

**ZONING ORDINANCE
FOR
THE CITY OF SAMSON
ALABAMA**

Prepared by:



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ARTICLE I

PURPOSE AND ENACTMENT; SHORT TITLE

Section 1.1 - Purpose

The City of Samson, Alabama, pursuant to the authority granted by the Code of Alabama, 1975 Section 11-52-1 et. seq. for the purpose of promoting the health, safety, convenience, order, prosperity, and the general welfare of the residents; to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare, to provide adequate light and air; to prevent the overcrowding of land, and to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks; to facilitate initiation of the comprehensive plan, and other public requirements, hereby ordains and enacts into law an official Zoning Ordinance in accordance with the laws of Alabama. In their interpretation and application, the provisions of this Ordinance shall be:

1.11 Considered as minimum requirements;

1.12 Liberally constructed in favor of the governing body; and

1.13 Deemed neither to limit nor repeal any other powers granted under State statutes.

Section 1.2 - Short Title

This ordinance shall be known and may be cited as the "Zoning Ordinance for the City of Samson, Alabama."

ARTICLE II

DEFINITIONS OF TERMS USED IN THIS ORDINANCE

Section 2.1 - General

Except as otherwise provided herein, all words shall have the customary dictionary meaning. The present tense includes the future tense and the future tense includes the present tense. The singular number includes the plural and the plural includes the singular. The word "person" includes a firm, corporation, association, organization, trust or partnership. The word "lot" includes "Plot" or "Parcel". The word "building" includes "structure". The word "shall" is always mandatory. The word "used" or "occupied" as applied to any building or land shall be construed to include the words "intended, arranged, or designed to be used, or occupied". The word "map" means the "Official Zoning Districts Map for the City of Samson, Alabama".

Section 2.2 - Specific Definitions

When used in this Ordinance, the following words and phrases shall have the meaning given in this section.

- (1) Accessory use: A use customarily incidental to the principle use of the land.
- (2) Block: A piece or parcel of land entirely surrounded by public highways or streets, other than alleys.
- (3) Building: Any structure attached to the ground and intended for shelter, housing, or enclosure of persons, animals, or property of any kind.
- (4) Building, Accessory: A subordinate building, the use of which is incidental to that of the dominant use of the main building or land.
- (5) Building, Alterations of: Any change in the supporting members of a building-such as bearing walls, beams, columns, and girders) or any addition to a building. In addition, a building shall be classified as altered when it is repaired, renovated, remodeled, or rebuilt at a cost in excess of \$500, or when such repairs, renovation, remodeling, or rebuilding changes the character of the structure.
- (6) Commission: The Samson Planning Commission.
- (7) Council: The Mayor and City Council of Samson, Alabama.
- (8) District: A section of the City of Samson throughout which the zoning regulations are the same.
- (9) Dwelling: A building designed or used for permanent living quarters for one or more families.
- (10) Easement: A grant by a property owner of the use of land or a specific purpose or purposes by the general public, or a corporation or a certain person or persons.
- (11) Family: One or more persons occupying a dwelling and living as a single housekeeping unit, as distinguished from persons occupying a boarding house, lodging house, or hotel, as herein defined.
- (12) Frontage Lot: The distance for which the front boundary line of the lot and the street line are coincident.
- (13) Frontage Street: All the property on the side of a street between two intersecting streets (crossing or ending), or if the street is dead ended, then all the property abutting on one side between an intersecting street and the dead end of the street.
- (14) Home Occupation: An occupation for gain or support conducted only by members of a family residing on the premises and entirely within the main dwelling. It should be incidental and secondary

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to the use of the premises for dwelling purposes. No more than 25% of the dwellings' total area may be used for the home occupation, and there should be no advertising other than an identification sign of not more than 2 square feet in area.

- (15) Lot: A parcel of land occupied or to be occupied by one or more main building and its accessory building(s) with such open and parking spaces as are required by the provisions of this Ordinance and having its frontage upon a public street or streets.
- (16) Mobile Home: A detached single-family dwelling unit, designed for long-term occupancy, which has usually been prefabricated and then transported to its site or to a sales lot on its own wheels, on a detachable undercarriage, or on a flatbed or other trailer conveyance and requires only minor work before occupancy such as connection to utilities or to a foundation. Such units are usually fully equipped and furnished as opposed to a prefabricated house which may be constructed on or off its proposed site.
- (17) Mobile Home Park: A lot, portion or parcel of land, designed for, or which is intended to be used for the accommodation of two or more residential mobile homes.
- (18) Non-conforming Use: A use of land existing at the time of the enactment of this Ordinance, or at the time of a Zoning Amendment and which does not conform with the regulations of the use district in which it is located.
- (19) Plat: A map, plan, or layout of a county, City, section, or subdivision indicating the location and boundaries of properties.
- (20) Special Exception: A use, specified in the zoning ordinance, allowed in a district provided certain criteria are met. The Board of Adjustment may approve a use as a special exception on appeal if it is felt to be complimentary to the uses in the district.
- (21) Street (or thoroughfare): A thoroughfare which affords traffic circulation and principle means of access to abutting property, including avenue, place, way, drive, land, boulevard, highway, road, and any other thoroughfare except an alley. A public street is a street accepted by dedication or otherwise by the City. A private street is a street not so accepted, or any street designated as a private street upon a recorded plat.
- (22) Structure: Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground.
- (23) Subdivider: Any person who undertakes the subdivision of land as herein defined.
- (24) Subdivision: Any division of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale, legacy or building development, and includes any division of land involving a new street or a change in existing streets, and includes re-subdivision and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided. All subdivisions in the City of Samson shall be in accordance with the Geneva County Subdivision Regulations.
- (25) Travel Trailer: A portable vehicle structure of not more than ten feet in width, when portable, designed as a temporary dwelling for travel, recreational, or vacation use.
- (26) Travel Trailer Park: Any lot on which two or more travel trailers are temporarily parked for a period of less than thirty (30) days.
- (27) Use Permitted Upon Appeal: See SPECIAL EXCEPTION.

- (28) Variance: A relaxation of the terms of the Zoning Ordinance (such as lot size requirements, set back lines, etc.) where such variance will not be contrary to the public interest and where such variance is due to conditions peculiar to the property and not the result of the actions of the applicants. A variance is to relieve an undue hardship. As used here, a variance is authorized only for height, area, and size of structures or size of yard and open spaces.
- (29) Yard: A space on the same lot with a main building, such space being open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.
- (30) Yard, Front: An open, unoccupied space on the same lot with the main building, extending the full width of the lot and situated between the right-of-way line and the front lines of the building, projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the right-of-way line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard. On corner lots the front yard shall be considered parallel to the street upon which the lot has its least dimension.
- (31) Yard, Rear: An open space on the same lot with the main building, such space being unoccupied except possibly by an accessory building and extending the full width of the lot and situated between the rear line of the lot and the rear line of the main building projected to the side lines of the lot. On all corner lots the rear yard shall be at the opposite end of the lot from the front yard.
- (32) Yard, Side: An open, unoccupied space on the same lot with a main building, situated between the side line of the building and the adjacent side line of the lot extending from the rear line of the front yard to the front line of the rear yard. If no front yard is required, the rear boundary of the side yard shall be the line of the lot. On corner lots, the side yard shall be considered as parallel to the street upon which the lot has its greatest dimension.

ARTICLE III

ESTABLISHMENT OF DISTRICTS

Section 3.1 - Division of the City into Districts

For the purpose of this Ordinance, the City of Samson, Alabama, is divided into eight (8) districts as follows:

- R-1 Low-Density Single-Family Residential District
- R-2 Single and Two Family Residential District
- R-3 Multi-Family Residential District
- B-1 Business District 1 – Shopping District
- C-1 Central Business/Local Shopping District
- C-2 General Commercial District
- M-1 Wholesale and Light Industrial District
- M-2 General Industrial District
- A-C Agricultural-Conservation District

Section 3.2 - Incorporation of the Zoning Map

The Official Zoning Map, with all notations, references and other information shown on it shall be the official zoning map and is hereby made a part of this Ordinance. The Official Zoning Map is hereby made a public record and shall be kept permanently in the office of the Samson City Clerk, where the map will be accessible to the general public.

Section 3.3 - Map Amendment

If, in accordance with the provision of this Ordinance, changes are made in the district boundaries or other information portrayed in the Official Zoning Map, changes shall be made on the Official Zoning Map promptly after the amendment has been approved by the City Council. A numerical entry shall be made promptly on the Official Zoning Map referring to the application on file which states the date of the official action and a brief description of the nature of the changes. No amendment to this Ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry have been made on said maps.

Section 3.4 - Rules for Determining Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Official Zoning Map, the following rules shall apply:

3.41 Unless otherwise indicated, the district boundaries are indicated as approximately following property lines, said lot lines, center lines of streets, highways, alleys, or railroads, shorelines of streams, reservoirs or other bodies of water, or civil boundaries, and they shall be construed to follow such lines.

