

ZONING BLUFF PARK

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MUNICIPAL CODE OF THE CITY OF HOOVER, ALABAMA

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OFFICIALS

of the

CITY OF

HOOVER, ALABAMA

AT THE TIME OF THIS CODIFICATION

Frank S. Skinner, Jr.

Mayor

William Billingsley

D. Charles Bates

T. H. (Hank) Blackmon

Oscar W. Davis

Glenn H. Thompson

City Council

ATTEST:

/s/ Anita Steiner
City Clerk

Sec. 1.0. - Agriculture District (A-1).

1.1. *Intent.* To establish and preserve areas for agricultural, low density residential and outdoor recreation uses without permitting an intensity of development which would require the provision of urban facilities and services.

1.2. *Permitted principal uses.* Single-family residential dwellings, the raising and keeping of livestock, the raising of crops except in greenhouses, including trees, wildlife refuges, forest preserves and roadside stands for the sale only of products produced on the same lot. The rendering, slaughtering and dressing only of animals raised on the premises is permitted. Churches, golf courses, outdoor tennis courts, outdoor swimming pools and similar outdoor recreation facilities.

1.3. *Conditional uses.* Kennels, schools, stables, riding academies, and cemeteries. (Ord. No. 97-1574, § 1, 7-21-97)

1.4. *Special exception uses.* Telecommunication facilities. (Ord. No. 97-1566, § 8, 6-16-97)

1.5. *Prohibited uses.* Duplex or two-family dwellings, townhouses, multifamily dwellings, all commercial and industrial uses except as specified in subsections 1.2, 1.3 and 1.4 of this section. (Ord. No. 97-1566, § 9, 6-16-97)

1.6. *Area and dimensional regulations.*

A. Minimum lot area: Three (3) acres per dwelling.

B. Minimum yards:

Front—Seventy-five (75) feet.

Rear—Seventy-five (75) feet.

Side—Twenty-five (25) feet.

C. Minimum interior living space:

1. One-story dwelling—One thousand (1,000) square feet.

2. One and one-half (1½) or two-story dwelling—One thousand three hundred (1,300) square feet.

D. All conditional uses requiring a structure shall have a height limitation of thirty (30) feet.

1.7. *Buffer regulations.* All conditional uses requiring a structure shall provide a twenty five (25) foot wide buffer on all rear and side property lines, except schools and churches that shall provide as a minimum a thirty-five (35) foot wide buffer on all rear and side property lines. All special exception uses shall be surrounded by a twenty (20) foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility. See article XIII, section 3.0. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 4, 4-15-96; Ord. No. 97-1566, § 10, 6-16-97; Ord. No. 03-1982, § 1, 9-15-03)

1.8. *Additional regulations (when applicable).*

- A. A minimum lot area of five (5) acres is required in order to house or raise any livestock or animals other than those permitted in the residential zones of the city.
- B. Provision must be made to dispose of manure and other organic wastes in such a manner as to avoid pollution of ground water or any lake or stream.
- C. All structures, cages, pens and other facilities used for the feeding or housing of any livestock or animals, which are not permitted within the residential zones of the city, must be set back a minimum of fifty (50) feet from the side and rear property lines, seventy five (75) feet from the front property line and one hundred (100) feet from any residential dwelling other than the principal single-family dwelling located on the same tract of land.
- D. Hospital regulations, Article VIII, section 6.0.
- E. Nursing home regulations, Article VIII, section 7.0.
- F. Cemetery regulations, Article VIII, section 8.0.
- G. Off-street parking and loading regulations, Article IX.
- H. Sign regulations, Article X.
- I. Tree conservation buffers and landscaping, Article XIII. (Ord. No. 91-1048, § 5, 8-16-91; Ord. No. 96-1477, § 5, 4-15-96)
- J. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 11, 6-16-97)
- K. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

Sec. 2.0. - Single-Family Estate District (E-1).

2.1. *Intent.* To provide minimum density and maximum open space and privacy for single-family housing, free from other uses except those which are both compatible with and convenient to the residents of such a district.

