

**ORDINANCE NO. 1652**

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

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, is changed and altered as described below;

**WHEREAS**, the City of Fairhope Planning Commission directed the Planning Department to prepare amendments to our Zoning Ordinance; and,

**WHEREAS**, the proposed amendments relate to waterfront lots; and,

**WHEREAS**, after the appropriate public notice and hearing of ZC 19.05, the Planning Commission of the City of Fairhope, Alabama has forwarded a favorable recommendation;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA;**

1. **THAT**, Article IX, Section C. Defined Terms be hereby amended to include the following revised and new definitions:

*Front Lot Line:* On an interior lot, the lot line abutting a right-of-way or other easement; on a corner lot, the shorter lot line abutting a right-of-way or other easement; on a through lot, the lot line abutting the right-of-way or other easement providing the primary means of access to the lot; on a flag lot, the interior lot line most parallel to and nearest the right-of-way or other easement from which access is obtained; or on a waterfront lot, the lot line abutting the water.

*Front Yard:* A yard extending the full width of the lot and situated between the front lot line and the building line projected to the sidelines of the lot

*Frontage:* The area of a lot made up of the front building façade and any area between the front building façade and the front lot line or other public easement.

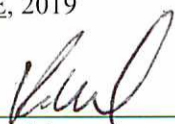
*Rear Yard:* A yard extending the full width of the lot and the building line of the main building projected to the sidelines of the lot. On all corner lots the rear yard shall be at the opposite end of the lot from the front yard.

*Waterfront Lot:* Any lot or parcel adjacent to Mobile Bay.

**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 10TH DAY OF JUNE, 2019

  
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Karin Wilson, Mayor

ATTEST:

  
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Lisa A. Hanks, MMC  
City Clerk

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L. Hanks City Clerk