

ORDINANCE ESTABLISHING ZONING FOR RESIDENTIAL PROPERTIES

AN ORDINANCE

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
COUNTY LINE, ALABAMA, AS FOLLOWS:**

SECTION 1. Any dwelling place currently existing, or that shall be constructed in the future, that is expressly designed for **occupation for one family** shall be designated as a **R1** zone for any persons within the corporate limits of the Town of **County Line, Alabama.**

SECTION 2. Any dwelling place, unit, or house currently existing, or that shall be constructed or developed in the future that is expressly designed for **occupation for multiple family use and/or occupation** shall be designated as a **R-2** zone for any such dwelling place, or house, within the corporate limits of the Town of **County Line, Alabama.**

SECTION 3. Any **non-manufacturing business** that exists, or shall be established, that deals in the sale of goods and services, wholesale or retail, shall be designated as a **C 1** zone for any business located within the corporate limits of the Town of **County Line, Alabama.**

SECTION 4. Any **manufacturing business** that exists, or shall be established, that deals with the manufacture of goods for sale, wholesale or retail, shall be designated as a **C 2** zone for any business located within the corporate limits of the Town of **County Line, Alabama.**

SECTION 5. DEFINITIONS:

A. Single family dwelling unit shall be defined as a unit that consists of one structure located on or attached to real estate, that has one head of household, using the Internal Code of Revenues guidelines and requirements for that classification.

B. Multiple family place or house shall be defined as a house, unit, or units, located on or attached to real estate that has more than one head of household in a single unit, or a head of household per each structure or unit, located or attached to said real estate, using the Internal Code of Revenues guidelines and requirements for the classification of head of household.

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Said multiple family places or dwellings shall include, but not be limited to, boarding houses, trailer parks, or apartments.

C. Boarding house shall be defined as any building, or portion thereof, which contains rooms which are designed, or intended, or actually used for the purpose of hired occupancy by individuals for compensation, whether paid directly or indirectly.

D. Trailer park shall be defined as any site of land, privately or publicly owned or operated, upon which two or more house trailers are located which are used for living as single family dwellings whether, operated for or without compensation.

E. Apartments shall be defined as any structure that has more than one self contained single family dwelling unit constructed in the same structure.

F. Non-manufacturing business shall be defined as any business that purchases goods from a supplier that are ready for assembly or resale, wholesale or retail, upon receipt thereof, or provides a service to the general public for charge.

G. Manufacturing business shall be defined as any business that uses raw resources to design, build or manufacture goods for resale, wholesale or retail, to other businesses, corporations, groups, and individuals, either publicly or privately.

SECTION 6. This ordinance, in so far as the zoning requirements and standards, shall apply to any and all dwelling places, whether single or multiple, and all businesses, whether non-manufacturing or manufacturing, that are established, constructed or placed in to operation after **January 1, 1997.**

SECTION 7. All real property located in the corporate limits shall be deemed R 1 until such time as they are to be used for one of the other classifications established under this ordinance.

SECTION 8. Any person, company, partnership or corporation desiring to use any real property inside the corporate limits of the Town of County Line for any other purpose than R 1, must apply for the proper zoning of that property prior to using it for that purpose, if it is an existing structure or facility, or prior to start of construction or development of any structures or facility that is not in the R 1 classification.

Said application shall be made in writing to the Town of County Line Zoning Board.

SECTION 9. The **Town Council of County Line, Alabama** shall establish a zoning board to consider all zoning applications. That this board shall consist of at least three individuals and no more than five.

The board appointments shall be for two (2) years and shall be staggered.

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SECTION 10. The zoning board established by the council shall meet on an as needed basis and shall abide by all the laws of the State of Alabama set forth for municipal zoning.

However, the zoning board must consider any request made of it within thirty (30) days of proper application having been filed. The zoning board may continue its consideration of each application for one (1) thirty day period.

SECTION 11: All decisions of the zoning board are subject to the review and approval of the **Town Council of County Line, Alabama.**

SECTION 12. All ordinances or parts of ordinances which conflict with this ordinance are hereby repealed. The provisions of this ordinance are cumulative and shall not be construed to repeal or supersede any laws not inconsistent herewith.

SECTION 13. If any part of this ordinance is declared invalid or unconstitutional, such declaration shall not affect the parts which remain.

SECTION 14. This ordinance shall become effective on February 1, 1997 following its adoption and publications.

ADOPTED AND APPROVED THIS THE 14th **DAY OF** January, 1997.

Danny Silton
PRESIDING OFFICER

ATTEST:

[Signature]
TOWN CLERK

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, clerk of the Town of **County Line, Alabama**, do hereby certify that the above and foregoing ordinance was properly advertised and duly adopted by the Town Council of the Town of **County Line, Alabama.**

[Signature]
TOWN CLERK