

CITY OF TRUSSVILLE
CITY COUNCIL WORKSHOP PRIOR TO REGULAR SESSION
JULY 30, 2026

Discussion Items – Presentation by Historical Board (Gary Lloyd)

- I. Call to Order
- II. Prayer – Councilor _____
- III. Pledge – Councilor _____
- IV. Roll Call
- V. Minutes – July 14 agenda workshop & regular session
- VI. Approve Consent Agenda & Regular Agenda

Consent Agenda

- *Accept Tyson's retirement from the K9 Unit*
- *Declare the Annual Witches Ride on October 24 a Citywide Event*
- *Declare the Friends of the Library 5K Run a Citywide Event*
- *Declare a Parks & Recreation Vehicle (2004 GMC Envoy VIN Last 4 -9107) Surplus*
- *Declare a Police Vehicle (2012 Ford Pick-up VIN Last 4 -3641) Surplus*

- VII. Public Comment (up to 3 minutes each)
- VIII. Regular Agenda
 - Proclamation Recognizing Lasagna Love Day
 -
 - Ordinance to Lower the Speed Limit on a Portion of Service Road to 35 MPH
 - Public Hearing Regarding a Proposed Amendment to Stipulations for **Ordinance No. 2026-006-PZ**
 - Ordinance to Amend the Stipulations for **Ordinance No. 2026-006-PZ**
 - Public Hearing Regarding Proposed Rezoning
 - Ordinance to Rezone the Property at 333 Main Street to Q-C-2 (Qualified General Commercial) from I-2 (General Industrial)
 - Public Hearing Regarding Proposed Rezoning
 - Ordinance to Rezone the Property at 525 Main Street to C-2 (General Commercial) from I-2 (General Industrial)
 - Public Hearing Regarding the Proposed Expansion of the Downtown Overlay District
 - Ordinance to Expand the Downtown Overlay District
 - Public Hearing Regarding Proposed Amendments to the **2023 City Zoning Ordinance**
 - Ordinance to Amend Various Sections & Subsections of the **2023 City Zoning Ordinance**
- IX. Monthly Briefing from Finance Director Joseph Calvert
- X. Council/Mayor Reports
 - a. Horton – Tree Commission, Utilities, Public Safety, Design Review

- b. Jackson – Finance, Active Transportation, Planning & Zoning, Inspections, Downtown Redevelopment
- c. Miller – Veterans, ACTA, Historical
- d. Farr – Library, IDA, Parks & Recreation, Chamber, Public Works, Senior Citizens
- e. Anderson – Finance, Cemetery, Beautification, BOE, Leadership Trussville
- f. Mayor – Administration

XI. Audience (2 minutes each)

XII. Adjourn

XIII. Briefings

CITY OF TRUSSVILLE MINUTES

JULY 14, 2026 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Tuesday, July 14, 2026**, at 5:30 pm to review the proposed agenda for its next regular session. Council President Jaime Melton Anderson presided over the meeting and City Clerk Dan Weinrib served as recording secretary.

Those members present were as follows:

President Jaime Melton Anderson
Councilor Kimberly Farr
Councilor Ben Horton
Councilor Brian Jackson
Councilor Jim Miller

Others present in their official capacity:

Mayor Ben Short
City Attorney Chesley Payne
City Clerk Dan Weinrib

The City Council reviewed the 10-item consent agenda and initially accepted it. At Councilor Horton's request, they added Cathy Freeman's Tree Commission appointment to consent; at Mayor Short's request, they added the 20% APPLE grant funds match to consent. They then reviewed the regular agenda and accepted all items as presented. Councilor Miller arrived a few minutes. Councilor Horton informed his colleagues and the public that he asked legal counsel to explore the idea of a temporary moratorium on residential demolitions within the Cahaba Project neighborhood, via ordinance. It is under legal review. He plans to discuss it at a future council workshop. Mayor Short & Councilor Horton gave Councilor Miller a briefing on additions to the consent agenda. President Anderson announced that the next city council meeting is rescheduled to July 30 from July 28. At Councilor Miller's request, the council agreed to move to the regular agenda the \$150,000 appropriation for police evidence storage.

With nothing left to review, President Anderson adjourned the workshop at 5:46 pm.

