

ORDINANCE NO. 2020-11-17

AN ORDINANCE TO AMEND ORDINANCE NO. 2020-6-2, ARTICLE VIII SPECIAL PROVISIONS, SECTION 8.01 MANUFACTURED HOMES, TRAVEL TRAILERS AND TINY HOMES, SUBSECTION (A) – (3) ADOPTED JUNE 2, 2020 AND ARTICLE, SECTION 8.08 LIVE WORK UNITS.

Special Provisions

Manufactured Homes, Travel Trailers, and Tiny Homes

- (a) Manufactured Homes: Refer to City of Taylor Ordinance 2017-02-21-2.
- (b) Travel Trailers: It is the intent of this Section that travel trailers be restricted to designated parks within the corporate limits of the City of Taylor, except as permitted in Section 5.05, Section 6.02 (b) (2) and as authorized by a Special Exception issued by the Board of Adjustment.
 - (1) All travel trailers, except as provided for in Section 5.05, Section 6.02 (b) (2) and this Section, shall be located in approved parks regardless of whether or not such travel trailers are occupied. Travel trailer parks shall be permitted only in districts zoned for such purposes in accordance with all provisions of this Ordinance.
 - (2) It shall be unlawful for any travel trailer to be parked within the corporate limits of the City for any purpose at a site other than a designated park complying with the provisions of this Ordinance unless the Board of Adjustment grants a Special Exception as follows:
 - i. A travel trailer may be temporarily parked and used as a bona fide construction office and the quarters of a lone night watchman at a construction site in any district provided a Special Exception is obtained from the Board of Adjustment. The Special Exception shall expire upon completion of the construction for which the Special Exception is issued.
 - ii. Special Exceptions may be granted upon appeal to the Board of Adjustment for business use of travel trailers in a C-1, C-2, M-1 or M-2 district upon showing catastrophic circumstances created by acts of God or casualty damages. Such Special Exceptions will be valid for a period not exceeding one (1) year and are not transferrable.
- (c) Travel Trailer Parks: In any district where travel trailer parks are permitted, the applicant shall submit to the Zoning Enforcement Officer a lay-out of the park subject to the following conditions:
 - (1) No travel trailer park shall be located except with direct access to a County, State or Federal highway, with a minimum lot width of not less than fifty (50) feet for portion used for entrance and exit. No entrance or exit shall be through a residential district.
 - (2) The minimum lot area per park shall be two (2) acres.
 - (3) Spaces in travel trailer parks may be used by travel trailers provided they meet any additional laws and ordinances of the Council and shall be rented by the day or week only, and an occupant of such space shall remain in the trailer park for a period of not more than thirty (30) days.
 - (4) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a

trailer park are permitted as accessory uses in any district in which trailer parks are allowed provided:

- iii. Such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.
 - iv. Such establishments shall be restricted in their use to occupants of the park.
 - v. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.
- (5) No space shall be so located that any part intended for occupancy for sleeping purposes shall be within thirty (30) feet of the right of way line of any freeway, expressway, or collector street, or of any minor street.
 - (6) In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval of the Houston County Health Department.
- (d) Manufactured Home Parks: In any district where manufactured home parks are permitted, the applicant shall submit to the Zoning Enforcement Officer, a lay-out of the park subject to the following conditions:
- (1) The minimum lot area per park shall be five (5) acres; and the minimum lot width for portions used for entrance and exit shall be fifty (50) feet; and the minimum lot width for portion containing manufactured home spaces, or stands, shall be fifty (50) feet.
 - (2) The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be eight (8) and the minimum area for each manufactured home space or stand shall be 3,500 square feet for "singlewides" and 4,500 square feet for "doublewides."
 - (3) Open space requirements for each manufactured home lot shall be as follows: front yard 15 feet; back yard 15 feet; side yard 15 feet.
 - (4) No manufactured home shall be admitted to any park unless it can be demonstrated that it meets the requirement for any additional laws and ordinances of the Council.
 - (5) Convenience establishments of a commercial nature, including stores, laundry and dry-cleaning establishments and pick-up laundry and dry-cleaning agencies, and beauty shops and barber shops may be permitted in manufactured home parks provided that such establishments and the parking areas primarily related to their operations, and provided they:
 - vi. Shall not occupy more than ten (10) percent of the area of the park;
 - vii. Shall be subordinate to the residential use and character of the park;
 - viii. Shall be located, designed and intended to serve frequent trade or service needs of persons residing in the park;
 - ix. Shall present no visible evidence of their commercial character from any portion of any residential district outside the park.
 - (6) In addition to meeting the above requirements, the manufactured home park site plan shall be accompanied by a certificate of approval from the Houston County Health Department.
 - (7) All manufactured homes shall be securely anchored and tied down in accordance