3.42 Where district boundaries are approximately parallel to the center lines of streets, highways, or railroads, shorelines of streams, streams, reservoirs, or other bodies of water, or said lines extended, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Official Zoning Map.

3.43 Where a district boundary line as appearing on the official Zoning Map divides a lot which is in single ownership at the time of the enactment, the use classification of a larger portion may be extended to the remainder by the Council without recourse to amendment procedures.

3.44 Where a public road, street, or alley is officially vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street, or alley.

3.45 In case the exact location of a boundary cannot be determined by the foregoing methods, the Council shall, upon application, determine the location of the boundary.

ARTICLE IV

APPLICATION OF REGULATIONS

Except as hereinafter provided:

Section 4.1 - Use

No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, constructed or moved, or altered except in conformity with the regulations herein specified for the district in which it is to be located.

Section 4.2 - Building Heights

No building or structure shall hereafter be erected, constructed or altered so as to exceed the height limit of 50 feet, to accommodate or house a greater number of families than is required or specified in the regulations herein for the district in which it is located.

Section 4.3 - Lots

No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in size so that lot width or depth, front, side, or rear yard, inner or outer courts, lot area per family or other requirements of this Ordinance are not maintained. This Section shall not apply when a portion of a lot is acquired for public use.

Section 4.4 - Yards

No part of a yard or other open space required for any building for the purpose of complying with the provisions of this Ordinance shall be included as part of a yard or other open space similarly required for another building. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than two (2) feet beyond the yard area requirements.

ARTICLE V

GENERAL PROVISIONS

Section 5.1 - Non-Conforming Building and Uses

This Ordinance recognizes that the elimination of existing buildings and structures or uses that are not in conformity with the provisions of this Ordinance to be a matter of public health, safety and general welfare. It is therefore the intent of this Ordinance to administer the elimination of non-conforming uses, buildings, and structures in such a manner as to avoid any unreasonable invasion of established private property rights.

Therefore, any structure or use of land existing at the time of the enactment of this Ordinance, and amendments thereto, but not in conformity with its use regulations and provisions, may be continued subject to the following provisions:

5.11 Unsafe Structures Any structure or portion thereof declared unsafe by an authority may be restored to a safe condition, provided the requirements in this Section are met.

5.12 Alterations Any change in a non-conforming building, use, or building site or yard area is subject to the following.

5.121 No nonconforming building can be structurally altered, except repairs on or installation of plumbing fixtures required by law; the changing of interior partitions; and interior remodeling.

5.122 No non-conforming building or lands, except those residential dwelling needing repairs on or installation of plumbing fixtures as required by law, can be substantially added to, moved, or extended in any manner unless such building or land is changed so as to conform with the provisions of this Ordinance.

5.123 Whenever an existing residential dwelling must have repairs on or installation of plumbing fixtures which will force the location of the future addition of the dwelling nearer the lot line than the requirements set forth in this Ordinance, the addition to the dwelling shall be allowed to extend to the existing building line but no nearer the property line than any existing portion of the dwelling.

5.124 Should a non-conforming building be moved, all non-conforming yard areas shall be eliminated.

5.13 Extension A non-conforming use of land shall be restricted to the lot occupied by such use as of the effective date of this Ordinance. A non-conforming use of a building or buildings shall not be extended to include either additional building or land after the effective date of this Ordinance.

5.14 Restoration of Damaged Buildings A non-conforming building, structure, or improvement which is hereafter damaged or destroyed to an extent exceeding fifty (50) percent of the reasonable estimated replacement cost of the structure, building or improvement may not be reconstructed or restored to the same non-conforming use except upon approval of the Board of Adjustment.

5.15 Change in Use A non-conforming use which is changed to a conforming use shall not be permitted to revert to the original or a less restrictive use.

5.16 Discontinuance A non-conforming use which became such after the adoption of this Ordinance which has been discontinued for a continuous period of two years shall not be reestablished and any future use shall be in conformity with the provisions of this Ordinance.

Section 5.2 - Off-Street Automobile Parking

Off-street automobile storage or parking space shall be provided on every lot on which any permitted or conditional use is established in accordance with this Ordinance.

5.21 General Requirements For the purpose of this Ordinance the following general requirements are specified:

- 1) The term "off-street parking space" shall mean a space at least ten (10) feet wide and twenty (20) feet in length with a minimum net area of two hundred (200) square feet, excluding area for entry and exit and maneuverability of vehicles.
- 2) If off-street parking cannot be reasonably provided on the same lot on which the principle use is conducted, the Planning Commission may permit such space to be provided on other off-street property, provided such space lies within three hundred (300) feet of the property line of such principal use. Such vehicle parking space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.
- 3) Area reserved for off-street parking in accordance with the requirements of this Ordinance shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent parking space is provided to the satisfaction of the Planning Commission.
- 4) Off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.

5.22 Parking Space Requirements for all Districts

Off-street automobile storage or parking space shall be provided with vehicular access to a street or alley, and shall be at least equal to the minimum requirements for the specific land use set forth.

Land Use

Parking Requirements

Dwellings:

- | | |
|---|---|
| 1. One and Two Family | Two (2) spaces for each dwelling unit. |
| 2. Multiple | One and a half (1 1/2) spaces per dwelling unit except for efficiency apartments for which one (1) space per dwelling unit shall be provided. |
| 3. Hotels | One (1) space for each bedroom plus one (1) additional space for each five (5) employees. |
| 4. Motels, tourist courts and homes, mobile home and travel trailer parks additional space for a resident manager or owner. | One (1) space for each guest bedroom mobile home or travel trailer space, plus one (1) |
| 5. Boarding and rooming houses, dormitories | One (1) space for each guest bedroom. |

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Public Assembly:

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| 1. Churches and other places of worship | One (1) space for each four (4) seats in the main auditorium or sanctuary. |
| 2. Private clubs, lodges, and fraternal buildings not providing overnight accommodations | One (1) space for each five (5) active members. |
| 3. Theaters, auditoriums, coliseums, stadiums and similar places of assembly. | One (1) space for each four (4) seats. |
| 4. Libraries, museums | One (1) space for each 500 square feet of gross floor area. |
| 5. Schools, including kindergartens, play schools and day care centers, space for each employee, including teachers and administrators, whichever is greater, plus five (5) spaces per classroom for high school and colleges. | One (1) space for each four (4) seats in assembly hall. |
| 6. Skating rinks, dance halls, exhibition halls, poolrooms and other places of amusement or assembly without fixed seating arrangements | One (1) space for each 200 square feet of floor area. |
| 7. Bowling alleys | Four (4) spaces for each alley. |

Health Facilities:

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| 1. Hospitals, sanitariums nursing homes, homes for the aged and similar institutional uses | One (1) space for each four (4) beds, plus, one (1) space for each four (4) employees, including nurses. |
| 2. Kennels and animal hospitals | A parking area equal to 30 percent of the total enclosed or covered area. |
| 3. Medical, dental and health offices and clinics | One (1) space for each 200 square feet of floor area used for offices and similar purposes. |
| 4. Mortuaries and funeral parlors | Five (5) spaces per parlor chapel units, or one (1) space per four (4) seats, whichever is greater. |

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Businesses:

1. Automobile repair establishments
One (1) space for each regular employee plus one (1) space for each 250 square feet of floor area.
2. Food stores
One (1) space for each 200 square feet of floor area designed for retail sales only.
3. Restaurants, including bars, grills, diners, cafes, taverns, night clubs, lunch counters, and all similar dining and/or drinking establishments
One (1) space for each four (4) seats provided for patron use, plus one (1) space for each 75 square feet of floor area provided for patron use but not containing seats.
4. Office buildings, including banks, business, commercial and professional offices and buildings but excluding medical, dental and health offices, and clinics
One (1) space for each 300 square feet of ground floor area, plus one (1) space for each 500 square feet of upper-floor area.
5. General business, commercial or personal service establishments catering to the retail trade, but excluding food stores
One (1) space for each 200 square feet of floor area designated for retail sales only.
6. Governmental offices
One (1) space for each 300 square feet of ground floor area plus one (1) space for each governmental vehicle.
7. Shopping centers
Ten (10) spaces for each 1,000 square feet of floor area designated for retail sales only for centers up to fifteen (15) acres in size and eight (8) spaces for floor area designated for each 1,000 square feet of floor area designated for retail sales only for centers of 15 or more acres in size.
8. Furniture stores
One (1) space for each 1,000 square feet of gross floor area.
9. Public utilities, such as telephone exchanges and substations, radio and TV stations, electric power and gas sub-stations
A parking area equal to 25 percent of the gross floor area.