JULY 14, 2026 REGULAR SESSION

The City Council met in **regular session** on **Tuesday, July 14, 2026**, at 5:56 pm. Council President Jaime Melton Anderson presided over the meeting and City Clerk Dan Weinrib served as recording secretary.

Those members present were as follows:

President Jaime Melton Anderson
Councilor Kimberly Farr
Councilor Ben Horton
Councilor Brian Jackson
Councilor Jim Miller

Others present in their official capacity:

Mayor Ben Short
City Attorney Chesley Payne
City Clerk Dan Weinrib

Councilor Horton led the prayer. Mayor Short led the pledge.

President Anderson introduced the minutes from the previous council meeting. Councilor Miller moved & Councilor Horton seconded the motion to approve the submitted minutes. **UNANIMOUS**

President Jackson then introduced the consent & regular agendas. Councilor Farr moved & Councilor Miller seconded the motion to approve the 11-item consent agenda. **UNANIMOUS** Councilor Jackson then moved & Councilor Farr seconded the motion to approve the regular agenda. **UNANIMOUS**

During public comments, Richard Epstein made remarks about the non-working Loop Road traffic lights, then reiterated his suggestions for Valley Road & the Civic Center with a touch of his own humor.

Under the regular agenda, Councilor Horton – himself an Eagle Scout - introduced a proclamation honoring Gold Award honoree Veronica Walker. He moved then Councilors Farr & Jackson jointly seconded the motion for approval. **UNANIMOUS Proclamation No. 2026-18** After a brief recess for group pictures, President Anderson resumed the meeting.

Councilor Horton introduced a proclamation honoring Gold Award honoree Olivia Evans. He moved then Councilor Miller seconded the motion for approval. **UNANIMOUS Proclamation No. 2026-19** Olivia Evans addressed the council & public about her community project. She & the council also posed for group pictures.

Both honorees had family members in attendance. Among them was former assistant Trussville Library director Katie Evans. Veronica Walker also addressed the council & public about her community project. Local Girl Scouts executive Barbara Hill also addressed the council & audience. Walker now attends Mississippi State University; Evans, University of Montevallo.

Councilor Jackson asked his colleagues to suspend the rules to bring an ordinance up for immediate consideration. **He moved & Councilor Miller seconded the motion. UNANIMOUS** Councilor Jackson then introduced an ordinance to annex the property located at 5374 Deerfoot Parkway. **He moved & Councilor Horton seconded the motion for approval. Upon roll call, UNANIMOUS Ordinance No. 2026-015-ANX**

Councilor Jackson asked his colleagues to suspend the rules to bring an ordinance up for immediate consideration. **He moved & Councilor Farr seconded the motion. Upon roll call, UNANIMOUS** He then introduced an ordinance to annex the properties located at 6980 Advent Circle & 8228 Trails End Lane. **He moved & Councilor Farr seconded the motion for approval. Upon roll call, UNANIMOUS Ordinance No. 2026-016-ANX**

Councilor Farr asked her colleagues to suspend the rules to bring an ordinance up for immediate consideration. **She moved & Councilor Jackson seconded the motion. Upon roll call, UNANIMOUS** She then introduced an ordinance to adopt the revised Rules & Regulations of the City Employee Civil Service Board. **She moved & Councilor Horton seconded the motion for approval. Upon roll call, UNANIMOUS Ordinance No. 2026-017-ADM**

Councilor Miller asked his colleagues to suspend the rules to bring an ordinance up for immediate consideration. **He moved & Councilor Jackson seconded the motion. Upon roll call, UNANIMOUS** Councilor Miller then introduced an ordinance to adopt the revised Salary Administration Guide & Pay Plan. **He moved & Councilor Farr seconded the motion. Upon roll call, UNANIMOUS Ordinance No. 2026-018-ADM**

Councilor Horton then introduced a resolution to appropriate up to \$150,000 for the acquisition of & installation of Police Evidence Storage, as well as related building renovation improvements. There is no bidding required because the storage comes from the Sourcewell purchasing cooperative vendor & the renovation is under the \$100,000 Public Works spending threshold. **He moved & all councilors jointly seconded the motion for approval. UNANIMOUS Resolution No. 2026-51**

During committee reports, Councilor Horton thanked Cathy Freeman for joining the Tree Commission. Also, he announced that Design Review approved the planned exterior for new construction at the former Marvin's location. Also, Trussville Utilities plans to move to its new home on Main Street sometime mid-to-late September, going by progress of construction. He then deferred his Public Safety report to Mayor Short, who shared that new paving is planned for Cooper Avenue, Taylor Lane, Branchville Road, Arnett Circle & a part of Palace Drive; also, they are considering new speed controls along Parkway Drive near the school, as well as Alabama Boulevard. Later, he thanked the Fire Department for their heroic actions rescuing injured travelers on I-59.

