

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
1	None		
2	None		
3	None		
4	None		
5-1 (e)	New	Added other items subject to PC approval	1
6-4	New	Reference to Alabama Open Meetings Act	
6-6	Amended	Quorum for Amendments, preliminary plat by super majority; final plat & preliminary/final plat are majority. Replaced 6-8. Open Meetings act ref.	
6-7	NEEDED	List PUD application to listing here	
6-8	Replace	"Study" with Study Additional Review Period	2
6-9	Add	Gender Neutral Language	
7-1(d)	New	Reference to Flood Prevention Ordinance	
7-1 (c), (d)	New	Subsections (c), (d)	
8-1	New	Clarification re: Usage	
8-2	Shifted to Article 8	Abandoned sign, billboard, coastal (area, resources, bluff), multi-use building, residential dock or pier, residential id sign, shrub, single use building, telecommunication (facility, tower), concealed tower, concealment techniques, caliper, deciduous plants, trees (overstory, understory, significant, public).	
8-2	Shifted <i>part</i> to another Article	Accessory use--see Art. 9 & 10, PUD-see Art. 30, variance--see Article 21, Single family dwelling	
8-2	Amended	Accessory use, abutting/contiguous, adjacent, advertisement, assisted living facility, building height, principal building, density, dwelling unit or dwelling, easement, flood or flooding, floodway, frontage building (lot, street line), Home Owners Association, hotel, corner lot, open space, plat, sign surface area, spot zoning, wetlands.	
8-2	Replaced	BMP, convenience store, day care center, multi-family dwelling, single family dwelling, principal use or building, waterway.	
8-2	Correct Typo	subdivision	

**2010 Land Use Development Ordinance
Amendment Proposal List**

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8-2	New Definitions	biochemical oxygen demand, buffer, buildable (area, net), building (code, face or wall, line, permit), channel letters or open letter sign, child development center, clearing, common (areas, open space, informal and formal, condominium (high rise, mid rise), conservation (easement , subdivision), construction site i.d. sign, cul-de-sac, home daycare center, (family, group) day care, underground detention, development, driveway, drip line, degrade, dredging, earthwork, engineer, erect, erosion control plan, extended stay, fill, fill activity, financial guarantee, first flush, flood proofing, regulatory floodway, gas station, grade level, grading, grinder pump, H2S, telecom tower height, illicit discharges, improvements, jurisdictional wetlands, landscaping (trees, foundation, interior, perimeter, plan), lodging, flag lot, double frontage lot, mixed use, monopine, nuisance, open letter sign, overlay zone, pervious paving, preliminary final plat, final plat, public hearing, public well, well field, qualified credentialed (certified) professional, recharge area, recreational areas, retention basin, satisfactory stand of vegetation, screening, (limited and multi-access) self storage facility, sediment control, significant increase in trip generation, site disturbance permit, site plan, sod, stabilization, straining materials, start of construction, state owned submerged lands, storm water facility, stream 303(D) listed, submerged lands, substantial improvement, surveyor, swales, temporary BMPs, tree credits, watercourse, well, well field, well head protection area, acronyms section.	
