

ORDINANCE NO. 1656

AN ORDINANCE OF THE CITY OF FAIRHOPE, ALABAMA, TO AMEND
ORDINANCE NO. 1631 TO EXTEND MORATORIUM ON THE FILING
OF REZONING, SITE PLAN APPROVAL AND MULTIPLE
OCCUPANCY PROJECT APPLICATIONS WITHIN THE
CORPORATE LIMITS OF THE CITY OF FAIRHOPE

WHEREAS, the City Council of the City of Fairhope, Alabama (the "City") adopted Ordinance No. 1631 on December 20, 2018, which, among other things, imposed a moratorium on acceptance of rezoning applications, site plan applications, and Multiple Occupancy Project applications for all areas along the Greeno Road Corridor by the City of Fairhope Planning Commission (the "Moratorium") for a period of time extending until October 1, 2019; and

WHEREAS, the purposes of the Moratorium were to give the City the opportunity to complete the Visual Preference Survey (VPS), consider the results of the same, to consider and implement efforts to properly plan and manage the Greeno Road Corridor, including, without limitation, amendments to the City's Zoning Ordinance and/or Subdivision Regulations, or the enactment of new ordinances; and

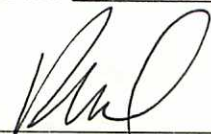
WHEREAS, the City has been pursuing these purposes with due diligence, including, but not but limited to, by considering revisions to the Zoning Ordinance to implement a Greeno Road Corridor overlay and obtaining input from the public concerning the same, but has been and will be unable to implement such measures within the current timeframe of the Moratorium; and

WHEREAS, the City Council has determined that the extension of the Moratorium hereinafter set forth will promote the general health, safety, and welfare of the City as a whole.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA, DOES ORDAIN AS FOLLOWS:

- Section 1. Moratorium Extended. Section 3 of Ordinance No. 1631 is hereby amended so that the Moratorium is extended through and including December 31, 2019, unless terminated sooner by action of the City Council. Except as provided in this amending ordinance, all other provisions Ordinance No. 1631 shall remain effective for the duration of the Moratorium as herein extended.
- Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-exemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.
- Section 3. Effective Date. This Ordinance shall be effective immediately upon passage and publication as required by law.

ADOPTED BY THE CITY COUNCIL AT A REGULARLY
SCHEDULED MEETING THEREOF ON THE 9TH DAY SEPTEMBER, 2019


Karin W. Wilson, Mayor

ATTEST:

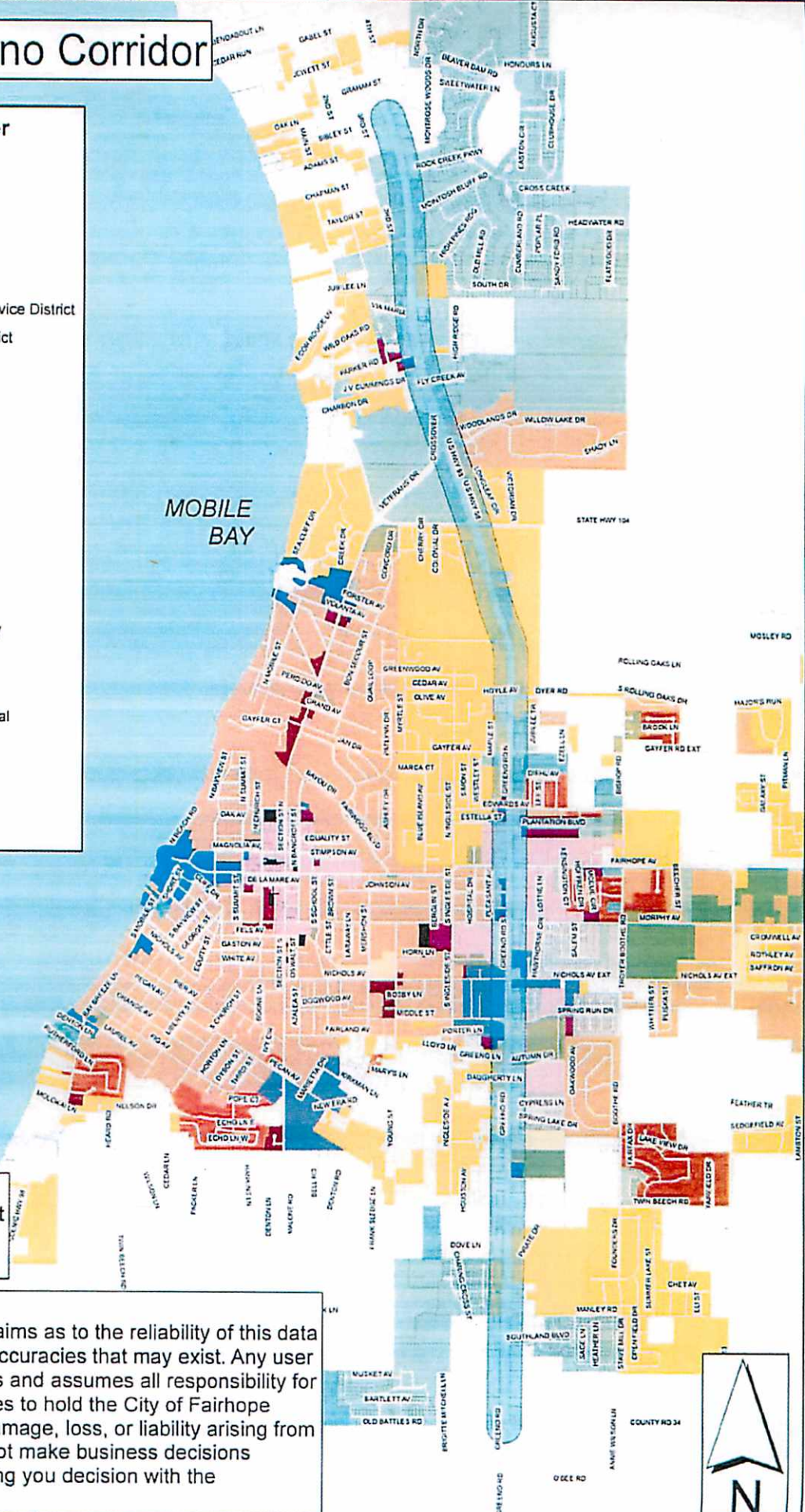

Lisa Hanks,
City Clerk

Ord. No. 1656 Published in
FAIRHOPE COURIER
on September 25, 2019
Lisa Hanks City Clerk
by Ethel Goparty

400' Buffer Greeno Corridor

City of Fairhope Greeno Buffer

- 400' Buffer
- Unzoned Parcels
- 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
- R-1 - Low Density Single-Family
- R1(a) - Residential Uncertain
- R1(b) - Residential Uncertain
- R1(c) - Residential Uncertain
- R-2 - Medium Density Single-Family
- R-3 - High Density Single-Family
- R-3PGH - Patio/Garden Single-Family
- R-3TH - Townhouse Single Family
- R-4 - Low Density Multi-Family
- R-5 - High Density Dwelling Residential
- R-6 - Mobile Home Park District
- R-A - Residential/Agriculture District
- TR - Tourist Resort
- CL17



City of Fairhope
 Planning and Zoning Department
 Mike Jeffries
 10-22-18

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