Industries:

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|---|--|
| 1. Commercial, manufacturing and industrial establishments, not catering to the retail vehicle operating from the premises. | One (1) space for each three (3) employees maximum on the working shift, plus one (1) trade |
| 2. Wholesale establishments | One (1) space for every fifty (50) square feet of customer service area, plus two (2) spaces for each three (3) employees on the maximum working shift, plus one (1) space for each company vehicle operating from the premises. |

5.23 Site Requirements

All off-street parking shall be laid out, constructed, and maintained in accordance with the following requirements (except in residential areas).

- 1) All such parking areas shall be hard surfaces with concrete or plant bituminous material and shall be maintained in a dust-proof condition and a good stand of grass shall be maintained on the remainder of the lot.
- 2) Lighting facilities shall be so arranged that light is reflected away from adjacent properties.
- 3) The parking lot shall be adequately drained.
- 4) Along those lot lines of the parking area which abut residential districts, a dense planting of trees and shrubs shall be established on a strip of land not less than eight (8) feet in width adjacent to the districts and provided that such planting be not less than six (6) feet in height and a substantial bumper rail of wood, metal or concrete shall be installed on the inside of the planting strip.
- 5) Along lot lines of the parking areas not abutting residential districts there shall be erected (except for driveway openings) a raised curb of at least six (6) inches along all property lines.
- 6) No sign, whether permanent or temporary, shall be placed within the public right-of-way. Signs and planting strips shall be arranged so that they do not obstruct visibility for drivers or pedestrians.

Section 5.3 - Off-Street Loading and Unloading Space

Off-Street loading and unloading spaces shall be provided as hereinafter required by this Ordinance.

- 1) Size of Off-Street Loading Spaces Each off-street loading space shall have minimum dimensions of 14 feet in height, 12 feet in width, and 55 feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Board of Adjustment may reduce the minimum length accordingly to as little as 35 feet.
- 2) Connection of Street or Alley Each required off-street loading space shall have direct access to a street or alley or have a driveway which offers satisfactory ingress and egress for trucks.
- 3) Floor Area over 10,000 Square Feet There shall be provided for each hospital, institution, hotel, commercial, or industrial building or similar use requiring the receipt or distribution of materials or merchandise, and having a floor area of more than 10,000 square feet, at least one off-street

loading space for each 10,000 square feet of floor space or fraction thereof. Such space shall be so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

- 4) Floor Area Less than 10,000 Square Feet There shall be provided for each commercial or industrial building requiring the receipt or distribution of materials or merchandise and having a floor area of less than 10,000 square feet, sufficient off-street loading space (not necessarily a full space if shared by an adjacent establishment) so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley. Determination as to whether sufficient space is provided shall be made by the Board of Adjustment.
- 5) Bus and Trucking Terminals There shall be provided sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded at the terminal at any one time. Determination as to whether sufficient space is provided shall be made by the Board of Adjustment.
- 6) Location of Off-Street Loading Spaces All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying said adjacent lot.
- 7) Permanent Reservation Area reserved for off-street loading in accordance with the requirements of this Ordinance shall not be reduced in area or changed to any other use unless the permitted use which is served is discontinued or modified, except where equivalent loading space is provided and approved by the Board of Adjustment.

Section 5.4 Control of Curb Cuts and Vision Clearance

The requirements for controlling curb cuts and maintaining vision clearance shall be as follows:

- 1) Curb Cuts No curb cut shall exceed fifty (50) feet in length, nor shall curb cuts be closer than twenty (20) feet to other curb cuts or closer than twenty (20) feet to an intersection of two streets measured along the curb line.
- 2) Vision Clearance In all use districts, no fence, wall, shrubbery, sign, marquee or other obstruction to vision between the heights of two and one half (2 1/2) and ten (10) feet from the street level shall be permitted within twenty (20) feet of the intersection of the right-of-way lines of two streets or railroad lines, or of a street intersection with a railroad line.

Section 5.5 Storage and Parking of Trailers and Vehicles

Commercial vehicles and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any Residential District except in accordance with the following requirements:

- 1) No more than one commercial vehicle per dwelling shall be permitted; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.
- 2) Travel trailers, hauling trailers, or boat trailers shall be permitted if parked or stored behind the front yard building line.
- 3) A travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a trailer park authorized under this Ordinance.
- 4) A junked vehicle, or one that is not in use, shall not be permitted to be located on or near to lots with dwelling units. These junked autos shall be confined to junk yards.

Section 5.6 Screening and Lighting

- 1) In any Commercial or Industrial District, any operation not conducted within a building, such as drive-in businesses, outdoor recreation, outdoor storage of materials, and outdoor serving activities, shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge not less than six (6) feet in height where necessary to conceal such areas or facilities from a residential district adjoining or facing across a street in the rear or on the side of the principle building or use.
- 2) In any district where reference is made requiring adequate screening of a specified operation, such screening shall be a wall or fence of solid appearance or tight evergreen hedge not less than six (6) feet in height.
- 3) Outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings, and shall be so situated as not to reflect directly into any public right-of-way.

Section 5.7 - Minimum Distance Between Buildings

The following minimum distances between buildings shall be required unless otherwise specified within this Ordinance:

- 1) There shall be a distance of not less than fifteen (15) feet between a main and an accessory building located on the same lot or parcel.

ARTICLE VI

USE REQUIREMENTS BY DISTRICTS

Section 6.1 - Residential Districts

R-1 Low Density Single-Family Residential District This district is provided to afford opportunity for choice of a low density residential environment consisting of single-family homes on relatively large parcels of land. Private, on-site water supply and sewage disposal may be permissible in this district depending on specific location.

However, as public sanitary sewer service becomes available, it shall be required that all dwelling units located within 150 feet of a sanitary sewer main be connected to the public system within two (2) years after the service is available.

Within the R-1 Low Density Single-Family Residential District, the following uses are permitted. All other uses are prohibited.

- (1) Single-family dwelling.
- (2) Accessory Buildings and uses when located on the same lot or parcel of land as the main structure and customarily incident thereto and provided the requirements in Section 8.3 are met.
- (3) Fall-out shelters and storm shelters provided the requirements in Section 8.4 are met.
- (4) Home swimming pools provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence of at least five (5) feet in height and provided approval from the Geneva County Health Department has been obtained.
- (5) Agricultural, forestry, livestock and poultry production, provided that the operation is conducted on a tract of land not less than ten (10) acres in area, and that no storage of manure or odor or dust producing substance or use shall be located within 200 feet of a property line, provided; however, any such structure existing at the time of passage of this Ordinance shall be allowed to extend to the existing building line but no nearer the property line than any existing portion of such structure. All animals (except those generally recognized as pets) shall be kept in a structure, pen or corral. Anyone may keep fowl for their own personal use on land less than 10 acres provided all of the requirements in this Section are met.

R-2 Single and Two-family Residential District This district is intended as a medium density single and two-family residential district with lots of moderate size. Private, on site water supply and sewage disposal may be permissible in this district depending on specific location. However, as public sanitary sewer service becomes available, it shall be required that all dwelling units located within 150 feet of a sanitary sewer main be connected to the public system within two (2) years after the service is available.

Within the R-2 Single and Two-Family Residential District, the following uses are permitted:

- (1) All uses permitted in the R-1 Low Density Single-Family Residential District except that agricultural, forestry, livestock and poultry production are prohibited in any R-2 District.
- (2) Two-family dwellings (duplex).
- (3) Government buildings.

R-3 Multi-Family Residential District The intent of this district is to provide opportunity, within a general protected residential environment, for the highest residential district density considered as appropriate to the character of Samson. Off-street parking shall be provided as specified in Section 5.2.

Within the R-3 Multi-Family Residential district, the following uses are permitted:

- (1) All uses permitted in the R-2 Two-Family Residential District.
- (2) Multi-family dwellings (triplexes and apartments).
- (3) Hotels and apartment hotels.
- (4) Office buildings exclusively used for professional occupancy and of such character and nature that such use will not adversely affect adjacent and nearby residential properties.
- (5) Civic clubs, lodges, and boarding houses.

Section 6.2 - Commercial Districts

C-1 Central Business/Local Shopping District This district is intended to provide opportunity for commercial establishments offering general retail consumer goods and personal services generally associated with a Central Business District or a Local Shopping District. It is the further intent of this district to insure the continued vitality of the Central Business District.

All businesses, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible. For example: loading and unloading, automobile parking for customers, and the sale of automobile fuel at service stations. Uses, processes or equipment employed shall be limited to those that are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.

Within the C-1 Central Business District, the following uses are permitted.