9	New	Add flag lot definition and list "staff" specs, etc.	
9(f)	New	4 lots in flag lot subdivision	
9(g)	New	5 lots subject to Article 17 requirements	
9(h)	New	Ingress/egress easement not to be considered a City street nor City maintained	4-5
9-11	Shifted	Accessory use provision from Article 8	9-10
9-12 (b)	Replaced	Accessory use reference mean roof height of 15-ft	
9-12 (c)	Replace	5-ft from main bldg in lieu of 20-ft	10
9-12 (f)	Amended	Power meter provision	
9-15	Shifted	Single family dwelling provision moved from Article 8	11
10-1(a)		See article 10-11	
10-4	Shifted	Max height 15-ft from Article 8	
10-7	New	Reference to MS4 permit, provisions re: NPDES permitting, permitted and illegal water discharge	
10-9	Add	Traffic Impact Analysis from Article 38-9	
10-11	New	Dumpster, trash refuse and recycling containers provisions	13-14
11-1	New	Errors and Omissions Insurance for Engineering Firms	1

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
11-2	New	Prohibit use of staining material in flood areas/coastal bluff	1
11-5	Rename	Subdivision exceptions and exemptions section	
		Create subsections	
		Remove all references in this section to "variation/variance"	
11-A	New	Diagram T- Intersection	5
11-B	New	Diagram of Cul-de-sac	5
11-7	Amended	Turn arounds 93-ft diameter; with island 113-ft	
11-8	Replaced	cover."	6
11-9	New	Pre-construction requirement	7
11-10	New	Street light maintenance language	7
11-11	New	Sidewalk installation, innovative design, location criteria, trails, etc.	8-9
11-12	Amended	Separate "Water & Sewer Connections" into subcategories and amended language	
11-13	New	Language re: water line approval, potable water, final inspection, fire protection verification	10
11-13	Replaced	Adapt language from Ordinance 2007-10 to replace sanitary sewer requirements	
11-4	ReNUMBER	to accommodate added sub header	
11-14	New	5-ft easement width along drainage way (1-ft above high water of flood elevation)	
11-14(c)	Amended	Reduce fire hydrant location from 600-ft to 500-ft	15
(d)	New	Street light maintenance language	15
(e)	New	Street light placement add reference to MUTCD	15
(h)	Strike/Replace	"Recreation Provision (5+ ac sub requires 5% open space)"	16
	New	Common open space (5+ ac sub requires 15%) ; (5- ac sub requires 10%)	17
(i)	New	Informal open space provision	
(j)	New	Formal open space/rec provision	
12-2(b)	New	minor verbiage	
12-2(b)	New	minor verbiage	
12-2(d)	New	Announce new "R-4" districts. Existing R-4 zoned properties will be grandfathered.	2
12-2(f)	New	R-4 Two family = R-6(D) Duplex	2
12-2(g)	New	R-4 Single family = R-6(G) Garden/patio homes	2

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
12-2(h)	New	R-4 Multi-family = R-7 (A) Apartments	3
12-2(i)	New	R-4 Multi-family =R-7 (M) Midrise Condos	3
12-2(j)	New	R-4 Multi-family =R-7(T) Townhouses	3
12-3(d)	Rename/Replace	MU Multi-Use now Mixed Use District	3
13	Rename/Replace	Uses Permitted now Permitted Uses	3
13-1(d)	Added	Unlisted Uses Clause from 13-3(a) Planning Approval	3
13-2(c)	Added	Reference to Section 13-1(b)	
13-2(d)	Added	Reference to Section 15-1	
13-3	Strike/Shift	Remove 2nd and 3rd paragraph--move to 13-1(d) Unlisted Uses	
13-4	Amended	*Revised applicability to all except PUD & Innovative Design	
		Add max height to table, new districts, reformat notes	
13-5	New	Definition of public building and adjust sub headers accordingly	
13-6	Reformat	Adjust table, add notes re: buffer; reference to Act 94-572, etc.	