Councilor Jackson announced that the City has received many applications for two open spots on the Active Transportation Committee. He summarized the latest Planning & Zoning meeting, informing his colleagues & the public that the Commission will take up the proposed Cahaba Homestead Overlay District & new subdivision regulations during its August meeting. Also, the Downtown Redevelopment Committee is considering projects for Quad 2.

Councilor Miller thanked the Chamber, First Baptist Church, Police & Mayor Short for its successful July 4th parade. He announced that the opening night of ACTA's 1776 sold out. Also, he reported that James Spann spoke at the City Museum about the history of weather in Alabama, as well as respecting the polygon. He touted the importance of citizens having weather radios.

Councilor Farr gave a friendly shout-out to newly appointed IDA member Chris Leathers & reappointed member Chase Wright. Also, she reported that 35 senior center members qualified for the State master games in October. She mentioned by name three nonagenarians. Also, Trussville United is hosting over 80 teams for a 3-on-3 soccer tournament at the Sports Complex that upcoming weekend. Also, the Library board's next meeting will be July 28. The library is hosting a puzzle competition, phone zone party & laser tag events. Also, she promoted the Chamber's Dog Daze on August 1. They are looking for volunteers prior to & during the event. She also promoted the annual Mayor's Prayer Breakfast on August 14.

Councilor Anderson acknowledged school board president Dr. Steven Ward. The schools' annual safety meeting is July 15; its annual institute, on August 4. Also, Leadership Trussville's executive board will meet on July 17 to select its fifth class. They received 58 applications for 30 roster spots.

Mayor Short thanked Trussville First Baptist, as well as Public Works, Fire & Police for the successful Freedom Celebration event at the Mall. He announced he would give the City his latest update soon on Tribune Unscripted

There were no audience comments. With nothing left on the agenda. President Anderson adjourned the meeting at 6:33 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk

DRAFT

Ordinance No. 2026- -PS

An Ordinance to Change the Speed Limit on Service Road to 35 Miles Per Hour

WHEREAS, the City Council of the City of Trussville, Alabama considers the safety of the public to be one of its greatest concerns; and

WHEREAS, the Code of Alabama permits local authorities to establish the maximum speed limit on any street, unpaved road, or alley under its jurisdiction and control; and

WHEREAS, the Trussville Public Safety Committee has reviewed and recommended that the speed limit on Service Road should be re-established at thirty-five (35) miles per hour in the parts currently set at forty (40)

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Trussville, Alabama, that the speed limit shall be changed to **thirty -five (35) miles per hour** on Service Road between Chalkville Mountain Road and Trussville Clay Road.

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.

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.

Effective Date: This ordinance shall become effective immediately.

ADOPTED AND APPROVED THIS THE 30TH OF JULY 2026

Jaime Melton Anderson, President

Ben Short, Mayor
City of Trussville

Attest: _____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Trussville, Alabama, on the 30th day of July 2026.

The above and foregoing ordinance was published on the 31st day of July 2026 by posting copies thereof in three public places within the City of Trussville, one of which was at Trussville City Hall.

Witness my hand and seal of office this 31st day of July 2026

Dan Weinrib MMC, City Clerk

Ordinance No. 2026- -PZ

**AN ORDINANCE TO AMEND THE STIPULATIONS
FOR REZONING ORDINANCE NO. 2026-006-PZ**

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

1. That stipulations within Exhibit “C” are hereby amended, to read as follows:

Exhibit C

STIPULATIONS

1. The developer obtains all required ALDOT permitting
2. The developer installs necessary traffic-flow improvements for Watterson Parkway, including two dedicated left-turn lanes and one right-turn lane at the Main Street traffic light.
3. The developer dedicates adequate buffer alongside Pinchgut Creek for a future pedestrian pathway
4. The developer provides a right-of-way stub at the western end of the property ~~for a prospective street accessible to all Main Street commercial properties, including the shopping center at 445 & 465 Main Street.~~
5. No animal hospitals, with enclosed kennels permitted
6. No auto, light truck, boat or motorcycle sales permitted
7. No car washes permitted
8. No funeral homes permitted
9. No gasoline service station(s)/convenience store(s) permitted
10. No hotel or motel permitted
11. No vehicle repair, minor or major, permitted
12. No small engine repair permitted

2. 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.

