

ORDINANCE NO. 2021-8

BE IT ORDAINED by the City Council of the City of Ozark, Alabama, as follows:

ARTICLE 5

Section 1. Upon recommendation of the Planning Commission of the City of Ozark, Alabama, on June 7, 2021, that Ordinance Number 2007-7 known as the Zoning Ordinance of the City of Ozark, Alabama, be and is hereby amended by changing certain articles and sections of said Zoning Ordinance to read in their entirety as follows:

Section 2. PLANNED RESIDENTIAL DEVELOPMENTS

TINY HOMES (ACCESSORY DWELLING UNIT –ADU)

General requirements.

The following general requirements will apply to tiny home dwellings.

1. Detached tiny homes are allowed only in a TH-20 and TH-24 district.
2. Detached tiny homes may be offered for sale or rent by the developer of subsequent owner.
3. Each detached tiny home shall be located on a separate platted lot.
4. Minimum width for the portion of the lot on which a single tiny home is to be constructed shall be 16 feet in any TH-20 district and 16 feet in any TH-24 district.
5. Minimum lot area for each tiny home shall be 700 square feet in any TH-20 district and 700 square feet in any TH-24 district.
6. No side yard shall be required except at the end of a tiny home, in which case the minimum width shall be ten feet, except where abutting a street it shall be 30 feet.
7. The minimum depth of the front yard shall be 20 feet.
8. The minimum depth of the rear yard shall be 20 feet.
9. Each tiny home shall have on its own lot one yard containing not less than 400 square feet, exclusive of paved parking space, reasonably secluded from view from the streets or from neighboring property.
10. Off-street parking shall be provided at the rate of two spaces per tiny home. Insofar as practicable, off-street facilities will be either provided on the individual tiny home lot or grouped in bays in the interior of blocks. In any case, parking arrangements will be made so as to discourage on-street parking on public streets. No off-street parking space shall be more than 100 feet by the most direct pedestrian route from a door of the dwelling unit it is intended to serve.

11. Minimum interior living area for an individual one story detached tiny home dwelling unit, exclusive of any garage or accessory structure, shall be 400 square feet for a TH-20 district and 400 square feet for a TH-24 district. The minimum interior living area for two story tiny home dwelling units, exclusive of any garage or accessory structure shall be 600 square feet for a TH-20 district and 600 square feet for a TH-24 district.
12. If a detached tiny home development contains any common area, common building, common off-street parking area, or common recreation facility, provisions satisfactory to the Planning Commission shall be made to ensure that common areas, common buildings, common off-street parking areas, and common recreational facilities for the use and enjoyment of occupants of tiny homes shall be maintained in a satisfactory manner without expense to the city of the general public. In addition, the developer of the detached tiny home development of homeowner association created by the developer, by recorded covenants and restrictions, shall preserve for the owners and occupants of the development such common buildings, common off-street parking areas, and common recreational facilities established for the development.
13. All lots shall abut by their full frontage on a public dedicated street on at least one end of the platted lot.
14. Sidewalks with a minimum of three feet width shall be provided for each tiny home development to promote safe pedestrian movement throughout the entire development.
15. All streets constructed in connection with any detached tiny home development which are dedicated to the city shall comply with the Alabama Department of Transportation, Latest Edition of the Standard Specifications for Highway Construction.
16. No portable building will be allowed to serve as a tiny home. Tiny homes must be site-built using typical construction methods.
17. Development plans for any proposed tiny home development must be approved by the Ozark Planning Commission prior to submission of construction plans for issuance of a building permit.

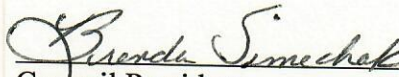
District regulations


Requirements for tiny home districts shall be as follows:

	TH-20	TH-24	ADU
Minimum lot area, one-family, square feet.....	2,000.....	2,600.....	700
Minimum lot width at building line.....	20 ft.....	24 ft.....	16ft
Minimum depth of front yard, feet.....	30 ft.....	30 ft.....	20ft
Minimum depth of rear yard, feet.....	30 ft.....	30ft.....	20ft
Minimum width between building, feet.....	*10ft.....	*10ft.....	*10ft
Minimum interior living area per dwelling (one-story exclusive of garage or accessory structure), square feet.....	1,000 sq ft....	1,200 sq ft....	400 sq ft
Minimum interior living area per dwelling (two-story exclusive of garage or accessory structure), square feet.....	1,200 sq ft....	1,400 sq ft...	600 sq ft
Maximum building height			
Feet.....	35 ft.....	35 ft.....	30ft
Stories.....	2 ½	2 ½	2 ft
Maximum building area, percent of gross development			
Area.....	60.....	60.....	60
Off-street parking.....	2.....	2.....	2

*Thirty feet for units abutting Public Street.

APPROVED AND ADOPTED by the City Council of the City of Ozark, Alabama,
this the 15th day of June, 2021.


Council President


Mayor

ATTEST:


City Clerk