

**ORDINANCE NO. 482-5**

**An ordinance amending The Zoning Ordinance of the City of Satsuma, Alabama (Ordinance No. 482) (hereafter referred to as the “Zoning Ordinance”) to further promote the health, safety, and welfare of the citizens of the Satsuma, Alabama.**

**WHEREAS**, after posting by public notice fifteen (15) days in advance The City of Satsuma Planning Commission held a public hearing on May 2, 2024, and voted unanimously at its meeting thereafter to recommend and report to the City Council that the Zoning Ordinance be amended as hereinafter provided; and

**WHEREAS**, after posting by public notice fifteen (15) days in advance the City Council of the City of Satsuma held a public hearing on May 21, 2024, and voted unanimously at its meeting to adopt the following amendments to the Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SATSUMA, ALABAMA, THAT THE ZONING ORDINANCE IS HEREBY AMENDED, AS FOLLOWS:**

**I. SECTION 4.3 OF THE ZONING ORDINANCE IS AMENDED AS FOLLOWS:**

4.3 **MINIMUM SETBACKS.** The following front, rear, and side yard setbacks, in feet, shall apply in districts as listed *and shall supercede any heretofore published requirements in other City Ordinances*, except as provided for in Article III, Section 3.4 and Article V, Planned Unit Developments of this Ordinance.

District	Front Yard	Rear Yard	Side Yard	Corner Lot Side Yard
R-1	35	30	10	35
R-2	25	25	10	25
R-3	25	25	10	25
R-4	35	35	10	35
B-1	35	20	*	35
B-2	35	20	*	35
M-1	35	*	*	35
FH	**	**	**	**

\* None, except on a lot which adjoins a residential lot along a lot line or a lot in a residential district in such cases where the rear and side yards shall not be less than twenty-five feet wide. Such area shall contain adequate trees and grass or acceptable screening from the residential lot or district and be maintained by the owner.

\*\* Same as use of the district which it overlays.

**IV. Effective Date:** This Ordinance shall be posted immediately in four (4) places within the municipality (including the Mayor's office) for no less than thirty (30) days. In addition, this Ordinance shall be placed on the City's website for no less than thirty (30) days. This Ordinance shall take effect and be in force on the fifth (5th) day after posting.

Adopted on the 21<sup>st</sup> day of May, 2024.

By:

  
Mayor

**Ala. Code § 11-45-8(a)(4) Certification**

I, Jessica Jones, City Clerk of the City of Satsuma, Alabama, do hereby certify that, notice of the public hearing to consider the proposed amendments to the Zoning Ordinance were posted on the City's website and in four conspicuous places within the municipality, specifically, the Mayor's Office at City Hall, the Satsuma Public Library, the Satsuma Water and Sewer Works and the Federal Post Office, along with notice of the time and place of the public hearing and meeting. Said notice contained a statement that on May 20 2024, at Satsuma City Hall, all persons who desire would have an opportunity to be heard in opposition to or in favor of such amendments to the Zoning Ordinance. Said notice was posted more than fifteen (15) days in advance of the public hearing and meeting. The amendments to the City of Satsuma Zoning Ordinance were adopted by unanimous vote of the City Council at such meeting. Following adoption, the amendments were published by posting on the City's website and in four (4) conspicuous places within the municipality, specifically, Mayor's Office at City Hall, Satsuma Public Library, Satsuma Water and Sewer Works and Federal Post Office, for more than 30 days.

Attest:

  
City Clerk