13-7	New	Clarification regarding the term "nonresidential"	
13-7(f)	Amended	Nonpermanent structures to be permitted by Building Official	
13-7(f)	New	Nonpermanent structures may be renewed by Building Official	
13-7(h)	New	Disclosure re: Architectural review. Encourage higher standards along City corridors	
13-7(i)	New	List preferred building materials along public streets	
13-7(j)	New	Restrictions re: Metal buildings	
13-8	Added	Fixed dwellings -- R-6(D) Duplex provisions--8 u/ac & requires greenbelt	
13-9	New	Table of Minimum Requirements for Fixed Dwellings -- 10 u/ac & requires 25-ft greenbelt	
14	Shifted/Adjust	Definitions to Article 8--Adjust headers accordingly	1
14-2	Added	Reference to new districts	1
14-3(b)	New	Director of Community Development administrative review	2
14-3(c)	New	Pre-application consultation for major developments	2
14-3(d)	New	Master Plan requirement for phased developments	2
14-3(f)	New	Expanded site plan review section--added extension and expiration--post sign notice of P.C. review	2
14-3(g)	New	Pre-construction conference	2
14-3(h)	New	Final inspection requirements	3

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
14-4	Strike/Replace	Delete "plat content" and replace with Site Plan application section: includes developer responsibilities and required plan content	3
14-5	Add	Gender neutral language	5
14-6	New	Bond requirement language for off-site impacts (provided in all other districts)	5
14-7	Amended	Title--add withdrawal procedures	6
14-8	Amended	Minor adjustment in wording	6
14-10	Strike/Replace	Multi-use tenant replaced by multi-use building	6
14-11	New	Channel letter sign calculation	7
14-13	Amended	Revise wording of innovative landscape design section	8
14-15	New	Requirement for certified cost estimate from landscape architect to accompany proposed surety for landscaping	10
14-17	Added	MU zoning district and setbacks to Minimum District Requirements Table	11
14-17(c)	Added	Notes re: new districts	11
14-7(d)	Added	Reference to Section 13-4 & 13-6	11
14-7(e)	Added	MU rear yard requirements	11
14-9	Amended	Reference to Drainage Section	12
15-1(b)	New	Director of Community Development administrative review	1
15-2(a)	New	Pre-application consultation for major developments	1
15-3	New	Pre-construction conference	1
15-3	New	Master Plan requirement for phased developments	2
15-4(d)	New	Expanded site plan review section--added extension and expiration--post sign notice of P.C. review	3
15-4(e)	New	Clarify specifications and C.O. issuance provision	3
15-5	Strike/Replace	Delete plat content" and replace with Site Plan application section: includes developer responsibilities and required plan content	3
15-7	Added	Reference to 15-1 Administrative review	5
15-8(a)	Added	Clarifications	5
15-8(b)	Amended	Increase bond amount from 10% to 20%	5
15-9	New	Bond obligation release; add other city officials who make recommendation for release	5
15-11	New	Add withdrawal procedures	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
16-2	Amended	Increase parking req from 1 & 1.5 spaces per room to 2 spaces per room in multi-family, hotels, motels, mobile home courts/parks	2
	Correct	Sub header for industries	
	New	Sub header for "Any use not specified by these regulations"	4
16-3(g)(6)	Correct	Typo	
16-3(i)	Correct	Sub header	
16-3(i)(6)	Add	Specify "recreational vehicle park" and correct typo	
17-1(a)	Add	Specify with whom to consult	1
17-1(b)	New	Preconstruction conference	1
17-2	Amended	Master Plan submittal info	2
17-3(a)	Amended	Expand on subdivider's responsibilities and requirements	2
17-3(c)	New	Withdrawal procedures and requests to table	2
17-3(c)	Amended	Bond requirement 20% in lieu of 10%	
17-3(d)	Strike/Replace	Notice of hearing text	4
17-3(d)	Added	Reference to Article 6-6 (Super-majority required to approve preliminary plat)	4
17-3(d)(3)	Amend	Minor clarifications	
17-3(d)(1)	Amend	Revise text re: 30-day plat delay	
17-3(d)(1)	Amend	Replace text-Effects of Preliminary plat approval; specify requirements for site disturbance permit (See Section14-4 and 15-5)	
17-4(a)	Strike/Replace	Added-90% of min. improvements required prior to final plat application	