2.2. *Permitted principal uses.* Detached single-family dwellings and accessory structures. A home occupation shall be a permitted principal use only following the completion of an application by the requestor and the review and approval of such application by the Building Official or his/her designee for

compliance with the provisions of this Appendix I. (Ord. No. 18-2360, § 1.B, 3-5-18)

2.3. *Conditional uses.* Public elementary, middle and high schools, and parochial or private schools that do not provide residential accommodations; churches, museums, libraries, art galleries, day care home, group day care home, and night care facility home, cluster residential developments and the following recreation facilities operated on a non-profit basis: golf courses, parks, tennis courts and swimming pools. Conditional uses in residential districts shall be located and designed to be compatible with the surrounding residential areas. (Ord. No. 18-2360, § 1.C, 3-5-18)

2.4. *Special exception uses.* Telecommunications facility. (Ord. No. 97-1566, § 12, 6-16-97)

2.5. *Prohibited uses.* Duplex or two-family dwellings, townhouses, multifamily dwellings, all commercial and industrial uses except as specified in subsections 2.3 and 2.4 of this section. (Ord. No. 310, § 1, 12-15-80; Ord. No. 97-1566, § 13, 6-16-97)

2.6. *Area and dimensional regulations.*

- A. Minimum lot area: One acre.
- B. Minimum lot width: One hundred fifty (150) feet.
- C. Minimum yards:
 - Front—Seventy-five (75) feet.
 - Rear—Seventy-five (75) feet.
 - Side—Twenty-five (25) feet.
- D. Minimum livable floor area:
 - 1. One story residence—Two thousand four hundred (2,400) square feet.
 - 2. One and one-half (1½) or two-story dwelling—One thousand eight hundred (1,800) square feet on first floor; two thousand eight hundred (2,800) square feet for total floor area of dwelling.

2.7. *Buffer regulations.* All conditional uses requiring a structure shall provide as a minimum a twenty-five (25) foot wide buffer on all rear and side property lines that abut a residential district. Schools and churches shall provide as a minimum a thirty-five (35) foot wide buffer on all rear and side property lines that abut a single family residential district and a twenty-five (25) foot wide buffer on all rear and side property lines that abut a multi-family residential district. All special exception uses shall be surrounded by a twenty (20) foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility. See article XIII, section 3.0. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 91-1053, 9-16-91; Ord. No. 96-1477, § 6, 4-15-96; Ord. No. 97-1566, § 14, 6-16-97; Ord. No. 99-1719, § 1, 2-7-00; Ord. No. 03-1982, § 1, 9-15-03)

2.8. *Additional regulations (when applicable).*

- A. Off-street parking and loading regulations, Article IX.
- B. Sign regulations, Article X.
- C. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 91-1048, § 5, 8-16-91; Ord. No. 96-1477, § 7, 4-15-96)
- D. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 15, 6-16-97)
- E. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

Sec. 4.0. - Single-Family District (R-1).

4.1. *Intent.* To provide medium density single-family housing free from other uses which are incompatible with the intent of this district.

4.2. *Permitted principal uses.* Detached single-family dwellings and accessory structures.

4.3. *Conditional uses.* The same conditional uses are permitted in this district as in District E-1, subject to the same conditions.

4.4. *Special exception uses.* The same special exception uses are permitted in this district as in the District E-1, subject to the same conditions. (Ord. No. 97-1566, § 17, 6-16-97)

4.5. *Prohibited uses.* The same uses are prohibited in this district as in District E-1, subject to the same conditions.

4-6. *Area and dimensional regulations.*

- A. Minimum lot area: Fifteen thousand (15,000) square feet.
- B. Minimum lot width: Seventy-five (75) feet.
- C. Minimum yards:
 - Front—Thirty-five (35) feet.
 - Rear—Thirty-five (35) feet.
 - Side—Ten (10) feet.
- D. Minimum livable floor area:
 - 1. One-story residence—One thousand five hundred (1,500) square feet.
 - 2. One and one-half (1½) or two-story dwelling—One thousand (1,000) square feet on first floor[;] total minimum for dwelling—One thousand nine hundred (1,900) square feet.

4.7. *Buffer regulations.* Same as District E-1. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 10, 4-15-96; Ord. No 99-1719, § 1, 2-7-00)

4.8. *Additional regulations (when applicable).*

- A. Cluster development, Article VIII, section 9.0.
- B. Off-street parking and loading regulations, Article IX.
- C. Sign regulations, Article X.
- D. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 91 1048, § 5, 8-16-91; Ord. No. 96-1477, § 11, 4-15-96)
- E. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 19, 6-16-97)
- F. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)