- (1) Any retail business or commercial use in which there is no processing or treatment of materials, goods or products except as provided for, including:
 - (a) Appliance store including radio and television service.
 - (b) Art and antique shop.
 - (c) Baker employing ten (10) or less persons.
 - (d) Bank and drive in bank.
 - (e) Bicycle or motorcycle shop.
 - (f) Book, stationery, camera, or photographic supply store.
 - (g) Confectionery store.
 - (h) Clothing, shoe, millinery, dry goods, and supply notions.
 - (i) Drug store.
 - (j) Ice cream parlor.
 - (k) Furniture, home furnishings, including office furniture and equipment.

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- (l) Florist, nursery and gift shop,
- (m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.
- (n) Hardware and paint store.
- (o) Jewelry store.
- (2) Any of the following service businesses:
 - (a) Barber and beauty shop.
 - (b) Cafes, grills, lunch counters, and restaurants, but not including night clubs, bars, taverns, and drive by restaurants.
 - (c) Dress making and tailoring shops.
 - (d) Laundry and dry cleaning pick-up stations, and self-service laundry.
 - (e) Shoe repair shops.
- (3) Office buildings.
- (4) Bowling alleys and billiard rooms.
- (5) General farming and horticulture.
- (6) Single and two-family dwellings provided the lot requirements in the R-2 Residential Zoning District are met.
- (7) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 8.3 are met.
- (8) Home swimming pool provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence at least five (5) feet in height and provided approval from the Geneva County Health Department has been obtained.
- (9) Fall-out shelters and storm shelters provided the requirements in Section 8.4 are met.
- (10) Hotels.
- (11) Automobile service stations, provided the requirements in Section 8.6 are met.
- (12) Theaters (walk-in type).
- (13) Multi-family dwellings provided the requirements in Section 7.1 are met.
- (14) Finance, insurance, and real estate offices.
- (15) Private clubs, fraternal-orders, and lodges.
- (16) Sporting goods.
- (17) Tires, batteries, and other automobile accessories.

(18) Similar retail and commercial establishments meeting the requirements set forth in paragraph 6.2.

C-2 General Commercial District This district is intended to accommodate commercial establishments which, because of noise, general appearance, odor, nature of goods or services offered or other similar reasons, are considered incompatible with the more restrictive commercial district.

All businesses, servicing, storage, or processing shall be conducted in a completely enclosed building except where the nature of the activity makes it impossible. Uses, processes, or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.

Within the C-2 General Commercial District, the following uses are permitted:

- (1) Any use permitted in the R-1, R-2, R-3, and C-1 districts.
- (2) Laundry and dry cleaning plants.
- (3) Night clubs, bars and taverns, drive-in restaurants, and dance halls, however no nightclub, bar, tavern, drive-in restaurant, or dance hall shall be permitted within five hundred feet (500') of a property line that has been previously established as residential or within one thousand feet (1000') of a property line that has been previously established as a church, synagogue, temple or private or public school.
- (4) Motels, and apartment hotels.
- (5) Electrical supplier.
- (6) Heating and plumbing equipment.
- (7) Temporary uses including sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside stands, but such use not permitted for a period to exceed three (3) months in any calendar year.
- (8) Multi-family dwelling provided the requirements in Section 7.1 are met.
- (9) Farm and garden supplies.
- (10) Food locker plant renting lockers for the storage of food, including retail sales, delivery, cutting, and packaging of meats not including slaughtering.
- (11) Automobile, travel trailer, farm equipment and implements, and mobile home sales, but any mechanical or body repair must be conducted entirely within a structure which shall not have any opening, other than a stationary window, within 75 feet of a residential district and provided further that all vehicles on a used car sales lot must be in operating condition at all times.
- (12) Automobile repair garage, mechanical and body shop, provided all operations are conducted in a building which shall not have an opening, other than a stationary window within 75 feet of a residential district and which shall not store or otherwise maintain any parts or waste materials outside such buildings.
- (13) Produce and farmers markets.
- (14) Bakeries.
- (15) Car wash, provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vacancies (at 200 square feet per vehicle) equal to one-third (1/3) of the practical hourly capacity of the washing machines and

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in addition that curb breaks be limited to two, each not to exceed 30 feet in width, and located not closer than 20 feet to an intersection.

- (16) Similar retail and commercial establishments, the requirements set forth in paragraph 6.2.
- (17) All new business operations to be licensed within the City must be a minimum of 500 feet from property lines established as residential. (for exceptions see Section 6.5 Uses Permitted Upon Appeal)

Section 6.3 Wholesale and Industrial Districts

This District is established to accommodate those activities that are generally considered apart from the scope of retail or heavy industry but having activity which may be beyond the desired environment of residential or general business.

Within the M-1 Wholesale and Light Industrial District, the following uses are permitted:

- (1) Ice Plants.
- (2) Contractor's storage and equipment yards when located entirely within a building or fenced area.
- (3) Building and lumber supply establishments provided entire storage area is properly screened as required in Section 5.6, or of a greater height as required to adequately screen such areas, and that any machine operations be conducted entirely within a building which shall not have any opening, other than a stationary window, within 100 feet of a residential district.
- (4) Establishments for manufacture, repair, assembly or processing including:
 - (a) Confectionery manufacture.
 - (b) Clothing and garment manufacture.
 - (c) Laboratories for testing materials, chemicals analysis, photography processing.
 - (d) Manufacture and assembly of scientific, optical and electronic equipment.
 - (e) Manufacture of musical instruments and parts.
 - (f) Manufacture of souvenirs and novelties.
 - (g) Manufacture of toy, sporting and athletic goods.
- (5) Wholesale warehouses.
- (6) Drive-in theaters provided acceleration and deceleration lanes of at least 200 feet in length are provided for the use of vehicles entering or leaving the theater and the volume or concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movement, and provided that the screen is not visible from any expressway, freeway, arterial or collector street located within 2000 feet of such screen.
- (7) Truck terminals provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering or leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- (8) Trade shops including sheet metal, roofing, upholster, electrical, plumbing, venetian blind, cabinet making and carpentry, rug and carpet cleaning and sign painting provided that all operations are

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conducted entirely within a building which shall not have any opening, other than stationary windows, within 100 feet of any residential district.

- (9) Food processing plants, such as bakeries, meat packers, fish and poultry houses.
- (10) Frozen dessert and milk processing plants.
- (11) Any other establishments for the manufacture, repair, assembly, or processing of materials, similar in nature to those listed in Section 6.41(5) which are not objectionable by reason of smoke, dust, odors, bright lights, noise or vibration, or which will not contribute to the congestion of traffic.

Upon appeal to the Board of Adjustment, any use permitted in any C-2 District may be permitted in a M-1 District except that no new dwelling unit(s) shall be allowed in any M-1 District.

M-2 General Industrial District

Within the M-2 General Industrial District, the following uses are permitted:

- (1) All permitted uses in M-1 Wholesale and Light Industrial District.
- (2) Warehouses.
- (3) Agriculture, forestry, livestock and poultry production, provided that the operation is conducted on a tract of land not less than ten (10) acres in area, and that no structure containing poultry or livestock and no storage of manure or odor or dust producing substance or use shall be located within 200 feet of a property line. All operations and activities must be brought before and approved by the Board of Adjustment.
- (4) Dwelling, including a mobile home, for the exclusive use of a watchman or caretaker when located on the same street as the industrial use and subject to all dimensional and area requirements of the R-3 Multi-Family Residential District plus requirements set forth in paragraph 6.221 in the case of mobile homes.
- (5) Manufacturing, processing, fabrication, repair and servicing of any commodity or product except the following:
 - (a) Manufacture of acetylene gas or storage thereof, acid, asbestos, ammonia, bleaching powder or chlorine, asphalt or products thereof, cement, lime gypsum or plaster of Paris, coal tar or derivatives thereof, creosote or creosote treatment, clay tile or vitrified products, emery cloth or sand paper, explosive or fire works or storage thereof, fertilizer, glue, size or gelatin, linoleum, matches, paint, oil, shellac, turpentine or varnish, rubber and gutta percha products, soda compounds.
 - (b) Petroleum refining, tanning, curing, storage of hides and skins, boiler works, foundry or forge operation, incineration, reduction or dumping of offal dead animals, garbage or refuse, fat rendering, distillation of bones, coal or wood.
 - (c) Any use that may be obnoxious or offensive by reason of the emission of odors, dust, smoke, gas, noise or vibration.
- (6) Outside above ground tanks for the storage of gasoline, liquefied petroleum gas, oil or other inflammable liquids or gases but not when located within 500 feet of any residential district.
- (7) Junk yards provided the following provisions are met:

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- (a) No such operation shall be permitted to locate closer than 300 feet to a residential district and no closer than 50 feet to any property line.
- (b) No such operation shall be permitted to locate on or facing a State or Federal Highway.
- (c) All such operations shall be completely enclosed by an opaque fence or wall except driveway areas, having a minimum height of six (6) feet, but in no case less than such a height as will effectively screen all operations from view.
- (d) The number of vehicular driveways permitted on any single street frontage shall be limited to one (1) per 500 feet with a maximum of 20 feet driveway width.

