

ORDINANCE NO. 2021-⁰³³-PZ

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
AND ZONING MAP OF THE CITY OF TRUSSVILLE, ALABAMA

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

1. Amendment and extension of the zoning map: The official zoning map of the City of Trussville, Alabama, established by and under the authority of the City of Trussville Zoning Ordinance No. 2000-034-PZ, as amended, is hereby amended and extended to include the property described on Exhibit "A" attached hereto, and Exhibit "B" a map of the property hereby zoned, according to the zoning classifications of the City of Trussville designated on individual parcels shown thereupon.

2. Upon application made by S&E LLC, the following properties, formerly zoned R-2 (Single Family), will hereby be rezoned Q-RG (Qualified Garden Residential), based on the attached legal description, by this ordinance:

Parcel #	Site Address
11 00 17 3 000 004.000 RR	4630 Commerce Drive
11 00 17 3 000 004.001 RR	4733 Commerce Drive
11 00 17 3 000 004.002 RR	4741 Commerce Drive
11 00 17 4 000 003.000 RR	4338 Wind Song Way
11 00 17 4 000 003.006 RR	4747 Commerce Drive
11 00 20 1 000 001.001 RR	7900 Wind Song Drive
11 00 20 2 001 002.001 RR	4351 Wind Song Lane

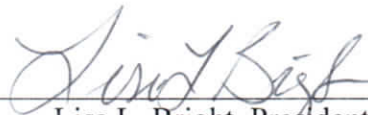
The following restrictions will apply within this qualified Q-RG zone:

- all rear setbacks shall be at least 35 feet
- all side setbacks shall be at least 10 feet with the accumulative total being 25 feet
- each lot shall contain at least 15,000 square feet and be at least 85 feet wide
- each residence shall have at least 1300 square feet of live-able space on the main level
- there shall be no front-loaded garages on residential lots along any pass-through street(s) between Stockton and Wind Song neighborhoods

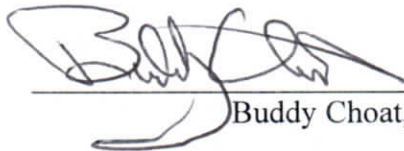
3. If any part, section, or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this Ordinance, which shall continue in full force and effect notwithstanding such holding.

4. This ordinance shall become effectively immediately upon its adoption, approval and publication as provided by law.

ADOPTED AND APPROVED THIS THE 28TH DAY OF DECEMBER, 2021

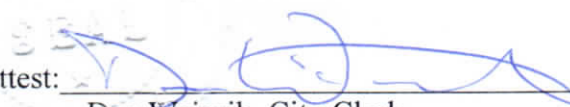


Lisa L. Bright, President Pro Tempore



Buddy Choat, Mayor

Attest:



Dar Weinrib, City Clerk