with Alabama State Law.

- (e) **Tiny Homes:** A tiny home shall be defined as a principal residential dwelling that has a square footage of between 450 and 1,000 heated and cooled and shall be on a fixed foundation.
- (1) Each dwelling unit shall have a minimum gross floor area of not less than 450 square feet for the first occupant and not less than 100 square feet for each additional occupant.
 - (2) Structure width. The minimum width of a tiny home must be at least 12 feet, with a maximum of 20 feet.
 - (3) Tiny homes shall be in a development exclusively designed and developed for tiny homes
 - i. Tiny homes can be approved to stand alone through Special Exceptions granted upon appeal to the Board of Adjustment
 - (4) Lot Requirements.
 - i. Area. The minimum lot area per dwelling unit shall be of 1,200 square feet. Maximum lot area per dwelling unit shall be 3,000 square feet. Maximum lot coverage 40% for structure, porches and drives 30%
 - ii. Width. Minimum width per lot shall be 18 feet. Maximum width per lot 32 feet.
 - iii. Depth. Minimum length per lot 50 feet. Maximum length per lot 100 feet
 - (5) Setbacks.
 - i. Front setback: shall be twenty feet to building.
 - ii. Rear or next to common area the setback shall be five feet for the construction of a rear porch.
 - iii. Side Setbacks: The sum of side setbacks shall be not less than five feet with zero lot lines allowable. If the side setback adjoins public open space, these setback requirements may be reduced by an amount equal to the distance from the property line to the centerline of the open space.
 - iv. A modified setback shall be endorsed upon the approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five feet to any structure on an adjacent lot.

Live-Work Units

- (a) This Section establishes regulations and standards for creating and operating Live-Work units as a combined commercial/industrial and residential use. The purposes of these provisions are to:
- (1) Allow for the creation of cost-efficient alternative workspace that will provide an incentive for entrepreneurs, business owners, artists, artisans, and other individuals to continue to work in Taylor and contribute to the City's economy;
 - (2) Provide for and make feasible the reuse of existing commercial or industrial buildings and related sites in specified Residential and Commercial Districts;
 - (3) Promote conservation and reuse of commercial or industrial buildings;
 - (4) Reducing the number and length of work-related vehicle trips that contribute to traffic congestion, generate greenhouse gas emissions, and degrade air quality;
 - (5) Provide for the health, safety, and livability of persons who reside and work in