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 not withstanding such holding.

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

ADOPTED AND APPROVED THIS THE 30TH OF JULY 2026

Jaime Melton Anderson, President

Ben Short, Mayor
City of Trussville

Attest: _____
Dan Weinrib, City Clerk

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Dan Weinrib MMC, City Clerk

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. 2023-004-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 applicant Blackwater Development Company LLC, the following properties, formerly zoned **I-2 (General Industrial)** will hereby be rezoned **Q-C-2 (Qualified General Commercial)**

<u>Parcel #</u>	<u>Site Address</u>
12 00 26 2 006 032.000 RR	333 Main Street

3. 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.

4. 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 not withstanding such holding.

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

ADOPTED AND APPROVED THIS THE 30TH OF JULY 2026

Jaime Melton Anderson, President

Ben Short, Mayor
City of Trussville

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Dan Weinrib, City Clerk

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Witness my hand and seal of office this 31st day of July 2026

Dan Weinrib MMC, City Clerk

PARCEL #: 12 00 26 2 006 032.000
OWNER: COTTAGE SENIOR LIVING INC
ADDRESS: 2820 15TH AVE HUNTSVILLE AL 35805
LOCATION: 333 MAIN ST TRUSSVILLE AL 35173

Baths: **0.0** H/C Sqft: **0**
50-044.0 Bed Rooms: **0** Land Sch: **A253**
Land: **15,100** Imp: **0** Total: **15,100**
Acres: **0.000** Sales Info: **06/02/2016 \$1,200,000**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2025 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

LAND COMPUTATION

	Code		Acerage	Square Foot	Market Value	CU. Value
A253 2	910 UNDEV. & UNUSED LAND		0.65	28314	\$15,080.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 0 PAGE: 0
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 0000 SECONDARY BLOCK: 0
PRIMARY LOT: 0000 SECONDARY LOT: 0

