

**NOTICE OF PUBLIC HEARING
BEFORE HOMEWOOD CITY COUNCIL**

Notice is hereby given that the provisions of Article IV entitled "District Uses" relating to **subsections d through j of subsection (3) entitled "Development Regulations" of section a entitled "NPD Neighborhood Preservation District"** " of the Code of Ordinances of the City of Homewood, Alabama codified in Appendix A entitled "Zoning" to the Code of Ordinances of the City of Homewood and as previously adopted by Ordinance No. 1602 on or about December 9, 1986, as amended, will be considered by the City Council of the City of Homewood at a public hearing to be held before the City Council of the City of Homewood on **September 11, 2017**, at the City Council Chambers at **6:00 p.m.**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of such proposed variance to the Sign Ordinance. Copies of the proposed variance to the Homewood Sign Ordinance are available for inspection at the Engineering Department at Homewood City Hall at 2850 19th Street South, Homewood, Alabama, prior to and up until the time of the public hearing identified above.

Witness my hand this the 14 day of August, 2017.



Melody Salter, City Clerk

This notice posted: August 15, 2017.

**At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)
And at www.homewoodal.net.**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE PROVISIONS OF SUBSECTIONS d THROUGH j OF SUBSECTION (3) ENTITLED “DEVELOPMENT REGULATIONS” OF SECTION A ENTITLED “NPD NEIGHBORHOOD PRESERVATION DISTRICT” OF ARTICLE IV ENTITLED “DISTRICT USES”; ALL OF APPENDIX A ENTITLED “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF HOMEWOOD.

BE IT ORDAINED by the City Council of the City of Homewood at a regular meeting, duly assembled, a quorum being present, as follows:

Section 1. That Subsections d through j of Subsection (3) entitled “Development regulations” of Section A entitled “NPD Neighborhood Preservation District” of Article IV entitled “District Uses” of Appendix A entitled "Zoning" of the Code of Ordinances of the City of Homewood previously adopted by the City Council of the City of Homewood is hereby amended to read as follows:

Sec. A. NPD Neighborhood Preservation District.

d. Setbacks:

1. Front: From the front property line no further than the closest house in the impact area or in no case closer than twenty-five (25) feet to the right of way.
2. Side:

<i>Lot Width</i>	<i>Min. Side Building Setback</i>
≤ to 55 feet	5 feet and 9 feet ¹
>55 feet	10 feet and 10 feet

¹ The nine (9) foot minimum setback shall apply to the property line which abuts the adjacent lot having the smaller side building setback of the two (2) adjacent lots.

3. Rear: The minimum rear building setback shall be twenty (20) feet.

e. Maximum building height:

<i>Lot Width</i>	<i>Height</i>
≤ 55 feet	29 feet or in no event greater than 32 feet from the median front grade of the lot
>55 feet	35 feet or in no event greater than 38 feet from the median front grade of the lot.

f. Minimum living area of dwelling:

<i>Lot Width</i>	<i>Minimum Living Area</i>
≤ 49 feet	800 Square feet
50-55 feet	1200 Square feet
56-65 feet	1400 Square feet
66-75 feet	1600 Square feet
76 feet and greater	1800 Square feet

- g. Maximum area of ground coverage by all structures should not exceed more than 50% fifty percent of lot area.
- h. Off-Street Parking and Loading Requirements, Article VII.
- i. District Development Criteria, Article V, Section D.
- j. Sign Regulations, Article VIII.

Section 2. That all other provisions of Appendix A entitled "Zoning" shall remain in full force and effect and shall not be affected by this amendment.

Section 3. That if any part, provision, or section of this ordinance is declared to be unconstitutional or invalid by any court of competent jurisdiction, all other parts, provisions or sections of this ordinance not thereby affected shall remain in full force and effect.

Section 4. This Ordinance shall become immediately effective upon its adoption by the City Council and approval by the Mayor or as otherwise becoming law.

ADOPTED this the _____ day of _____, 2017.



President of Council

APPROVED:



Mayor

ATTEST:



City Clerk

This notice posted: _____, 2017

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