Section 6.4 (A-C) Agricultural - Conservation District

The intentions of this district are:

- (1) To preserve prime agricultural/forestry land for those uses for which it is well suited and for which there is need to protect it from unplanned, poorly planned, and inappropriate uses.
- (2) To provide control of the spread of urban development in rural areas in a scattered, ineffective manner which may create conflict with agricultural and forestry uses and place undue economic burdens on rural residents for the provision of urban services.
- (3) To preserve valuable natural areas needed for additional and expanded municipal water supply, outdoor recreation, open space, and enjoyment of scenic resources, and to prevent intense development in areas unsuited for this type of development because of soils, water table, drainage, and other characteristics of the land.
- (4) To use as a holding district for land currently underdeveloped, the future development of which is uncertain or for which an urban use zone would be premature and unreasonable due to the pace of local development.

In the Agricultural-Conservation (A-C) District, the following uses are permitted:

- (1) Crop and fiber production.
- (2) Livestock production.
- (3) Fish hatcheries and fish farms.
- (4) Farmhouses.
- (5) Barns, stables, silos, and other structures incidental to the uses listed above.
- (6) Rural, non-farm residences on parcels of land of one (1) acre or more.

Section 6.5 – Business Districts

B- 1 Business District 1 – Shopping District This district is intended to provide opportunity for business establishments who meet all the restrictions and criteria as following:

1. Maximum size of building 100X150 feet
2. Minimum size of building 50X80 feet
3. Front of building must be brick, stucco, vinyl, or finished and/or painted wood
4. Building must be 60 feet from the right-of-way
5. Dumpster must be enclosed in a fence that is at least 6 inches taller than the containers
6. Tract of land must be not less than 2 acres
7. Parking lot must have adequate drainage
8. Paving: Front area of building must be paved 25 feet deep and length of building
9. Paving shall mean asphalt or concrete
10. Real estate shall be landscaped in such a manner to prevent vehicles from parking on unpaved areas.

Within the B- 1 Business District 1/ Shopping District, the following uses are permitted.

- (1) Any consumer retail shop, business or office buildings, inside dining restaurants, personal service business, financial services or real estate offices including:
 - (a) Appliance Store
 - (b) Book, Stationery, Camera, or Photographic Supply store
 - (c) Confectionery Store
 - (d) Clothing, shoe and millinery
 - (e) Drug store
 - (f) Furniture, home furnishings, including office furniture and equipment
 - (g) Florist, nursery and gift shop
 - (h) Restaurants that provide inside seating/dinning area, but not including night clubs, bars, taverns, and drive by restaurants.

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Section 6.6. Uses Permitted Upon Appeal

The following uses may be permitted upon appeal to the Samson Board of Zoning Adjustment in the districts indicated below.

<u>Land Use</u>	<u>District(s) in Which Permitted (Upon Appeal)</u>
1. Cemetery	A-C, R-1, R-2, R-3, I-M
2. Funeral home	C-2
3. Places of assembly, including stadiums, coliseums, and auditoriums	R-1, R-2, R-3, C-1, C-2
4. Travel trailer park	M-1, A-C
5. Churches	Any District
6. Home Occupations (provided the requirements in Section 8.4 are met)	Any District
7. Kindergartens, play schools, and day care centers	R-1, R-2, R-3, C-1, C-2
8. Public and private schools and libraries excluding business and trade schools.	R-1, R-2, R-3, C-1, C-2
9. Public utility structures and buildings provided that the installation is properly screened and that no office or equipment storage shall be stored on site.	R-1, R-2, R-3, C-1, C-2
10. Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreation areas, provided that no building for such purposes is located within 100 feet of any property line.	R-1, R-2, R-3, C-1, C-2
11. Hospitals, clinic, convalescent, and nursing homes.	R-1, R-2, R-3, C-1, C-2
12. Libraries and museums	R-1, R-2, R-3, C-1, C-2
13. Mobile Home Parks, provided the requirements in Section 8.1 are met.	Areas designated by City Ordinance

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14. Business offices and professional offices of such character and nature that such use will not adversely affect adjacent and nearby residential property.

R-1, R-2, R-3

ARTICLE VII

OTHER REQUIREMENTS BY DISTRICTS

Section 7.1 - Minimum Lot Area and Lot Width, Maximum Lot Coverage

7.11 Single and Two-Family Residential Dwelling Units Within use districts permitting single and two-family residential dwelling units, the following minimum lot areas, minimum lot widths and maximum lot coverage shall apply:

	Minimum Lot Area (Square Feet)	Minimum Lot Width Measured at Building Line (Feet)	Maximum Lot Coverage (Percent)
R-1 Residential Single Family			
With Septic Tank and Well	15,000	100	25*
With Septic Tank	15,000	100	25*
With Public Sewer	15,000	100	25*
R-2 Residential Single Family			
With Septic Tank and Well	11,000	75	40*
With Septic Tank	11,000	75	40*
With Public Sewer	11,000	75	40*
R-3 Residential Two Family			
With Septic Tank and Well	7,500	60	40*
With Septic Tank	7,500	60	40*
With Public Sewer	7,500	60	40*

*Does not apply to lots of record

7.12 Multi-Family Residential Dwelling Units

Within the districts permitting multi-family dwellings, the minimum lot areas for the first dwelling unit shall be 7,500 square feet in R-3 and C-1 Districts and 35,000 square feet in C-2 District, plus 2,000 square feet for each additional dwelling unit.

7.121 Within use districts permitting multi-family residential dwelling units, the minimum lot width measured at the building line shall be 60 feet.

7.122 Multi-family dwellings shall be permitted only in areas which are served by sanitary sewer collector lines which are tied into the municipal sanitary sewer system. All multi-family dwellings must be connected to the municipal sanitary sewer system.

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Section 7.2 - Minimum Setbacks Within the zoning districts herein defined, the following minimum setbacks shall apply:

Zoning District	Front Yard	Rear Yard	Side Yard	Corner Lot
	Arterial/Local			Arterial/Local
R-1 Residential	30'/30'	25'	15'	30'/30'
R-2 Residential	30'/25'	25'	15'	30'/25'
R-3 Residential	30'/25'	25'	15'	30'/25'
C-1 Central Business	25'/25'	25'	15'	25'/25'
Multi-Family	Not Specified	(**)	(**)	Not Specified
Commercial				
M-1 Wholesale	50'/30'	(**)	(**)	50'/30'
And Light				
Manufacturing				
M-2 General Industrial	50'/30'	(**)	(**)	50'/30'

(**) None except when abutting residential district and then not less than fifty (50) feet.

ARTICLE VIII

SPECIAL PROVISIONS

Section 8.1 Travel Trailers

In any district where travel trailer parks are permitted, the applicant shall submit to the Zoning Enforcement Officer a lay-out of the park subject to the following conditions:

8.11 No travel trailer park shall be located except with direct access to a County, State or Federal Highway, with a minimum lot width of not less than fifty (50) feet for portion used for entrance and exit. No entrance or exit shall be through a residential district.

8.12 The minimum lot area per park shall be (3) acres and have a maximum of 4 units per acre.

8.13 Spaces in travel trailer parks may be used by travel trailers provided they meet any additional laws and ordinances of the Council and shall be rented by the day or week only. Any occupant of such space shall remain in the trailer park for a period of not more than thirty (30) days. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which trailer parks are allowed provided:

- (1) Such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.
- (2) Such establishments shall be restricted in their use to occupants of the park.
- (3) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

8.14 No space shall be so located that any part intended for occupancy for sleeping purposes shall be within thirty (30) feet of the right-of-way line of any freeway, expressway, or collector street, or of any minor street.

8.15 In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval of the Geneva County Health Department.

Section 8.2 - Manufactured Housing Special Provisions and Statements

In any district where mobile home parks are permitted, the applicant shall submit to the Zoning Enforcement Officer, a layout of the park subject to the following conditions.

8.21 The minimum lot area per park shall be five acres; have a maximum of 4 units per acre; the minimum lot width for portion used for entrance and exit shall be fifty (50) feet; and the minimum lot width for portion containing mobile home spaces, or stands, shall be fifty (50) feet.

8.22 The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be eight (8) and the minimum area for each mobile home space or stand shall be 3,500 square feet for "single-wides" and 4,500 square feet for "doublewides".

8.23 Open space requirements for each mobile home lot shall be as follows: front yard - 15 feet; back yard - 15 feet; side yard - 15 feet.

8.24 No mobile home shall be admitted to any park unless it can be demonstrated that it meets the requirement of any additional laws and ordinances of the Council.