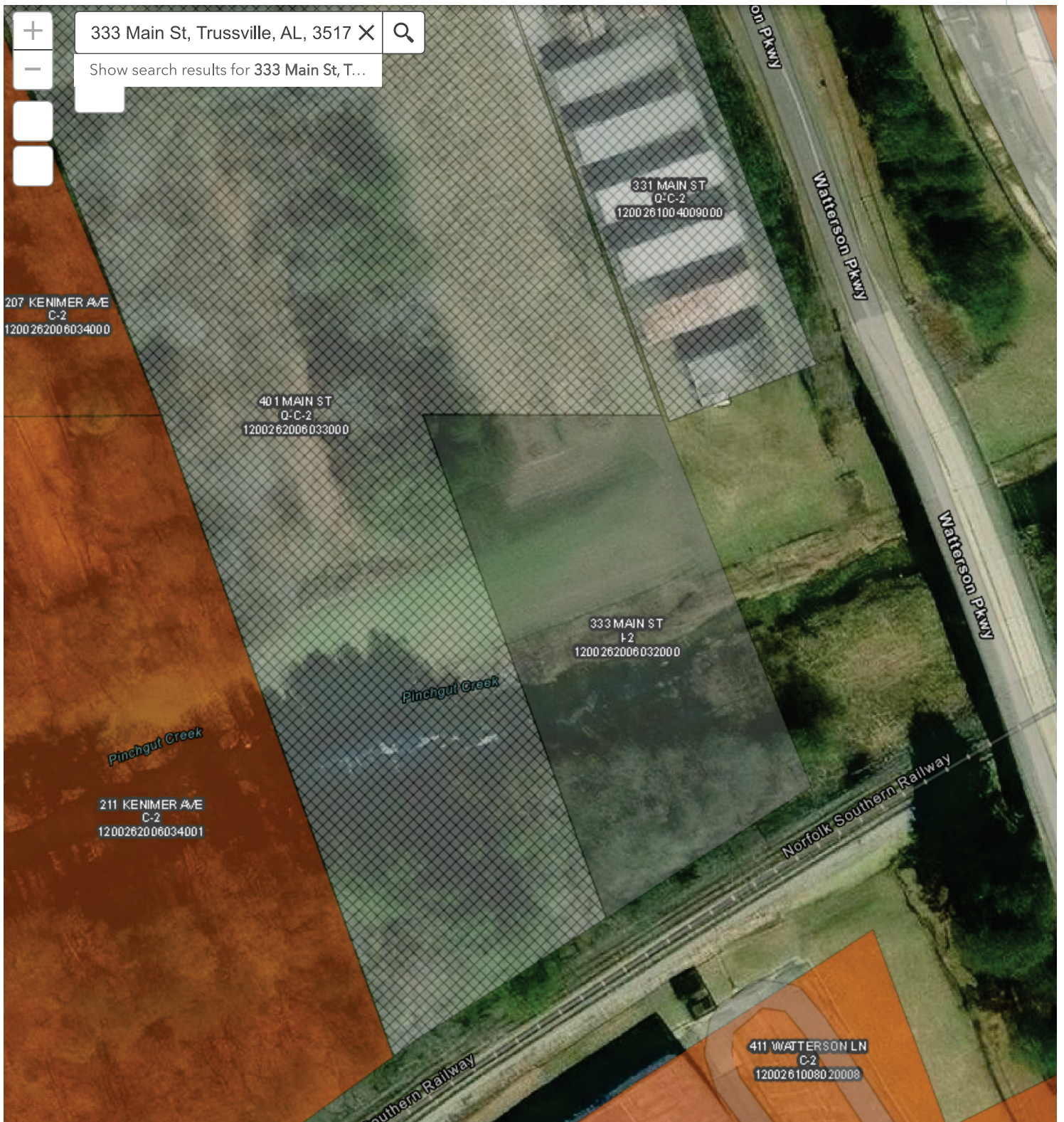
METES AND BOUNDS: COM AT INTER OF S R/W OF US HWY 11 & E/L OF NW 1/4 SEC 26 TP 16 R 1W TH SWLY 85 FT TH SELY 690 FT TO POB TH CONT SELY 165 FT TH SW 155 FT TH NW 215 FT TH E 165 FT TO POB

SALES INFORMATION

6/2/2016	\$1,200,000.00	3	BOOK: 2016 PAGE: 059924	Land & Building	COTTAGE SENIOR LIVING INC
5/25/2016	\$15,600.00	1	BOOK: 2016 PAGE: 059927	Land & Building	COTTAGE SENIOR LIVING INC
5/23/2016	\$1,200,000.00	0	BOOK: 2016 PAGE: 059925	Land & Building	COTTAGE SENIOR LIVING INC
5/22/2016	\$1,200,000.00	0	BOOK: 2016 PAGE: 059928	Land & Building	COTTAGE SENIOR LIVING INC
5/22/2016	\$1,200,000.00	0	BOOK: 2016 PAGE: 059926	Land & Building	COTTAGE SENIOR LIVING INC



Trussville Zoning Map



100ft

-86.610 33.617 Degrees

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

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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. 2023-004-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 applicant Blackwater Development Company LLC, the following properties, formerly zoned **I-2 (General Industrial)**, will hereby be rezoned **C-2 (General Commercial)**

<u>Parcel #</u>	<u>Site Address</u>
12 00 26 2 006 029.000 RR	525 Main Street

3. 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.

4. 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 not withstanding such holding.

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

ADOPTED AND APPROVED THIS THE 30TH OF JULY 2026

Jaime Melton Anderson, President

Ben Short, Mayor
City of Trussville

Attest: _____
Dan Weinrib, City Clerk

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JEFFERSON COUNTY)

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Witness my hand and seal of office this 31st day of July 2026

Dan Weinrib MMC, City Clerk

PARCEL #: 12 00 26 2 006 029.000
OWNER: CITY OF TRUSSVILLE
ADDRESS: 131 MAIN ST TRUSSVILLE AL 35173
LOCATION: 525 MAIN ST TRUSSVILLE AL 35173

Baths: **0.0** H/C Sqft: **0**
50-044.0 Bed Rooms: **0** Land Sch: **A323**
Land: **321,000** Imp: **0** Total: **321,000**
Acres: **0.000** Sales Info: **04/27/2022 \$275,000**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2025 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