17-4(a)	Delete	Non-negotiable bond from list of acceptable surety for final plat	
17-4(a)	New	Add requirement for certified cost estimate of civil improvements & landscape improvements	7
17-4(b)	Shift	Moved street maintenance bond specs and inspections and bond release	7
	Strike/Replace	Add-street maintenance bond = 20% in lieu of 10%	
	New	Add street maintenance inspection by Environmental Programs Manager	
	New	Council, pending Public Works and Env. Programs Manager recommendation, may release or extend street maintenance bond	7
17-4(c)	Strike/Replace	List subdivider's responsibilities and submission requirements	8

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
17-4(d)	Strike/Replace	Rename Header "Final" plat content	9
17-4(e)	Strike/Replace	Rename Header and add reference to Article 17-3(c)	9
17-4(f)(2)(c))	Strike/Replace	Reword 30-day plat delay provision	10
17-4(g)	New	Add provision: final plat recordation doesn't constitute automatic street acceptance	10-11
17-4(g)	New	Post recording requirements: copy of recorded restrictive covenants & article of incorporation of POA/HOA	10-11
17-4(h)	New	Clarify that streets also include r.o.w and/or drainage/utility easement	11
17-4(h)	New	Clarify and add pre-requisite for street acceptance/dedication	11
All	Strike/Replace	Planning Department = Department of Community Development	
18	Strike/Replace	Rearranged various sections within Article 18 and attempted to keep as much of the previous language as practical	
	Strike/Replace	Inlets-surface water not to be carried for distance of more than 500-ft (was 600-ft) in gutter	
	Strike/Replace	Min. pipe diameter of storm drains shall be 18-inches (was 15-inches)	
	Strike/Replace	Bridges shall accommodate a min. of 100-yr storm (was 50-yr)	
	Strike/Replace	Parking lot detention-in no case should the max. limits of ponding be designed closer than 20-ft (was 10-ft) from a building unless water proof	
18-1	New	Purpose, applicability & use, permitting	
	New	Reference: Alabama Handbook for Erosion Control and Storm Water Management on Construction Sites in Urban Areas	
	New	Errors & Omissions Insurance for P.E.	
	New	Liability - not City of Daphne	
	New	Expand drainage plan contents-map info/narrative/supp. info	
18-3		Off-site impact bond reference	
	New	Reference: Flood Plain Ordinance 2009-01	
	New	Prohibit filling with staining material in flood prone areas	
	New	Easements 20-ft wide	9
	New	Stream & Wetland buffer requirement	9
	New	Flowing/ephemeral water body buffer=50-ft (add to plat, flag and field verify)	
	New	Delineated wetland buffer = 30-ft (add to plat, flag and field verify)--except where crossing is approved by C.O.E.	
	New	Lakes/watercourses require permit from State and Feds prior to City issuance of site disturbance permit	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
	New	Phasing required for developments 17.5 acres or more. PC may waive requirement.	
18-4(a)	New	Culverts in State R.O.W: ALDOT conceptual approval letter for PC review; final ALDOT approval letter required prior to issuance of C.O.	12
	New	Reinforced concrete pipe required in City R.O.W or easement. Exceptions as recommended by Director of Public Works	
	New	Bridges required to accommodate 100-yr (was 50-yr) 24 hour storm frequency design	
	New	Open channels and ditches: (b)max slope 3:1 exception by PC; (e) flared headwalls slope 4:1 (g) vegetated for final inspection --no seed/mulch	
	New	Streets & Inlets:	
		Inlets-surface water not to be carried for distance of more than 500-ft (was 600-ft) in gutter	13
		Min. pipe diameter of storm drains shall be 18-inches (was 15-inches)	
18-4(b)	New	Stormwater drainage detention/retention facilities	
	New	Label on record plat--note as common area	
	New	20 acres or less: detain 1st flush & release at pre-development rate; calculations based on Rational Method	
	New	Over 20 acres: detain 1st flush & release at pre-development rate; calculations based on NRCS Curve # Method	
	New	Reserve area to accumulate 1/2-half inch sedimentation during construction	
	New	Release 1st flush volume over 24 to 72 hour	
	New	Attenuate post development peak flow rate from 2, 5, 10, 25, 50, 100 year 24-hr storm event to release graduated discharge at /or below pre-development peak rates	