8.25 Convenience establishments of a commercial nature, including stores, laundry and dry cleaning establishments and pick-up laundry and dry cleaning agencies, and beauty shops and barber shops may be permitted in mobile home parks provided that such establishments and the parking areas primarily related to their operations, and provided they:

- (1) Shall not occupy more than ten (10) percent of the area of the park;
- (2) Shall be subordinate to the residential use and character of the park;
- (3) Shall be located, designed and intended to serve frequent trade or service needs of persons residing in the park;
- (4) Shall present no visible evidence of their commercial character from any portion of any residential district outside the park

8.26 In addition to meeting the above requirements, the mobile home park site plan shall be accompanied by a certificate of approval from the Geneva County Health Department.

Individual standing (stand-alone) mobile homes in addition to mobile homes within mobile home parks must meet the following requirements.

8.27 All mobile homes shall be securely anchored and tied down in accordance with Alabama State Law.

8.28 The undercarriage of each mobile home shall be enclosed (skirted) by a screening material specifically manufactured for that purpose within thirty (30) days of locating in the City of Samson. Roofing material such as tin sheets shall not be acceptable as undercarriage skirting.

8.29 A single mobile home unit or travel trailer may be used for an office in a subdivision by the developer or for a temporary residence during construction or for the other special purposes for a period not to exceed six (6) months from the date of written approval from the Zoning Enforcement Officer.

8.30 All mobile homes shall not be older than twelve (12) years old unless approved by the Board of Adjustment.

8.31 A licensed company must transport all mobile homes within the city limits of Samson.

Nonconformance Any travel trailer or mobile home which does not meet the requirements in the above paragraphs shall be removed within thirty (30) days of notice of its nonconformance from the Zoning Enforcement Officer. Any exceptions will need to be granted by the Board of Adjustment.

Section 8.3 Accessory and Temporary Buildings

The location of Accessory buildings and uses in residential districts must meet the following requirements.

8.31 Where an Accessory building is attached to the main building, a substantial part of one wall of the Accessory building shall be an integral part of the main building or such Accessory building shall be attached to the main building in a substantial manner by a roof, and therefore such requirements applicable to the main building are applicable to the Accessory building.

8.32 A detached Accessory building shall not be closer than fifteen (15) feet to the main building, nor closer than ten (10) feet to the lot line, with the exception of seven and one-half (7.5) feet in lots of record.

8.33 A detached Accessory building, not more than two (2) stories in height, may be constructed on not more than 30 percent of the rear yard.

8.34 No detached Accessory building may be located on the front yard of a lot.

Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.

Section 8.4 - Fall-Out Shelters and Storm Shelters

Fall-out shelters and storm shelters are permissible as principle or accessory uses and structures in any district, subject to the following conditions:

- 8.41 If any portion of the structure extends above the ground, that portion above the ground must comply with the yard and lot coverage regulations of the district in which it is located, and the site plan for such shelter must be approved by the Zoning Enforcement Officer.
- 8.42 If the structure is completely underground, it need not comply with yard requirements or percentage of lot coverage requirements.
- 8.43 A fall-out shelter or storm shelter, underground or above ground, shall be confined to a side or rear yard and shall not be located in the front yard between the main building and the street on which it fronts.
- 8.44 Fall-out shelters and storm shelters may contain or be contained in other structures or may be constructed separately.

Section 8.5 - Home Occupation

Home occupations where permitted, must meet the following special requirements:

- 8.51 The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.
- 8.52 The home occupation shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by members of the immediate family residing on the premises.
- 8.53 The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25) percent of the floor area within said building.
- 8.54 The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radial activity or other conditions detrimental to the public safety or character of the surrounding area.
- 8.55 The building in which the home occupation is to be located must be an existing structure ready for occupancy and not a proposed structure.
- 8.56 Any business sign placed on the premises shall not be larger than two (2) square feet in sign area.

Section 8.6 - Automobile Service Stations

Within the districts permitting automobile service stations, the following requirements shall apply:

- 8.61 The property on which an automobile service station is located shall not be within 100 feet of any residential district, or any property containing a school, public library, institution for children or dependents.

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- 8.62 An automobile service station shall have a minimum frontage on the primary street of 120 feet and a minimum area of 12,000 square feet. All buildings shall be set back 40 feet from all street right-of-way lines and all canopies shall be set back fifteen (15) feet from all street right-of-way lines.
- 8.63 Vehicular entrances or exits at an automobile service station shall not be provided with more than two (2) curb cuts for the first 120 feet of street frontage or fraction thereof, and;
- 8.64 Shall contain an access lane along the curb line of the street of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than twenty (20) feet to a street intersection or closer than ten (10) feet to the adjoining property, and;
- 8.65 Shall not have any two driveways, or curb cuts, any closer than twenty (20) feet at both the right-of-way line and the curb or edge of the pavement along a single street.
- 8.66 All gasoline pump islands shall be set back at least fifteen (15) feet from the right-of-way line, or where a future widening line has been established, the setback line shall be measured from such line; and where pump islands are constructed perpendicular to the right-of-way line; however, the pumps shall be at least 60 feet from the center line of an arterial street, 55 feet from the center line of a collector street and 45 feet from the center line of other streets.
- 8.67 A minimum of two (2) off-street parking spaces are required with an additional off-street parking space for each lubrication or wash bay.
- 8.68 A raised curb of at least six (6) inches in height shall be erected along the street property lines, except for driveway openings.
- 8.69 A solid fence or wall six (6) feet in height shall be erected along all adjacent property lines facing any adjacent residential lot.
- 8.70 Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- 8.71 All drives, parking, storage, and service areas shall be paved and curbed and a good stand of grass shall be maintained on the remainder of the lot.
- 8.72 Outside above ground tanks for the storage of gasoline, liquefied petroleum gas, oil or other inflammable liquids or gases shall be prohibited at any automobile service station in all zoning districts.

Section 8.7 - Cemeteries

Within the districts permitting cemeteries, the following requirements shall apply:

- 8.71 The site proposed for a cemetery shall not interfere with the development of a system of collector or larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare.
- 8.72 Any new cemetery shall be located on a site containing not less than 20 acres.
- 8.73 All new structures shall be set back no less than 25 feet from any property line or minor street right-of-way line.
- 8.74 All graves or burial lots shall be set back not less than 25 feet from any property line or minor street right-of-way lines, and not less than 50 feet from any collector, arterial, expressway, or freeway right-of-way line.
- 8.75 The entire cemetery property shall be landscaped and maintained.

Zoning Ordinance of the City of Samson, Alabama

8.76 An application must be made to the Planning Commission for any extension of existing cemeteries.

Section 8.8 - Signs

The provisions of this Section shall govern the location, size, setback and height of signs in order to insure safe construction, light, air, and open space, to reduce hazards at intersections, to prevent the accumulation of trash, and to protect property values of the entire community.

8.81 All types of signs, except outdoor advertising signs, shall be allowed in all zoning districts.

8.82 All outdoor advertising signs shall be subject to the same yard and height limitations imposed upon other buildings or structures in the use district in which said sign is located, unless otherwise provided herein.

8.83 No outdoor advertising sign or sign structure shall be placed upon any street or highway right-of-way.

8.84 No outdoor advertising sign or sign structure shall be located in such a manner as to materially impede the view of any street or highway intersection. Nor shall they be located in such a manner as to materially impede the view of the intersection of a street or highway with a railroad grade crossing.

8.85 No outdoor advertising sign shall be erected, relocated, or maintained so as to prevent free entry or exit from any door, window or fire escape.

8.86 No portion of any outdoor advertising sign shall be less than ten (10) feet above the level of a sidewalk or other pedestrian thoroughfare, nor shall be less than sixteen (16) feet above the level of a public driveway, alley or street.

8.87 Church signs, school signs, hospital signs, medical signs, and other like signs that are commonly placed, erected, or installed in residential areas are permitted in R-1, R-2, or R-3 Residential Districts. No commercial outdoor advertising signs shall be placed, erected, or installed in any R-1, R-2, or R-3 Residential Districts without the prior approval of the Zoning Board of Adjustment. The Zoning Board of Adjustment may only permit commercial outdoor advertising signs in residential areas that do not detract quality characteristics from the neighborhood.

8.88 No sign shall be permitted in any district that uses the words "Stop" or "Danger" prominently displayed and/or which is a copy or imitation of official traffic control signs.

8.89 No sign shall be permitted in any district that contains flashing or intermittent red, green, blue, or amber illumination.

Section 8.9 - Fencing

The provisions of this Section shall govern the placement of fencing between and around home sites, commercial establishments or other structures, parcels or lots to the extent that the fencing is to be placed along public streets or along the property lines of adjacent property owners.

8.90 A permit application for the new construction of fences shall be required for all property within the municipality and shall be issued only after a site review has been made by the city building code enforcement officer. No construction for the placement of fencing may begin without the issuance of a permit.