LAND COMPUTATION

		Code	Acerage	Square Foot	Market Value	CU. Value
A156	2	910 UNDEV. & UNUSED LAND	25	1089000	\$300,000.00	
A323	2	910 UNDEV. & UNUSED LAND	10	435600	\$21,000.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 0 PAGE: 0
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: SECONDARY BLOCK:
PRIMARY LOT: SECONDARY LOT:

METES AND BOUNDS: COM SW COR OF SW 1/4 OF NW 1/4 SEC 26 TP 16 R 1W TH E 668.9 FT TO POB TH N 1213.4 FT TH NELY 97.6 FT TH SELY 628.6 FT TH NE 579 FT TH NELY 303.7 FT TH NWLY 200 FT TH E 665 FT TH SELY 635 FT TH SWLY 1210 FT TH SECT 26 TWSP 16S RANGE 1W

SALES INFORMATION

4/27/2022 \$275,000.00 2 **BOOK:**2022 **PAGE:**050306 Land TRUSSVILLE CITY OF



Trussville Zoning Map



300ft

-86.604 33.618 Degrees

An Ordinance to Amend the Applicability Section of the Downtown Overlay District Ordinance, to Include Various Real Properties South of the Norfolk Southern Railroad, West of South Chalkville Road, and North & East of Watterson Parkway

BE IT ORDAINED by the City Council of the City of Trussville, Alabama, that the *Applicability* section of **Section 19B.0 DT-O Downtown Overlay District** within the **City Zoning Ordinance** shall hereby be amended, as follows:

19B.2 *Applicability.* The provisions of the Downtown Overlay district shall apply to property other than that zoned as a planned unit development (PUD) located within the Downtown Business district, which is defined as follows:

The area located between the Cahaba River on the east, Kay Avenue (north of Main Street) and Watterson Parkway (south of Main Street) on the west, ~~Southern Railroad~~ Watterson Parkway on the south and Linden Street on the north, as shown on the map appended to the zoning ordinance. For the purposes of this district, "main thoroughfare" shall refer to Main Street (U.S. Highway), North Chalkville Road and South Chalkville Road. Collector Street shall refer to Linden Street. Minor access roads shall refer to Cherry Avenue, Vann Circle, John Street, Glenn Avenue, Maple Avenue, Kay Avenue, City Hall Drive, Railroad Street, Dogwood Avenue, Cedar Street, Morrow Avenue, Cedar Lane, Kenimer Avenue, Beech Street, Walnut Drive, and Railroad Avenue.

Severability. Should any court of competent jurisdiction declare any of sections, paragraphs, sentences, or clauses invalid, the remainder of the ordinance shall be unaffected and remain in full force and effect.

Publication. The City Clerk shall cause a copy of this ordinance to be published by posting as provided by law.

Applicability. This Ordinance shall be effective ten (10) calendar days after Publication