	New	Stormwater detention not required where discharging to tidally influenced water body or unwarranted/impractical when engineer's calculations/findings are supported by hydrologic and hydraulic computations	
	New	Basin slopes must be vegetated prior to final	
	New	Detention facilities to be built first/fully operational before clearing	
	New	Lake = formal open space or recreation area	
	New	Dry/detention = informal open space	
	New	Establish maintenance/access easement & reference in covenants	
	New	Not adversely affect adjoining properties	
	New	All common ground areas-must be permanently stabilized (no seed) upon final inspection	
	New	Details for dry detention	16-17
	New	Wetlands not stormwater detention use unless COE approves	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
	New	Treatment required for dry detention basins	
	New	75 acres max contribution area per basin	
	New	Vegetation embankments 20-ft height and 3:1 slope	
		Stormwater Pond Details	17-19
		Other detention methods-underground detention design	19-20
18-5(c)		Maintenance of Storm water detention/retention facilities	
	Amend	Liability-engineer & owner	
	New	Engineer to disclose maintenance requirements and instructions to owner	
	New	Stormwater management indemnification form submitted prior to plat approval	
	New	Require annual inspection by Qualified Credentialed Professional and reports to Environmental Programs Manager. One inspection every 3 years by QCP. Yearly inspection by City.	24
	New	Defects-inspection report to owner (written list) sent by certified mail	
	New	Action plan submittal required from owner/engineer w/in 15 days from mailing	
	New	Corrective actions must be done within 30 business days	
	New	Failure to correct defects = Municipal Offense Citation or initiate action to declare property a "public nuisance"	24
	New	Detention/Retention public nuisance abatement process	
	New	Resolution of Council and hearing	
	New	Special Assessment on property/ subject to foreclosure proceedings	
18-6		Erosion & Sediment Control	
	New	Plan designed by QCP. Identifies required map contents	27
	New	Modifications may be approved by EPM or DOCD or PC	
	New	List design requirements for clearing/grading/erosion control/sediment control/waterways and watercourses/construction site access/ADEM "303(d)" listed streams/open burning/spill prevention/washout areas/R.O.W. permitting/construction debris	
18-7(a)	New	Final inspection pre-requisites: permanent vegetation/remove temporary BMPs	
	New	Final inspection pre-requisites: as-built drawings; required acceptance/approval letters	
	New	Notice of Violation-Significant Sedimentation Off-site	
	New	Submit Restoration Plan to EPM within 14 days (may be forward to PC, COE, ADEM) of notice	
	New	Implement complete restoration plan within 30 days of EPM approval.	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
	New	EPM follow-up inspection	33
18-7(b)	New	Effect of intentional circumvention of Article 18 provisions	
	New	Notice of Violation	
	New	Allow 14 days for developer to submit corrective action plan	
	New	2nd Notice of Violation, PC may recommend to Council business license revocation or suspension	
19	New	Add reference to Director of Public Works wherever City Horticulturist is noted	
19	Shift	Definitions to Article 8 (caliper, DBH, landscape plan, overstory tree, public/city tree, significant tree, site plan, understory tree) and renumber subheadings accordingly	1
19-2	New	Administrative review for minor expansions; owner's responsible to comply with regs within 90 days (was 180) from change	1
19-3(b)	New	Retention and recreational area landscaping with subdivision review	2
19-3(c)	New	Alterations submitted by project's landscape architect and must be approved by Director of CD prior to installation; subject to \$500 fine to be paid prior to issuance of CO or final plat approval	2
19-3(f)	New	Owner/developer to sign plans prior to submission to CD	
19-3(f)(2)	New	Show overhead power lines and pedestrian paths on landscape plans	3
19-3(f)(3)	New	Reference to greenbelt provision	3
