

**Attachment A – Amendments to:  
Section 71, R-3 District – Limiting Residential Uses in R-3 Districts to Single-Family Detached Dwellings.**

**Sections 72, 73, and 76 – Removing Multi-Family Residential Uses as Use on Appeal Options in B-1, B-2, M-1, and T-2 Districts**

**Section 71. - Residential district requirements.**

District	Use Regulations	Space and Height Regulations
All "R" Districts	<p>USES PERMITTED: Accessory structures: gardens, playgrounds and parks; public buildings, including public schools and libraries; satellite dishes or discs as herein defined by that ordinance, and no other; and parking of recreational vehicles, as herein defined subject to the following conditions: a) At no time shall such parked or stored camping and recreational equipment be occupied or used for living, sleeping or housekeeping purposes. b) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front of the building line of the lot. c) Notwithstanding the provisions of subparagraph (b), camping and recreational equipment may be parked anywhere on the premises for loading and unloading purposes.</p> <p>USES PERMITTED ON APPEAL: Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures; general hospitals for humans, except primarily for mental cases; churches; cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use; kindergartens, nurseries, nursery schools, day care centers, private schools; and satellite dishes or discs, not defined herein.</p> <p>USES PROHIBITED: Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses, including parking lots or parking areas in connection with these uses, not specifically permitted.</p>	<p>MINIMUM YARD SIZE: For public and semi-public structures: Front Yard: 35 feet; Rear Yard: 35 feet; Side Yard: 35 feet. For accessory structures: Front Yard: 5 feet; Rear Yard: 5 feet.</p> <p>MINIMUM LOT SIZE: Width at building line: 45 feet.</p> <p>MAXIMUM HEIGHT: 50 feet 2 stories.</p>
R-1	<p>USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)</p>	<p>MINIMUM YARD SIZE: Front Yard: 40 feet; Rear Yard: 45 feet; Side Yard: 15 feet.</p> <p>MINIMUM LOT SIZE: Area in Square Feet: 15,000; Width at building line: 100.</p> <p>MAXIMUM HEIGHT: 35 Feet; 2½ stories. MAXIMUM BUILDING AREA</p>

		PERCENT:25% OFF STREET PARKING CAR SPACES: One.
R-2	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 35 feet; Rear Yard: 40 feet; Side Yard: 10 feet. MINIMUM LOT SIZE: Area in Square Feet: 10,500; Width at building line: 75 feet. MAXIMUM HEIGHT: 35 feet; 2½ stories. MAXIMUM BUILDING AREA PERCENT: 25% OFF STREET PARKING CAR SPACES: One.
R-3	USES PERMITTED: Single-family dwellings. <del>USES PERMITTED ON APPEAL: Duplexes and other apartments, Clubs not conducted for profit, rooming and boarding houses.</del> (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet one side; 6 feet the other side. MINIMUM LOT SIZE: Area in Square Feet: <del>Single One or two-family dwellings: 7,500; For each additional family unit, add: 2,000.</del> Width at Building Line: <del>Single One or two family dwellings 60 feet; For each additional family unit, add: 6 feet.</del> MAXIMUM HEIGHT: 35 feet 3 stories. MAXIMUM BUILDING AREA PERCENT: 35%
R-4	USES PERMITTED: Dwellings and apartments for any number of families. USES PERMITTED ON APPEAL: Clubs, not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet on one side; 6 feet on the other side. MINIMUM LOT SIZE: Area in Square Feet: One or two family dwellings 6,000; For each additional family unit, add: 5 feet. MAXIMUM HEIGHT: 35 feet; 3 stories. MAXIMUM BUILDING AREA PERCENT: 40%

Note "A": A carport, porte-cochere, porch or structure or part thereof as defined in Section 68 hereof, shall be considered as part of the main building and shall be subject to the setback and side yard requirements for the district in which it is located.