ADOPTED AND APPROVED THIS THE 30TH OF JULY 2026

Jaime Melton Anderson, President

Ben Short, Mayor
City of Trussville

Attest: _____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

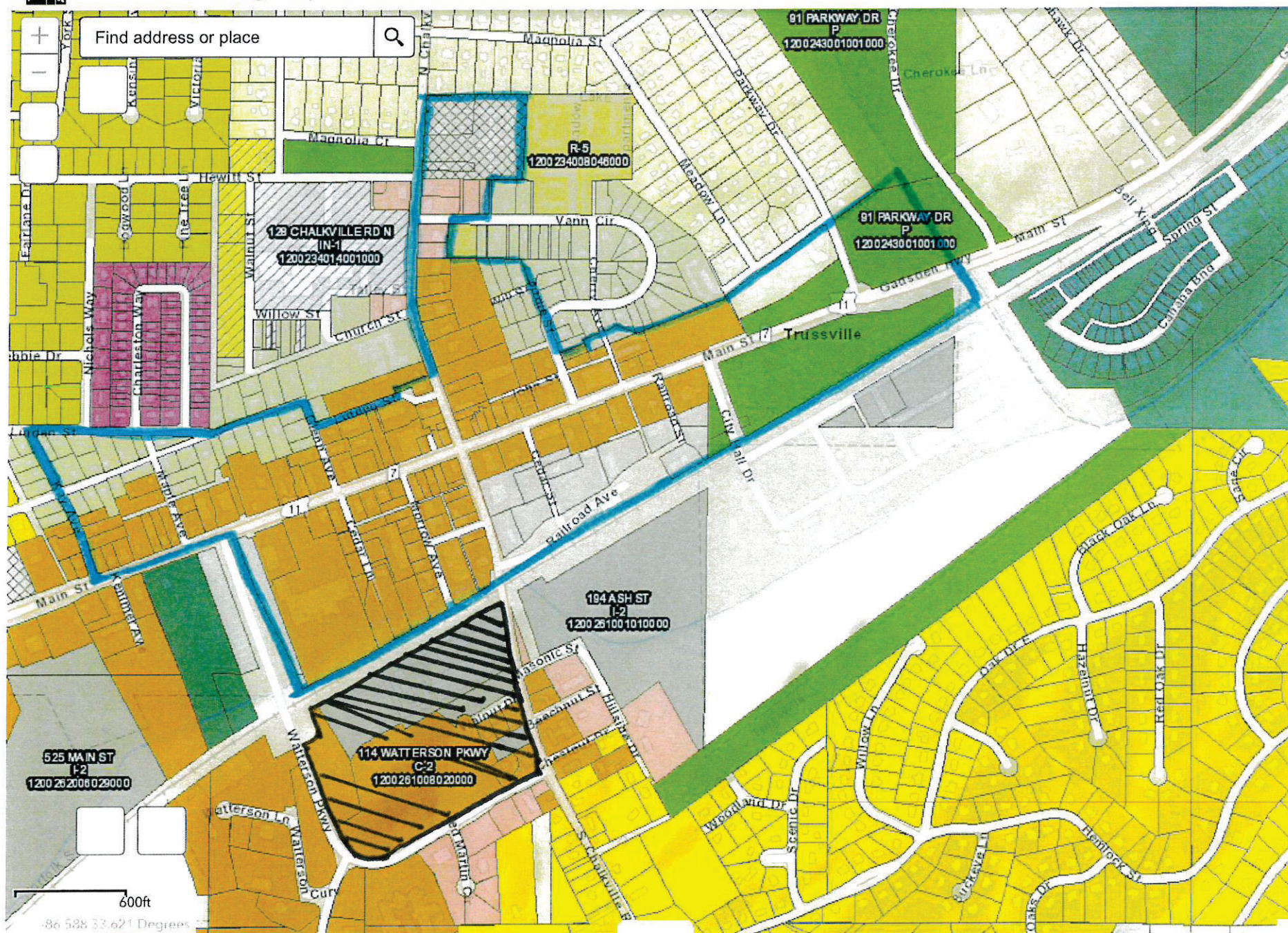
I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Trussville, Alabama, on the 30th day of July 2026.

The above and foregoing ordinance was published on the 31st day of July 2026 by posting copies thereof in three public places within the City of Trussville, one of which was at Trussville City Hall.

Witness my hand and seal of office this 31st day of July 2026

Dan Weinrib MMC, City Clerk

Find address or place



-86.588 33.621 Degrees

Ordinance No. 2026- -PZ

An Ordinance to Amend Various Sections & Subsections of Ordinance No. 2023-004-PZ, also known as the City Zoning Ordinance

BE IT ORDAINED by the City Council of the City of Trussville, Alabama, that various sections & subsections of Ordinance No. 2023-004-PZ (the “City Zoning Ordinance”) are hereby amended, as follows:

Section 1. Article III. General Regulations - Section 1.0 General Use Regulations – Subsection 1.2 General Prohibitions

D. Every residential building in a single-family residential district hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main building on one lot. Accessory structures shall not be used for residential nor commercial uses. Neither will sanitary facilities be permitted in accessory structures without the approval of the city council

Section 2. Article V. Definitions – Section 3 Definitions
Age-restricted retirement community means residential housing intended and legally restricted for occupancy by older persons

Section 3. Article VI. Establishment of Districts – Section 1.0 A-1 Agriculture District – 1.2 Uses Permitted
—Manufactured (mobile) home subject to provisions of article VIII, section 7.0

Section 4. Article VI. Establishment of Districts – Section 1.0 A-1 Agriculture District – 1.3 Special exception uses
- Manufactured (mobile) home subject to provisions of article VIII, section 7.0

Section 5. Article VI. Establishment of Districts – Section 5.0 C-2 General Business District – 5.2 Uses Permitted
- Funeral home