8.91 The cost of a permit for the construction of fencing shall not exceed five dollars (\$5.00).

8.92 A permit for the construction of fencing shall not be required if a permit for the construction of a new primary dwelling or structure has already been issued and the fencing is included in the original

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construction plans. Fencing that is added fifteen (15) or more days after the completion of the final landscaping of a property shall require a permit.

- 8.93 Fencing that is to be placed wholly within the confines of a landowner's property shall be constructed and designed to enhance the property upon which it is being placed rather than to detract or lower property value.
- 8.94 Construction materials shall be those materials that are generally acceptable within the fencing industry and shall be consistent with the existing fencing or construction character of the adjoining properties or surrounding neighborhood.
- 8.95 The fencing that is placed along public streets or rights-of-way shall not be placed in locations or be constructed of any material that would create a visual obstruction or hazard to motorists or pedestrians.
- 8.96 Fencing placed along property lines that are shared with adjacent property owners shall be placed no closer than three (3) inches from the established dividing line unless both property owners agree in writing to place the fence on the line and consider the fence as the acceptable property line.
- 8.97 Maintenance and upkeep of fencing placed along street rights-of-way shall be required. The maintenance of fences used to establish property lines shall be the joint responsibility of both property owners regardless of who constructed the fencing unless agreed upon in writing by both parties.
- 8.98 The establishment of using fences as property line boundaries in accordance with this ordinance shall not be held superior to a boundary determination performed by a duly licensed land surveyor or engineer.
- 8.99 The statements put forth in this section are not intended to serve as a final remedy for any boundary dispute that may arise between property owners. Matters of dispute concerning property boundaries shall remain the jurisdiction of the civil court system.

ARTICLE IX

EXCEPTIONS AND MODIFICATIONS

Section 9.1 - Yard Requirements

Yard requirements shall be modified subject to the following conditions:

- 9.11 On double frontage lots, the required front yard shall be provided on each street.
- 9.12 Whenever a rear property line of a lot abuts upon an alley one-half (1/2) of the alley width shall be considered as a portion of the required rear yard.
- 9.13 An unroofed porch shall project into a required front yard for a distance not exceeding ten (10) feet.
- 9.14 The front and side yard requirements may be waived where dwellings occupy space above commercial uses upon approval of the Board of Adjustment.

Section 9.2 - Access to Public Streets

Access to public streets shall be maintained in accordance with the following requirements:

- 9.21 Each principle use shall be located on a lot or parcel which provides frontage on a public street having right-of-way of not less than thirty (30) feet.
- 9.22 Any additional dwelling shall have access to a public street by means of a passageway open to the sky at least fifteen (15) feet in width.

Section 9.3 - Lots of Record

Where the owner of a lot of record or his successor to the title thereto does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, the following exceptions may be allowed.

- 9.31 Where a lot, tract or parcel of land has an area or width that does not conform to the requirements of the district in which it is located, said lot may be used for single-family dwelling. (Except in the C-1 Central Business/Local Shopping District, M-1 Wholesale and Light Manufacturing District, and M-2 General Industrial District). A single-family dwelling may be constructed in R-2 and R-3 Residential District provided the lot to be so used has a minimum area of 4,000 square feet and a minimum lot width at the building line of 40 feet, provided it is located on a public sewer if available.
- 9.32 When two or more adjoining and vacant lots with continuous frontage are in a single ownership at the time of application and such lots have a frontage or lot area that is required by the use district in which they are located, such lots shall be platted or re-parceled so as to create one or more lots which conform to the minimum frontage and area requirements of the use district.
- 9.33 Buildings or structures located on sub-standard lots of record may be improved only when the addition of adequate plumbing is required by the laws and ordinances of the Council, provided that the yard requirements in Section 8.3 are adhered to.
- 9.34 The side yard requirements for substandard lots of record may be reduced for each side yard at the rate of one foot for each four feet by which the lot width lacks fifty (50) feet, provided in no event shall such side yard be reduced to less than seven and one-half (7.5) feet on each side.

ARTICLE X

ZONING ADMINISTRATION

Section 10.1 - Duties and Powers of the Zoning Enforcement Officer

The Zoning Enforcement Officer shall be the Building Inspector of the City of Samson, Alabama, or any public official of the said City designated by the Mayor or Council of the said City if there is no Building Inspector, whose duties and powers are as follows:

- 10.11 The Zoning Enforcement Officer is authorized and empowered, on behalf and in the name of, the Council to administer and enforce the provisions of this Ordinance to include receiving applications, inspecting premises, and issuing Certificates of Zoning Compliance and Certificates of Occupancy for uses and structures which are in conformance with the provisions of this Ordinance.
- 10.12 The Zoning Enforcement Officer does not have the authority to take final action on applications or matters involving variances, non-conforming uses, or other exceptions which this Ordinance has reserved for public hearing before the Board of Adjustment, the Commission, and/or the Council.
- 10.13 The Zoning Enforcement Officer shall keep records on all and any permits, the Certificates of Occupancy issued, and all submitted Subdivision Plats, with notations of all special conditions involved. He shall file and safely keep copies of all sketches and plans submitted, and the same shall form a part of the records of his office and shall be made as a public record.

Section 10.2 - Permits and Certificates

Permits and certificates shall be issued in accordance with the following provisions:

10.21 Zoning Compliance Permit

The Zoning Enforcement Officer shall issue a Zoning Compliance Permit, which may be incorporated into the Building Permit issued under the Building Code adopted and in effect by the Council, for any permitted use or structural alteration provided such proposed use of land or structure, or structural alteration is in conformance with the provisions of this Ordinance.

An application shall be accompanied by two (2) copies of a dimensional sketch or a to-scale plan, signed by the owner, or his authorized agent, to include, as a minimum, the following: lot dimensions with property line monuments located thereon; shape, size, height, and location of the buildings proposed to be erected, demolished, altered, or moved, and of any buildings already on the lot; yard dimensions and the use of structures including the number of dwelling units within each structure where appropriate; easements (private and public); water courses; fences; street names and street right-of-way lines; and such other information regarding abutting property as directly affects the application.

Each permit shall be conspicuously posted and displayed on the premises described in the permit during the period of construction or reconstruction.

If the proposed excavation, filling, construction, or movement set forth in said sketch or plan are in conformity with the provision of this Ordinance, and other appropriate codes and ordinances of the Council which are in effect, the Zoning Enforcement Officer shall sign and return one (1) copy of the sketch or plan to the applicant and shall issue a Zoning Compliance Permit. The Zoning Enforcement Officer shall retain one (1) copy of the Zoning Compliance Permit and one (1) copy of the sketch or plan for his records.

If the sketch or plan submitted describes work which does not conform to the requirements of this Ordinance, the Zoning Enforcement Officer shall not issue a Zoning Compliance Permit, but shall return one (1) copy of the sketch or plan to the applicant along with a signed refusal in writing. Such refusal shall state the reasons for refusal and shall cite the portions for this Ordinance with which the submitted sketch plan does not comply. The Zoning Enforcement Officer shall retain one (1) copy of the sketch or plan and two (2) copies of the refusal.

Any Zoning Compliance Permit shall automatically expire six (6) months from the date of issuance if the person, firm, or corporation to which the certificate or permit is being exercised for the purpose for which it was issued, or if the work so authorized is suspended or discontinued for period of one (1) year.

10.22 Certificate of Occupancy

Certificates of Occupancy is required and shall be issued by the Zoning Enforcement Officer in accordance with the following provisions:

- (1) A building hereafter erected.
- (2) A building hereafter altered so as to affect height, or side, front or rear yards.
- (3) A change of type of occupancy or use of any building on premises.

A Certificate of Occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this Ordinance, or unless the building, as finally constructed, complies with the sketch plan upon which the Zoning Compliance Permit was issued.

Section 10.3 – Fees

Fees are according to the following:

10.31 Application Fee

An application for matters appearing before the Commission and the Board of Adjustment will be accompanied by cash or check, payable to the City, in the amount of \$25.00.

10.32 Publication of Legal Notice

When a request before the Commission and the Board of Adjustment requires publication of a legal notice, the Commission or the Board of Adjustment shall cause the preparation of the required notice and submit it to the appropriate newspaper for publication. The cost of such publication shall be billed to the applicant.

10.33 Posting of Sign

When posting of a sign is required on the property in question, the applicant shall be responsible for following the procedure listed in Section 10.73.

Section 10.4 - Establishment of the Board of Adjustment

The Board of Adjustment of the City of Samson, Alabama, is hereby established.

10.41 Initial Appointment

The initial appointment of the Board of Adjustment shall be as follows: two members for one year; two members for two years; and one member for three years.

10.42 Vacancies

Any vacancy in the membership shall be filled for the remainder of the term in the same manner as the initial appointment. Members shall be removed for cause by the Council upon written charges and after a public hearing thereon.

10.43 Public Offices Held

No member shall hold any other public office or position, except that one member may be a member of the Commission.