**Section 72. - Business district requirements.**

District	Use Regulations	Space and Height Regulations
<p>B-1 (Local Shopping District)</p>	<p>USES PERMITTED: Neighborhood retail stores and markets, including the following types of stores: food, general merchandise; apparel, furniture; household and hardware; radio and television; drug and sundries; jewelry and gifts; florist; sporting goods; pet shops and similar types; and business recycling facilities. Neighborhood services including the following types: dry cleaning and laundry pickup stations; barber and beauty shops; shoe repair; offices, hotels, banks, post offices, theaters and similar services.</p> <p>USES PERMITTED ON APPEAL: Filling stations where no major repair work is done; restaurants; community recycling.</p> <p>Any use permitted or permitted on appeal in the <del>R-4</del> R-3 Residential District, and subject to all district requirements of an <del>R-4</del> R-3 District as specified in Section 71, hereof.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: Major auto repair; filling stations with gasoline storage above the ground in excess of five hundred (500) gallons; laundry and dry cleaning plants; funeral homes, mobile homes, house trailers, trailer courts or camps,</p>	<p>MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service.</p> <p>MINIMUM YARD SIZE: Front, 25 feet; rear, 20 feet; side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.</p> <p>MAXIMUM HEIGHT: 45 feet or 3 stories.</p> <p>OFF-STREET PARKING AND UNLOADING: Shall use required rear or side yard for loading and unloading.</p>

	<p>manufacturing; any use prohibited in a B-2 Business District.</p>	
<p>B-2 (General Business)</p>	<p>USES PERMITTED: Any retail or wholesale business or service not specifically restricted or prohibited. Major auto repair; funeral homes; places of amusement and assembly; business recycling facilities, community recycling facilities and community recycling receptacles; any use permitted in a B-1 Local Shopping District.</p> <p>USES PERMITTED ON APPEAL: Animal clinics, hospitals or kennels, dry cleaners and laundries. Manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein. Any use permitted or permitted on appeal in the R-4 R-3 Residential District, and subject to all district requirements of an R-4 R-3 District as specified in Section 71, hereof.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: Stockyard; live animal or poultry sales; coal yard; lumber yard or mill; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons; grist or flour mill; ice plant; junk, scrap paper, rag storage or baling; stone or monument works; mobile</p>	<p>MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service.</p> <p>MINIMUM YARD SIZE: None specified.</p> <p>MAXIMUM HEIGHT: 65 feet or 5 stories.</p> <p>OFF-STREET LOADING AND UNLOADING: Shall provide space for loading and unloading for structures hereafter erected or altered when same is on lot adjoining a public or private alley.</p>

	homes, house trailers, trailer courts or camps.	
<p style="text-align: center;">B-3 (Community Shopping)</p>	<p>USES PERMITTED: Any community type retail stores and markets including the following types of retail business: supermarkets, general merchandise, apparel, furniture, household and hardware, radio and television, drug and sundries, jewelry and gifts, florist, sporting goods, pet shops, banks, theaters, dry cleaning and laundry pickup stations, barber and beauty shops, shoe repair, delicatessen and variety (5 and 10), business recycling facilities. Must have access to major artery. The plat and/or plan of the proposed subdivision shall have the approval of the Planning Commission and be filed for record before any commercial structures are built in these proposed districts.</p> <p>USES PERMITTED ON APPEAL: Community recycling facilities and community recycling receptacles.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: Any use prohibited in the B-2 (General Business) District.</p>	<p>MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service.</p> <p>MINIMUM YARD SIZE: At least 35 feet from all property lines.</p> <p>MAXIMUM HEIGHT: 35 feet or 2 stories.</p> <p>MAXIMUM BUILDING AREA: 20% of total lot area.</p>