Section 6. Article VI. Establishment of Districts – Section 5.0 C-2 General Business District – 5.3 Special exception uses
- Age-restricted retirement community
- Funeral home
- Package Liquor Stores

Section 7. Article VI. Establishment of Districts – Section 6.0 C-3 Tourism Business District – 6.2 Uses Permitted
- Package Liquor Stores

Section 8. Article VI. Establishment of Districts – Section 19.0 DT-O Downtown Overlay District

Table 19B.l: Downtown Overlay District Uses					
Uses		Additional Standards	Uses		Additional Standards
Bank or financial institution	P		Personal services	P	
Brew pub/tap room	CU		Printing service	P	
Business or professional office	P		Public assembly center	P	
Caterer	P		Public facility	P	
Commercial parking	P		Public utility service	P	
Day care center	SE		Recreation, indoor	P	
Entertainment, indoor	SE		Recreation, outdoor	SE	
Gas station	P		Restaurant	P	

Home occupations	SE	Art. VIII, § 5.0	Retail, general enclosed	P	
Hotel	P		Retail, large merchandise	P	
Live-work building	P	Art. VI, § 19B	Studio (art, photography, dance, music, etc.)	P	
Medical clinic	P		Upper Story Dwelling	CU P	Art. VI, § 19B.8
Museum	P		Vehicle repair, minor	SE	
Park	P		Veterinarian or animal hospital	P	
P = Permitted SE = Special exception use CU = Conditional use					

Section 9. *Article VI. Establishment of Districts – Section 19.0 DT-O Downtown Overlay District – 19B.8 Additional Standards for Upper Story Dwellings*

~~A. Upper story dwellings may be permitted as a conditional use upon approval by the city council. The city council may require that any such approval be subject to or upon conditions which, in its discretion, render such use compatible with other uses in the district and with the objectives set forth in any adopted master plan for the downtown area.~~

~~B.~~ A. Upper story dwellings shall only be located on the upper stories of a multi-story building and shall not be permitted on any street-level or ground floor.

~~C. The maximum allowable density of upper story dwellings shall be one dwelling unit per 5,000 square feet of land contained in the parcel upon which the use is located.~~

~~D.~~ B. ~~The minimum number of upper story dwellings in a building shall be four and t~~
The maximum number of upper story dwellings in any one building shall be 16.

~~E.~~ C. No fewer than two dedicated secure parking spaces per upper story dwelling unit shall be provided and such requirement shall not be modified or reduced by utilizing the shared parking formulas in this section. Required spaces for visitors or guests may, however, be included in the shared parking formula.

Section 10. *Article VI. Establishment of Districts – Section 31.0 RG Garden Home Residential District – 31.4 Area and Dimensional Regulations*

Minimum Yard Size			Minimum Lot Size		Of Living Space Per Unit
Front Yard	Rear Yard	Side* Yard	Area Square feet	Width (Ft. At Bld. Line)	
20	25	100 10	5,000 7,500	50 75	One story— 1,200 on main level
Maximum Density			4.5 units per acre		
*Side yards are subject to the following building separation provisions: (1) Garden homes shall be located so as to permit a minimum of ten feet between homes measured from closest outside wall to closest outside wall to closest outside wall. (2) No building in an RG district shall be located less than 25 feet from any portion of any abutting single-family residential zoning district. (3) Corner lots shall observe front yard setbacks on all sides abutting streets or rights-of-way.					

Section 11. 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. If any part, section or subdivision of this ordinance or document,

map, or petition to which it may refer shall be held unconstitutional or invalid as to any portion of the territory annexed herein, such holding shall not be construed to impair or invalidate the ordinance as to the territory not included in or affected by such holding.

Section 12. **Publication:** The City Clerk shall cause a copy of this ordinance to be published by posting as provided by law.

Section 13. **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.

ADOPTED AND APPROVED THIS THE 30TH OF JULY 2026

Jaime Melton Anderson, President

Ben Short, Mayor
City of Trussville

Attest: _____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Trussville, Alabama, on the 30th day of July 2026.

The above and foregoing ordinance was published on the 31st day of July 2026 by posting copies thereof in three public places within the City of Trussville, one of which was at Trussville City Hall.

Witness my hand and seal of office this 31st day of July 2026

Dan Weinrib MMC, City Clerk