Live-Work units; and

- (6) Ensure that the exterior design of Live-Work buildings is compatible with the exterior design of commercial, industrial, and residential buildings in the area, while maintaining and respecting both the residential and workspace character of live-work buildings.
- (b) Live-Work units may be established through the conversion of existing commercial and industrial buildings or in new construction, where permitted or conditionally permitted in any mixed-use, commercial, or employment district according to the use regulations of this Ordinance.
 - (c) Development Standards.
 - (1) Floor Area. At least 60 percent of the gross floor area of a Live-Work unit must be designated and regularly used for work activities.
 - (2) Parking. Live-Work units shall comply with the requirements of Section 5.02.
 - (3) Open Space. Common or private on-site open space shall be provided for the use of occupants at a rate of 100 square feet per Live-Work unit. This space may be attached to individual units or located on the roof or adjoining the building in a rear setback.
 - (4) Design Guidelines. In order to accommodate the range of activities associated with Live-Work units, the units shall be designed to comply with the City's Building Code and Fire Code for both commercial and residential space and shall, at minimum, include the following elements unless precluded by existing built conditions:
 - i. High volume ground floor space;
 - ii. Floor drains;
 - iii. Flooring and finishes that support live-work units;
 - iv. Consideration for ventilation including natural ventilation and flexibility for the installation of mechanical or special ventilation if necessary;
 - v. Consideration for storage and disposal of hazardous or toxic materials related to work products;
 - vi. Access to loading dock;
 - vii. Consideration for additional electrical power; and
 - viii. Slop sinks.
 - (d) Additional Requirements.
 - (1) Permitted Work Activity. The work activity in a building where Live-Work units are allowed shall be any use permitted by right or use permit in the Zoning District.
 - (2) Prohibited Uses.
 - i. The following uses are prohibited in Live-Work units:
Automobile/Vehicle Sales and Leasing, Bars/Nightclubs/Lounges, Sexually-Oriented Businesses, Animal Sales and Services, Liquor Stores, Funeral Parlors and Mortuaries, Outdoor Storage as a primary use, and Salvage and Wrecking.
 - ii. No use shall be approved where, given the design or proposed design of the Live-Work unit, there would be the potential for adverse health impacts from the proposed use on the people residing in the unit. An example of a potential health impact is the potential for food

contamination from uses that generate airborne particulates in a unit with an unenclosed kitchen.

- (3) **Business License Required.** At least one occupant of each Live-Work unit shall maintain a current City business license for a business located in that unit.
- (4) **Nonresident Employees.** Up to 3 persons who do not reside in the Live-Work unit may work in the unit unless such employment is expressly prohibited or limited by a Conditional Use Permit. The employment of 4 or more persons who do not reside in the Live-Work unit may be permitted subject to the provision of additional parking spaces and a determination of the Director that the additional parking is sufficient to meet the needs of the additional employees. The employment of any persons who do not reside in the Live-Work unit shall be subject to all applicable Building Code requirements.
- (5) **Client and Customer Visits.** Client and customer visits to Live-Work units are permitted subject to any conditions that may be imposed by a Conditional Use Permit, where such use permit is required by the regulations of the respective district, in order to ensure compatibility with adjacent commercial or industrial uses or adjacent Residential Districts.
- (6) **No Separate Sale or Rental of Portions of Unit.** No portion of a Live-Work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises or as a residential space for a person or persons not working in the same unit.
- (7) **Mixed Occupancies.** If a building contains mixed occupancies of Live-Work units and other nonresidential uses, occupancies other than Live-Work shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the Live-Work units and other occupancies, as determined by the Director.
- (8) **Notice to Occupants Required.** The owner or developer of any building containing Live-Work units shall provide written notice to all occupants and users that the building may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in residential areas. Subject to State and Federal health regulations, noise and other standards shall be those applicable to commercial or industrial properties in the district where the project is located.
- (9) **Deed Restriction Required.** The owner of each Live-Work unit or each building containing Live-Work rental units shall record a notice on the property specifying the limitations of use and operation included in the use permit.
- (10) **On-Premises Sales.** On-premises sales of goods are limited to those produced within the Live-Work unit. Retail sales of goods produced within the Live-Work unit shall be incidental to the primary work use in any building used exclusively for Live-Work occupancy.

ADOPTED AND APPROVED this the 2nd day of November, 2020.

CITY OF TAYLOR, ALABAMA

BY:

Bill M. Moody
MAYOR

Gerry Kelley
COUNCILMEMBER

15 JH
COUNCILMEMBER

Monett Lantz
COUNCILMEMBER

[Signature]
COUNCILMEMBER

Sharon Lott
COUNCILMEMBER

Councilmember Sharon Lott introduced the motion approving said Ordinance and KENNETH THOMPSON seconded the motion, and upon said motion being put to vote, the following was recorded: Yeas 16 Nays 0.