<p style="text-align: center;">B-4 (Highway Commercial)</p>	<p>USES PERMITTED: Filling and service stations; automobile repair; truck stops; eating establishments; convenience stores; automobile, boat, mobile home, and heavy equipment sales; automobile parts stores; hotels and motels; gift and souvenir shops; recycling facilities and off-site signs.</p> <p>USES PERMITTED ON APPEAL: Motor freight terminals and express companies; shopping centers built to the standards of District B-3; individual stores and offices as allowed in District B-1, funeral homes which are adequately buffered for other uses, and single-family housing, community recycling facilities and community recycling receptacles. All uses on appeal must be accompanied by a site plan which must be approved by the board of zoning adjustment. Such approved site plan may not be modified or changed without the permission of the board of zoning adjustment.</p> <p>USES PROHIBITED: All uses prohibited in both Districts B-1 and B-2.</p>	<p>MINIMUM SETBACKS AND YARD SIZES: Front—Fifty (50) feet, unless the publicly owned right-of-way upon which the property fronts and from which at least one entrance is available [and] is greater than one hundred twenty (120) feet, in which case, twenty-five (25) feet shall be required. (Greater setbacks can be required as part of subdivision review; See subdivision regulations, Appendix B.) If the highway right-of-way is two hundred (200) feet or greater, the front setback may be reduced to zero (0) feet. Rear—Twenty (20) feet. Sides—Twenty (20) feet.</p> <p>MINIMUM LOT SIZE: Minimum Area—Twenty thousand (20,000) square feet. Lots or areas leased or sold for off-site signs, of lesser area may be allowed provided that the deed or lease for such property restricts the use of the land to signs only.</p> <p>All sign lots shall have the smallest dimension greater than or equal to twice the height of the sign. Minimum Width at Building Line—One hundred (100) feet. Maximum Lot Coverage—Fifty (50) percent.</p> <p>MAXIMUM HEIGHT: Seventy-five (75) feet or five (5) stories; whichever is less.</p> <p>MAXIMUM SIGN HEIGHT: Fifty (50) feet (greater heights may be approved by the board of zoning adjustment where, in the board's judgment, such additional height is required by topographic conditions).</p> <p>PARKING REQUIREMENTS: All parking areas shall be paved with an impervious surface approved by the city's engineer; the number of required spaces to be as provided in Article 1.</p>
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Section 73. - Industrial business requirements.

District	Use Regulations	Space and Height Regulations
<p>M-1 (Light Industry)</p>	<p>USES PERMITTED: Light industrial operations not obnoxious, offensive or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents, and including the following types of business or industry: ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; baking plants; textile mills, dyeing plants; warehouses; dry cleaners and laundries; trailer camps; and similar types of industries or businesses. All business, service and manufacturing uses permitted in a B-2 Business District.</p> <p>USES PERMITTED ON APPEAL: Any manufacturing or business use not specifically prohibited herein, including metal fabrications. Any use permitted or permitted on appeal in an R-4, R-3 Residential District, and subject to all district requirements of said district as specified in Section 71 hereof.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct, or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: Abattoir; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plater, or paving materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forge plant; gasoline storage aboveground in excess of five hundred (500) gallons;</p>	<p>MINIMUM LOT SIZE: It is the intent of the ordinance that the lots of sufficient size be used for any industrial service or business use to provide adequate parking and loading space in addition to the space required for the other normal operations of the enterprise.</p> <p>MINIMUM YARD SIZE: Front Yard: None specified, except where existing establishments (other than residential) are set back, any new structure shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof. Side Yards: None specified, except a lot adjoining along its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide. Rear Yard: None specified.</p> <p>MAXIMUM HEIGHT: 50 feet or 4 stories.</p> <p>OFF-STREET PARKING: Space necessary to store accommodate the cars of all workers in the industry or use. Also, space necessary to store overnight all vehicles incidental to the operation of the industry or use.</p> <p>OFF-STREET LOADING AND UNLOADING: Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.</p>