19-3(f)(5)	New	Tree root protection measures required; 6-ft chain link protection fence; 2-inch top rail; extend 10-ft beyond drip line	4
19-3(f)(6)	New	Irrigation plan with 100% coverage	4
19-3(f)(8)	Amended	Tree survey of all those 8 inch caliper or more. Performed by qualified professional certified for such service.	4
19-3(f)(11)	New	Caliper calculations of trees to be protected, credited to landscape requirements and to be removed	4
19-4	New	Live Oak Tree Protection measures	5
19-4(c)(1)	New	Live Oak 10-inches or more replace with 1 live oak w/ 3" caliper	
19-4(c)(2)	New	Planning Commission prerequisite to removing heritage trees	
19-4(d)	New	Add Cabbage Palms & Windmill Palms to significant tree list	
19-4(e)	New	List of trees not considered significant trees-Chinese Tallow, Water Oak, Ornamental Laurel	
19-5	Strike/Replace	Change reference to 19-6(b) in lieu of 19-7	
19-6	Strike/Replace	Header: Tree Removal & Permit Procedures now Permitting Procedures	
19-6(a)	New	Clarify where permitting is not required	
19-6(b)	New	Procedures for tree removal where PC review/approval isn't required	
6(b)(6)	New	Property owner required to plant 2 replacements for each 1 significant tree removed	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
19-7	Strike/Replace	Replaced header "Replacement trees"	
19-7(a)(5)	New	Specify shrub planting minimum size=3 gallons	
19-7(a)(6)	New	Specify ground cover 4" pots	
19-7(a)(7)	New	Area for new tree = 72 sq. ft	
19-7(a)(9)	New	Grass = sod	
19-7(a)(11)	New	Cluster palms in 3s	
19-7(b)	New	Tree replacement provisions-add calculation for live oak trees	
19-7(c)	New	Credits (measurement methodology)	
	New	Measurement methodology: 1"-4.5" caliper measure 6" above root zone	
	New	Measurement methodology: above 4.5"-8" caliper measure 1-ft above root zone	
	New	Measurement methodology: 8"+ caliper measure 4-ft above root zone	
19-7(c)(2)	New	Tree credits used if 8"+ caliper preserved trees are integrated into landscape design. Apply to perimeter landscape requirements. (1 credit per 6" total caliper) ex 12" caliper/6" = 2 credits	
19-7(c)(2)(e)	New	Greenbelt: 1 to 1 credit. Require protection of 10" + caliper trees	
19-7(c)(2)(g)	New	10" caliper tree damage or removal during construction---add 2 trees per 6 inches caliper	
19-7(c)(2)(h)	New	Credit Cabbage palms in cluster of 3 inches = 1 heritage tree credit	
19-8	New	Greenbelt zone or area-specify requirements	
	New	May count as 20% of required landscaping	
	New	Comprised of trees, shrubs, ground cover and grass	
	New	Must incorporate sidewalk design	
	New	Frontage area requirements--1 overstory tree for each 30-ft frontage area/30-ft from front setback--12-ft width	
	New	Perimeter area (side & rear)--1 overstory or understory per 50-ft----6-ft width	
	Amended	Greenbelt 12-ft (was 10-ft) width along Hwy 98 and County Road 13	10
	Amended	Tree caliper required 3 inches (was 2.5 inches)	
	New	Greenbelt 20-ft width along Hwy 90 and 181--1 tree per 25-ft	10
19-9		Buffer zone requirements	
	Amend	Industrial adjoining Residential district--30' wide buffer and 8-ft high fence	
	Amend	Industrial adjoining Business district--20' wide buffer and 6-ft high fence	
	Amend	Business adjoining Residential district--10' wide buffer	
	New	Nonresidential adjoining Residential district--10' wide buffer	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
		Always buffer residential along entire length	
	Amend	Buffer zone options--eliminated screen planting strip	
	New	PUD or Residential subdivision fence options--6-ft high/setback 6-ft from property line/6-ft wide strip on both sides of fence/shrubs every 5 linear feet	
	New	Commercial/Multi-family apt/Condo projects-- fence options for <i>frontage area</i> -3-ft high/setback 6-ft from property line/6-ft wide strip/6' high on both sides of fence/shrubs clusters every 5 linear feet. Fence options for <i>side/rear area</i> --6-ft high/along property line/6-ft wide greenbelt on interior of the fence.	
	New	Retail car lot fence options for frontage--4 ft high/setback 6-ft from property line/one strip of /shrubs clusters every 5 linear feet; <i>side/rear area</i> --6-ft high/along property line/6-ft wide greenbelt on interior of the fence.	
