

CITY COUNCIL OF THE CITY OF TRUSSVILLE, ALABAMA

ORDINANCE NO. 2020-041 PZ

AN ORDINANCE TO AMEND THE TRUSSVILLE ZONING ORDINANCE
NO. 2000-034-PZ (AS PREVIOUSLY AMENDED)

BE IT ORDAINED by the City Council of the City of Trussville, Alabama that the City of Trussville Zoning Ordinance No. 2000-034-PZ (as previously amended), specifically portions of Article VI, shall be and are amended, to include the following:

SECTION 1. PROPOSED AMENDMENTS TO ARTICLE VI

The following sections of Article VI of the Trussville Zoning Ordinance 2000-034-PZ shall be and are amended as follows:

Article VI, Section 2.0 General Regulations for all Commercial Districts.

B. No commercial operation shall be conducted from any parking lot, yard, vacant lot or storage area, and may not be conducted in any area not zoned commercial.

The following exceptions may be granted:

1. Temporary construction trailers used during the construction of permanent buildings as approved by Engineering and Inspections Department.
2. Businesses operating out of temporary, portable or modular facilities, such as an office trailer, while permanent facilities are being constructed or real estate sales office while subdivision development is on-going. Approval to be granted by the Board of Zoning Adjustment not to exceed an initial period of one year, renewable annually not to exceed a maximum of three years.
3. Mobile Food Vendors in compliance with Ordinance 2017-026-ADM. (Ord 2017-038-PZ 09-12-2017)
4. Festivals which last no more than three days will be allowed to have temporary food stands and business facilities, as may be approved by the City Council.
5. Christmas tree sales lots as approved by the Building Official. Said lot shall not pose a traffic or public hazard and may not infringe on any minimum required parking area, and approval of the property owner on which said lot is located shall be obtained in writing.
6. Shopping center outdoor display area, as approved by BZA, provided as follows:
 - a. Shopping center outdoor display areas shall be limited to tenants of the shopping center.
 - b. Shopping center outdoor display area shall not result in reduction of the total parking spaces available to a level below the required minimum number of parking spaces for the development.
 - c. Traffic and pedestrian circulation within the shopping center shall not be impeded by outdoor display area.
 - d. ADA pedestrian access to and along sidewalks shall not be impeded.
 - e. Outdoor display areas for materials and supplies *not for sale* shall be stored inside a closed visual barrier screening so they are not visible from neighboring properties and public streets
 - f. Outdoor display areas shall not be placed in front of adjacent properties, including shopping center out parcels.
 - g. Outdoor display areas shall not be placed in front of adjacent tenants.
 - h. Outdoor display areas shall not be situated within the designated front setback area.
 - i. Outdoor display areas shall be limited to no more than one per tenant in a shopping center and no more than two for the entire shopping center.

Article VI, Section 4.0 C-1 Local Shopping District

Section 4.3 Special Exception Uses is hereby amended to read as follows:

- Fast Food Restaurants
- Gasoline Service Station/Convenience Store
- Public Building
- Public Utility Facility
- Residential - single or multi-family residences if combined with another permitted use
- Shopping Center
- Shopping Center Outdoor Display Area

Article VI, Section 5.0 C-2 General Business District

Section 5.3 Special Exception Uses is hereby amended to read as follows:

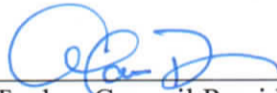
- Cemetery
- Domiciliary Care Facility
- Major Vehicle Repair (enclosed), excluding body work
- Mini-warehouse
- Nursing Home
- Outdoor Recreation Facilities
- Public Building
- Public Utility Facility
- Residential - single or multi-family residences if combined with another permitted use
- Shopping Center Outdoor Display Area

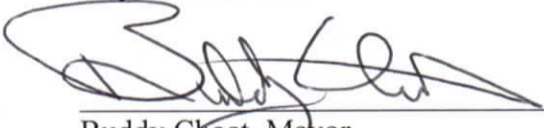
SECTION 2: Repealer: All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Trussville, Alabama which are inconsistent with the provisions of this Ordinance are hereby expressly repealed.


SECTION 3: Severability: If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

SECTION 4: Effective Date: This ordinance shall become effective immediately upon adoption and publication as provided by law.

ADOPTED AND APPROVED THIS THE 24TH DAY OF NOVEMBER, 2020


 Alan Taylor, Council President
 City of Trussville


 Buddy Choat, Mayor
 City of Trussville

Attest: 
 Dan Weinrib, City Clerk

