

Ordinance No. 2026-024 -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.I: 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                          | <del>CU</del> P | Art. VI, § 19B.8 |
| Museum                                                              | P  |                  | Vehicle repair, minor                         | SE              |                  |
| Park                                                                | P  |                  | Veterinarian or animal hospital               | P               |                  |
| P = Permitted<br>SE = Special exception use<br>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        | <del>100</del><br>10 | <del>5,000</del><br>7,500 | <del>50</del><br>75      | One story—<br>1,200 on main level |
| Maximum Density                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                      | 4.5 units per acre        |                          |                                   |
| *Side yards are subject to the following building separation provisions:<br>(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.<br>(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.<br>(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.

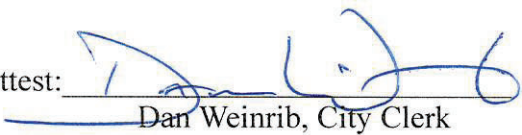
**Section 12. Publication:** The City Clerk shall cause a copy of this ordinance to be published by posting as provided by law.

**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 11TH OF AUGUST 2026

  
\_\_\_\_\_  
Brian Jackson, Council President Pro Tem

  
\_\_\_\_\_  
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 11th day of August 2026.

The above and foregoing ordinance was published on the 12th day of August 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 12th day of August 2026

  
\_\_\_\_\_  
Dan Weinrib MMC, City Clerk