	New	Natural Forest option--50-ft wide (was 25-ft wide)	
19-10	New	All car lots: 1 tree per 2,000 sq. ft. of impervious area	
	New	All car lots: 2 tree per 7,500 sq. ft. of impervious area	
	New	Min. landscaping along side/rear = 6-ft (was 5-ft)	
	New	Shared areas -- needs maintenance agreement submitted w/application	
	New	Shrub planting 4-ft from back of curb	
	New	Tree planting 3-ft from hardscape areas	
19-12	New	Retention/Detention in Common Area:	
	New	Subdivision/PUD frontage area: 1 over story tree per 20 linear feet; 50% in 1st 10-ft	
	New	Subdivision/PUD perimeter area 1 over story tree per 20 linear feet; 50% overstory trees	
	New	Retail Car lots place shrubs every 5-ft	
	New	General: 1 shrub per 5-ft in circumference around areas	
19-14	New	Clarify total remaining installation cost certified by landscape architect. C.O not approved without L.A approval of installation.	16
19-15	New	Add fence & natural area maintenance	
	Amend	Add Public Works as secondary reference	16
20-6(h)		Coastal Protection--added steep slope definition	5
20-14	Strike/Replace	Environmental Programs Manager as monitor (was Code Enforcement)	5
20-15	Strike/Replace	Environmental Programs Manager to implement/administer Coastal provisions (was Code Enforcement)	6
20-16	Strike/Replace	Building Inspection Department to issue permits (was Community Development)	6

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
20-18	Strike/Replace	Building Inspection Department to receive erosion control plan in Coastal permitting(was Community Development)	7
20-18(b)(6)	New	Added coastal bluff and ravine slope protection and 40-ft wide setback from steep slope	8
21-1(4)	New	Add reference to Ala Open Meetings Act	2
21-1(f)(3)e)	Shift	Moved from Article 8 Variance definition--examples of those to be considered	3
21-2(c)	New	Post hearing notice sign	4
21-2(f)	New	Clarify exercise of power in adm. appeal process	4
21-3(a)	New	Specify yearly limitation on same variance "request"	4
22-1(a)	Strike/Replace	DOCD replace Planning Department	
22-1(g)	Strike/Replace	CD replace Planning	
22-1(h)	New	"not initiate action for same zoning designation" within 1 year	
22-2	New	Specify the installation of certain infrastructure within a prescribed time frame to prevent reversion. Infrastructure approved by PC--water mains, connection or sewer laterals or storm sewers, drainage structures	2-3
22-2(b)	New	PC recommend reversion period to Council--Single Family (5 ac --2 yr) (over 5ac--3 yr); Multi-family (150 units--2 yr)(over 150 units--3 yr); Commercial (3 ac--2 yr) (over 3 ac--3 yr)	3
22-2(c)	New	Notice of reversion--60 days prior to; send by certified mail	3
23-2	Strike	Delete term "automatically" be classified as an R-1	
24-1(a)	Amend	DOCD replace Planning Department	
24-1(a)	Amend	Specify DOCD & Clerk's office	
25-4	Amend	Clarify wording ...with a sewer "line" at least 4" ... and ...the sewer "line" in each space	3
26-1(b)(c)	Typo/Gram Correction	Correct typo/grammatical error	
27-2(e)(5)	Typo/Gram Correction	Correct typo/grammatical error	
28	Amend	Delete from title "Apts, townhouses, condos"	
28-1	Modify title	Title change minimum "requirements" provisions	
28-1(i)	Amend	Add reference to Article 19 (Greenbelt and Landscaping)	
28-1(j)	Amend	Add reference to Section 13-8 for additional requirements	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
29-1(a)(1)	Amend	Add reference to New district, R-6(G) Garden/Patio	1
30-1	Modify title	Replace general in place of "purpose"	1
30-1(b)	Amend	Add from Article 8 Definition	1
30-4(d)	Amend	Add open space definition for PUD from Article 8	5
30-6(b)(2)	Amend	Reduce max. density from 14 units/acre to 10 u/ac; add reference to new district R-7(A) for setbacks	6
