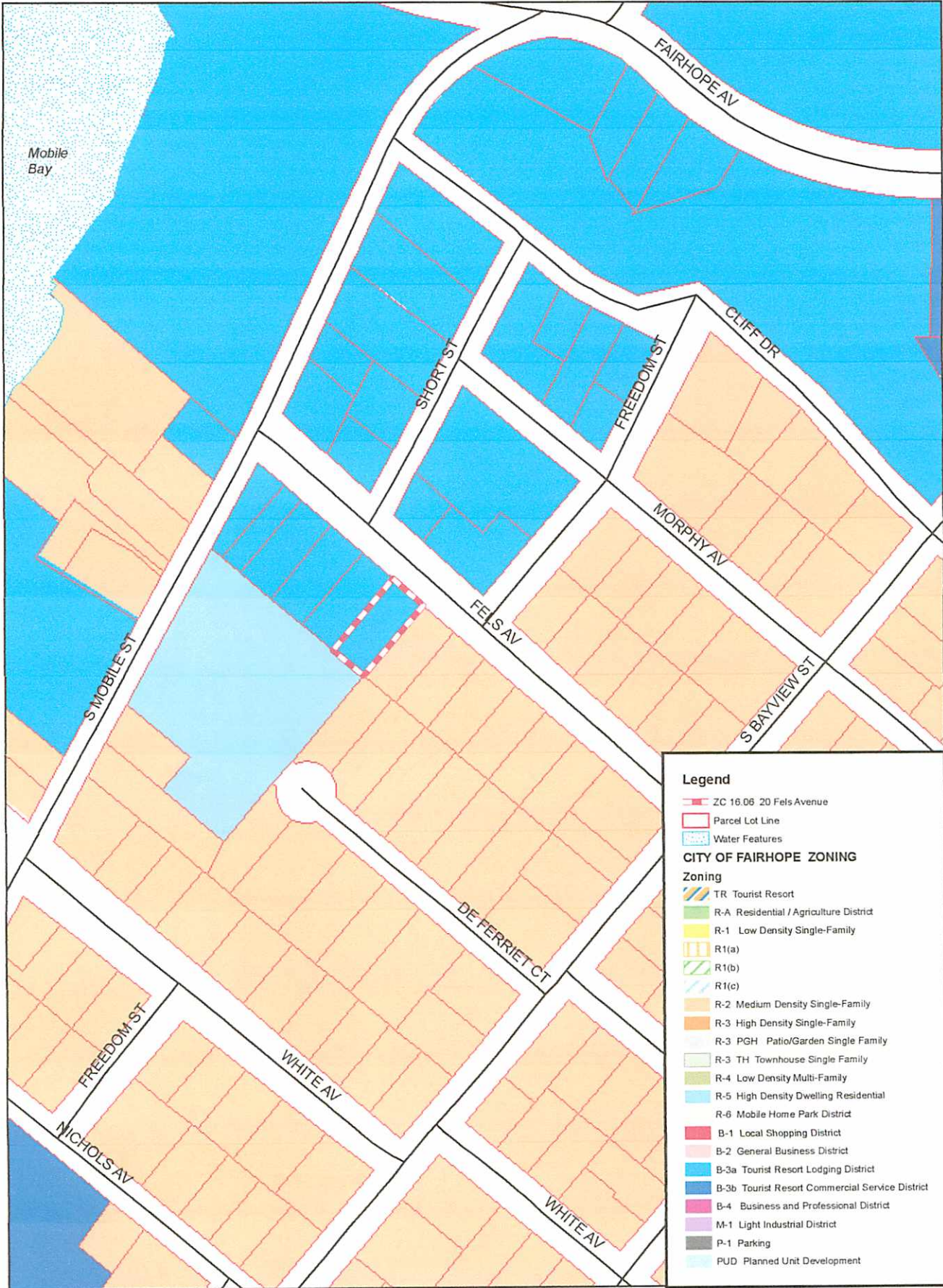


EXHIBIT A



ZC 16.06 20 Fels Avenue



Legend

- ZC 16.06 20 Fels Avenue
- Parcel Lot Line
- Water Features
- CITY OF FAIRHOPE ZONING**
- Zoning**
- TR Tourist Resort
- R-A Residential / Agriculture District
- R-1 Low Density Single-Family
- R1(a)
- R1(b)
- R1(c)
- R-2 Medium Density Single-Family
- R-3 High Density Single-Family
- R-3 PGH Patio/Garden Single Family
- R-3 TH Townhouse Single Family
- R-4 Low Density Multi-Family
- R-5 High Density Dwelling Residential
- R-6 Mobile Home Park District
- B-1 Local Shopping District
- B-2 General Business District
- B-3a Tourist Resort Lodging District
- B-3b Tourist Resort Commercial Service District
- B-4 Business and Professional District
- M-1 Light Industrial District
- P-1 Parking
- PUD Planned Unit Development

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 Parcel No.: 05-46-03-37-0-010-013.502



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