	<p>manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas including storage of same; paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junkyards; cotton waste reclaiming; and similar types of plants or operations.</p>	
<p>M-2 (General Industry)</p>	<p><b>USES PERMITTED:</b> Any industrial, service or commercial use, except those which in the opinion of the Building Inspector would cause noise, smoke, gas, vibration, fumes, dust, or other objectionable conditions, which would affect a considerable portion of the city.</p> <p><b>USES PERMITTED ON APPEAL:</b> Any industrial, service or commercial use, and subject to such conditions and safeguards as the Board of Zoning Adjustment may require to preserve and protect any portions of the city which otherwise could be adversely affected.</p> <p><b>TEMPORARY STRUCTURE:</b> Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p><b>USES PROHIBITED:</b> Residences and apartments, excepting quarters for a watchman or custodian and his family.</p>	<p><b>MINIMUM LOT SIZE:</b> Same as for M-1 Industrial District.</p> <p><b>MINIMUM YARD SIZE:</b> None specified.</p> <p><b>MAXIMUM HEIGHT:</b> 50 feet or 4 stories.</p> <p><b>OFF-STREET LOADING AND UN LOADING:</b> Same as for M-1 Industrial District.</p>



Section 76. - Mobile home district requirements.

		Minimum Yard Size			Minimum Lot Size		Maximum Height				
		Front Yard Feet	Rear Yard Feet	Side Yard Feet	Area in Sq. Ft.	Width Ft. at Building Line	Feet	Stories	Maximum Building Area Percent	Off Street Parking Car Spaces	Permit
District	Use Regulations	(See Note "A" below)									
T-1 Mobile Home (Designed in accordance with City of Prattville Subdivision Regulations)	<p>USES PERMITTED: Mobile home for single-family dwelling, accessory structures, additions. (See Note "B" below.)</p> <p>USES PERMITTED ON APPEAL: Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures; general hospitals for humans, except primarily for mental cases; churches; cemeteries; semipublic buildings, golf courses; municipal, county, state, or federal use;</p>	20	10	10 one side, 6 other side	6,500	60	15	1	40	1	No person shall park or place a mobile home on any lot herein provided without first obtaining a permit from the City. The minimum fee for such permit shall be twenty-five dollars (\$25.00).

	kindergartens, nurseries, nursery schools, day care centers, and private schools.										
	ACCESSORY STRUCTURES		5	5							
	USES PROHIBITED: Commercial and industrial uses, including parking lot or parking areas in connection with these uses; double parking or connection of two or more mobile homes except that two mobile homes with totally identical exterior finishes may be connected under one roof.										
NOTE "A": A carport, porte-cochere, porch or other structure or part thereof as defined in Section 68 hereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements for the district in which it is located.							NOTE "B": Additions and accessory structures shall conform with the requirements of the Southern Building Code Congress as adopted by the City of Prattville.				
T-2 Area for Parking Mobile Homes	USES PERMITTED: Permanent or temporary parking for mobile homes. Any use permitted or permitted on appeal in the R-4 R-3 residential district and subjected to all district	25	10	Same as T-1	7,500	60	15	1	40	1	

	requirements of an R-4 district as specified in Section 71 hereof. USES PERMITTED ON APPEAL: Same as T-1 district.										
	ACCESSORY STRUCTURES		5	5							
	USES PROHIBITED: Same as T-1 district										
T-3 Mobile Home Park (Rental)	USES PERMITTED: Rental spaces for parking mobile homes.										
	MINIMUM REQUIREMENTS: The lots for house trailers shall be plainly staked off or marked. In addition, at least 30 ft. roadway shall be provided between each block of lots. No two house trailers shall be parked closer than within 15 ft. of each other. A sketch of the park site shall be submitted to the Planning Commission, and must have approval by said Commission before construction is begun. Said sketch shall be drawn to	20	10	3,150	35	15	1	30	1		

	scale showing the arrangements of house trailer lots, roadways, water										
	outlets, location, and type of sewage and liquid waste disposal, and the locations of the buildings for toilets, baths, laundries, and other facilities concerning the general appearance of the area. The minimum requirements governing the construction, equipment, and operation of trailer courts set forth under law by the Alabama State Health Department must be met.										
	ACCESSORY STRUCTURES		5	5							