30-6(b)	Typo/Gram Correction	Replace the word <i>plat</i> with "plan". Correct typo	13
30-6(c)	Typo/Gram Correction	Replace the word <i>plat</i> with "plan". Correct typo	13
30-6(e)	Amend	Add word "slight" to quantify type of variation	13
30-6(h)	Typo/Gram Correction	Replace the word <i>plat</i> with "plan". Correct typo	14
31-1	Amend	Add to title "Bed & Breakfast, Extended Stay Facilities"	1
31-1(j)	Amend	Expanded home occupations not permitted	2
31-1(k)	Amend	Expanded permissible home occupations	3
31-4	New	Bed & Breakfast provisions	7-9
31-5	New	Extended Stay provisions	10
32-1	Amend	Qualify "obsolete" tower	1
	Amend	Added definitions from Article 8	
32-3(d)(3)(h)	Sub header	Add new sub header (no new text)	4
33-2	Add	Add previously passed amendment 8/4/08 and reference thereto	
33-4(g)	Amend	Remove non-essential word... The Board "and" it's	5
33-5(e)(2)	Amend	Added word "and/or" any state recognized holiday....	7
33-5(h)(2)	Strike/Replace	POA directional sign requirement, no greater than 6 sq. ft. (was 2 sq. ft.)	9
33-9(c)(1)	Typo/Gram Correction	Correct typo/strike and replace word "wooded" with wooden	16
33-10	New	Channel letter calculation 80% in lieu of 100%	16
33-10(b)	Amend	Correct/clarify 1"square" feet sign per 1,000 sq. ft. building per info provided in Sec 33-11	17
34		Increased Fees	
34	Amend	BZA Admin review \$300 (was \$200)	
34	Amend	Administrative Review Request-BZA \$300 (was \$200)	
34	New	Annexation with Zoning Petition (\$500)	
34	Amend	Final Plat Base \$250 (was \$100)	
34	New	Grand Opening Sign Permit \$25	

**2010 Land Use Development Ordinance
Amendment Proposal List**

Article	Type	Amendment	Pg #
34	Amend	Mobile Home Park Application \$300 (was \$200)	
34	Amend	Notice to Public by Certified Mail Standard USPS rate (was \$4.75)	
34	Amend	Plat Amendment \$100 (was \$50)	
34	Amend	Preliminary or Preliminary/Final Plat Application \$300 (was \$150)	
34	New	Public Hearing Ad \$35	
34	New	Request for the Extension (Reversionary Period or Site Plan or Preliminary Subdivision Plat approval) \$100	
34	Amend	Sign Permit \$2.50 per sq.ft (was \$1)	
34	Amend	Site Plan Application \$500 (was \$200)	
34	New	Site Plan Renewal/Extension Fee (\$100)	
34	Amend	Special Exception Application-BZA \$300 (was \$150)	
34	Amend	Subdivision Per Lot Fee \$10 (was \$20)	
34	Amend	Subdivision Plat Exemption and/or Modification	
34	Amend	Vacation of Easement and/or Right-of-Way \$100 (was \$200)	
34	Amend	Variance Application-BZA \$300 (was \$150)	
34	Amend	Zoning Amendment Application \$500 (was \$300)	
35	New	Reference North American Industry Classification System (NAICS) for uses similar in nature to those permitted	
35-1	Add	Copy/paste from Article 13-2 and Administrative Approval	1
35-2	New	Cross reference for R-4 new districts note substantial change	
35-3	Modify format	Table of Permitted Uses -- Reformat	2
35-3	Amend	Separate amusement arcade and kiddie land	
35-3	Amend	Kiddie land allowed by right in C-1 and also B-2	3
35-3	Modify format	Separate hotel (by right in B-2 and PC approval in B-1); motel (by right in B-2 and PC approval in B-1)	6
35-3	New	Added extended stay (by right in B-2)	14
35-3	Typo/Gram Correction	Correct typo "or" to "of"	14
36-2	Strike/Replace	Term "multi use" now "mixed use"	1
36-2	New	Add reference to new districts	
36-2	Shift	Move definitions to Article 8 (adjust subsequent sub headers)	
36-3(a)	New	Add apts, townhouses, condos, PUDs, subdivisions, institutional and industrial--specify applicable uses	2
36-9	Strike/Replace	Correct reference to "mixed use" developments (was multi)	3
36-10	New	Added channel letter sign calculation	4