10.44 Rules of Procedure

The Board of Adjustment shall observe the following procedures:

- 1) Said Board shall adopt rules in accordance with the provisions of this Ordinance for the conduct of its affairs.
- 2) Said Board shall elect one of its members, other than a member of the Commission, as Chairman, who shall serve for one year or until he is reelected or his successor is elected. Said Board shall also elect one of its members as Vice-Chairman and shall appoint a Secretary.
- 3) The meetings of said Board shall be held at the call of the Chairman and at such other times as said Board may determine. The Chairman, or in his absence, the acting Chairman, may administer oaths and compel the attendance of witnesses by subpoena.
- 4) All meetings of said Board shall be open to the public.
- 5) Said Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the Board of Adjustment and shall be a public record.

Section 10.5 - Duties and Powers of the Board of Adjustment

The Board of Adjustment shall have the following duties and powers.

- 10.51 To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Enforcement Officer, or other administrative official, in the enforcement of this Ordinance.
- 10.52 To hear and decide special exceptions of the terms of this Ordinance upon which said Board is required to pass under this Ordinance.
- 10.53 To authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Ordinance shall be observed, public safety and welfare secured, and substantial justice done.
- 10.54 Such variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Adjustment that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography, and;

- 10.55 The application of this Ordinance to this particular piece of property would create an unnecessary hardship, and;
- 10.56 Such conditions are peculiar to the particular piece of property involved, and;
- 10.57 Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this Ordinance; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.

Section 10.6 - Procedure for Requesting a Hearing Before the Board of Adjustment

Requests for a hearing before the Board of Adjustment for an administrative review, special exception, or a variance shall observe the following procedures:

- 10.61 An application must be submitted in writing to the Zoning Enforcement Officer from whom the appeal is taken and to the Board of Adjustment a notice of appeal specifying the grounds thereof.
- 10.62 An application shall be accompanied by an acceptable site plan with such reasonable information shown thereon as may be required by the Zoning Enforcement Officer. Such site plan shall include, as a minimum, the following: lot dimensions with property line monuments located thereon; location and size of existing and proposed structures; easements (private and public), water courses existing and proposed; fences; street names and street right-of-way lines and such other information regarding abutting property as directly affects the application.
- 10.63 The Zoning Enforcement Officer shall cause to have posted in a conspicuous place on the property line in question one or more signs, each of which shall not be less than twelve (12) square feet in area, shall contain information as to the proposed change and the date and time of the public hearing, and the cost of each shall be paid by the applicant prior to the public hearing.
- 10.64 The Board of Adjustment shall fix a reasonable time for the hearing of appeals or other matters referred to said Board, give at least fifteen (15) days public notice thereof, as well as due notice to the parties in interest, and decide the same within 45 days from the date of such public hearing.
- 10.65 An appeal stays all legal proceedings in furtherance of the action appealed from, unless the Zoning Enforcement Officer certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that, by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the said Board or by a court of record: on application, on notice to the Official from whom the appeal is taken and on due cause shown.
- 10.66 In exercising the powers granted by the Board of Adjustment in Section 10.4 of this Ordinance, said Board may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part, or may modify the order, requirements, decisions or determination of the Zoning Enforcement Officer and may issue or direct the issuance of a Zoning Compliance Permit.
- 10.67 A property owner, or his appointed agent, shall not initiate action for a hearing before the Board of Adjustment relating to the same parcel of land more often than once every twelve (12) months on the same variance.
- 10.68 Any petition for a hearing before the Board of Adjustment may be withdrawn prior to action thereon by said Board at the discretion of the person, firm or corporation initiating such a request upon written notice to the Secretary of said Board.
- 10.69 Any person or persons severally or jointly aggrieved by any decision of the Board of Adjustment may take, within fifteen (15) days thereafter appeal to the circuit court of like jurisdiction, by

filing with such Board a written notice of appeal specifying the judgment of decision from which appeal is taken.

Section 10.7 Procedure for Requesting a Zoning Amendment

The Council may, from time to time, after examination, review and public hearing thereon, amend, supplement or change the regulations and zoning districts herein or subsequently established. Proposals for zoning amendments, whether initiated by the Council, the Commission, or any person, firm or corporation, shall be treated in accordance with the following procedure:

- 10.71 An application must be submitted in writing to the Zoning Enforcement Officer and must be accompanied with a site plan of the proposed use included in any petition for a zoning amendment. Such site plan shall include the existing land use on adjacent and surrounding properties.
- 10.72 The application shall be sent to the Planning Commission for review and recommendation, and said Planning commission shall have thirty (30) days within which to submit a report. If the Commission fails to submit a report within the thirty (30) day period, it shall be deemed to have approved the proposed amendment.
- 10.73 Whenever a proposed amendment to this Ordinance involves changing the zoning classification of a parcel of property from one district to another, the zoning enforcement officer shall cause to have posted in a conspicuous place on said property one or more signs, each of which shall not be less than twelve (12) square feet in the area, shall contain information as to the proposed change and the date and time of the public hearing, and the cost of each sign shall be paid by the applicant prior to the public hearing.
- 10.74 Before enacting any amendment to this Ordinance, the City Council shall hold a public meeting to consider the amendment. Prior to this meeting, the proposed amendment shall be published at least once a week for two consecutive weeks in advance of its passage in a newspaper of general circulation published within the community, and the same shall be posted in four conspicuous places within the community. Both the published and posted text of the proposed amendment shall be accompanied by a notice stating the time and place that the amendment is to be considered by the municipal legislative authorities, and stating further at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.
- 10.75 The Council shall hold a public hearing at the earliest possible time under the time limits spelled out above to consider the proposed zoning amendment, and shall take action on said proposed zoning amendment within 45 days from the date of the public hearing except in the case where the Council's tentative action is not in accordance with the Commission's certified recommendation. In such case, the Council shall not make any change in or departure from the text or maps, as recommended and certified by the Commission, unless such change or departure be first resubmitted to the Commission for an additional review and recommendation. The Commission shall have thirty (30) days to resubmit its recommendation.
- 10.76 Any petition for a zoning amendment may be withdrawn prior to action thereon by the Council at the discretion of the person, firm or corporation initiating such a request upon written notice to the Clerk of the Council.
- 10.77 A property owner, or his appointed agent, shall not initiate action for a zoning amendment affecting the same parcel of land more often than once every six (6) months.

Section 10.8 Continuance of Previously Issued Permits

All Building Permits that were previously issued by the City of Samson shall not be affected by the provisions of this Ordinance, except as otherwise provided herein.

ARTICLE XI

ENFORCEMENT AND REMEDIES

Section 11.1 - Penalties

Any person violating any provision of this Ordinance shall be fined upon conviction, not less than two dollars (\$2.00) nor more than one hundred dollars (\$100) and cost of court for each offense. Each day such violation continues shall constitute a separate offense.

Section 11.2 - Remedies

In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained, or any building, structure or land is or is proposed to be used in violation of this Ordinance, the Building Inspector, or other appropriate authority of the City of Samson or any adjacent or neighboring property owner who would be specially damaged by such violation may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violation; or to prevent the occupancy of said building, structure, or land. Each and every day such unlawful erection, construction reconstruction, alteration, conversion, maintenance, or use continues shall be deemed a separate offense.

ARTICLE XII

LEGAL STATUS PROVISIONS

Section 12.1 - Conflict with Other Laws

Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted statutes, rules, regulations, ordinances, the most restrictive, or that imposing higher standards, shall govern.

Section 12.2 - Validity

Each phrase, sentence, paragraph, section or other provision of this Ordinance is severable from all other such phrases, sentences, paragraphs, sections and provisions. Should any phrase, sentence, paragraph, section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect any other portion or provision of this Ordinance.

Section 12.3 - Effective Date

This Ordinance shall take effect and be in force from and after the date of its adoption.

Zoning Ordinance of the City of Samson, Alabama

ACKNOWLEDGMENTS

This ordinance was prepared in cooperation with the City of Samson Planning Commission by the Southeast Alabama Regional Planning & Development Commission, Dothan.

CITY ADMINISTRATION

MAYOR: CLAY KING
COUNCIL: ROGER BAINE
COUNCIL: BILL BRADLEY
COUNCIL: RONALD E. DAVIS
COUNCIL: MICHAEL MILLER
COUNCIL: MELISSA STINSON
CITY CLERK: HAZEL MCGOWAN

CITY PLANNING COMMISSION

CHAIRMAN: WILLIE BATTLES
MEMBER: ROGER BAINE (COUNCIL)
MEMBER: SANDRA GAUTNEY
MEMBER: CLAY KING (MAYOR)
MEMBER: DON EARL HERNDON
MEMBER: HAZEL MCGOWAN (SECRETARY)
MEMBER: NEAL PHILLIPS
MEMBER: DAVID SIMMONS
MEMBER: EARNESTINE WILLIAMS

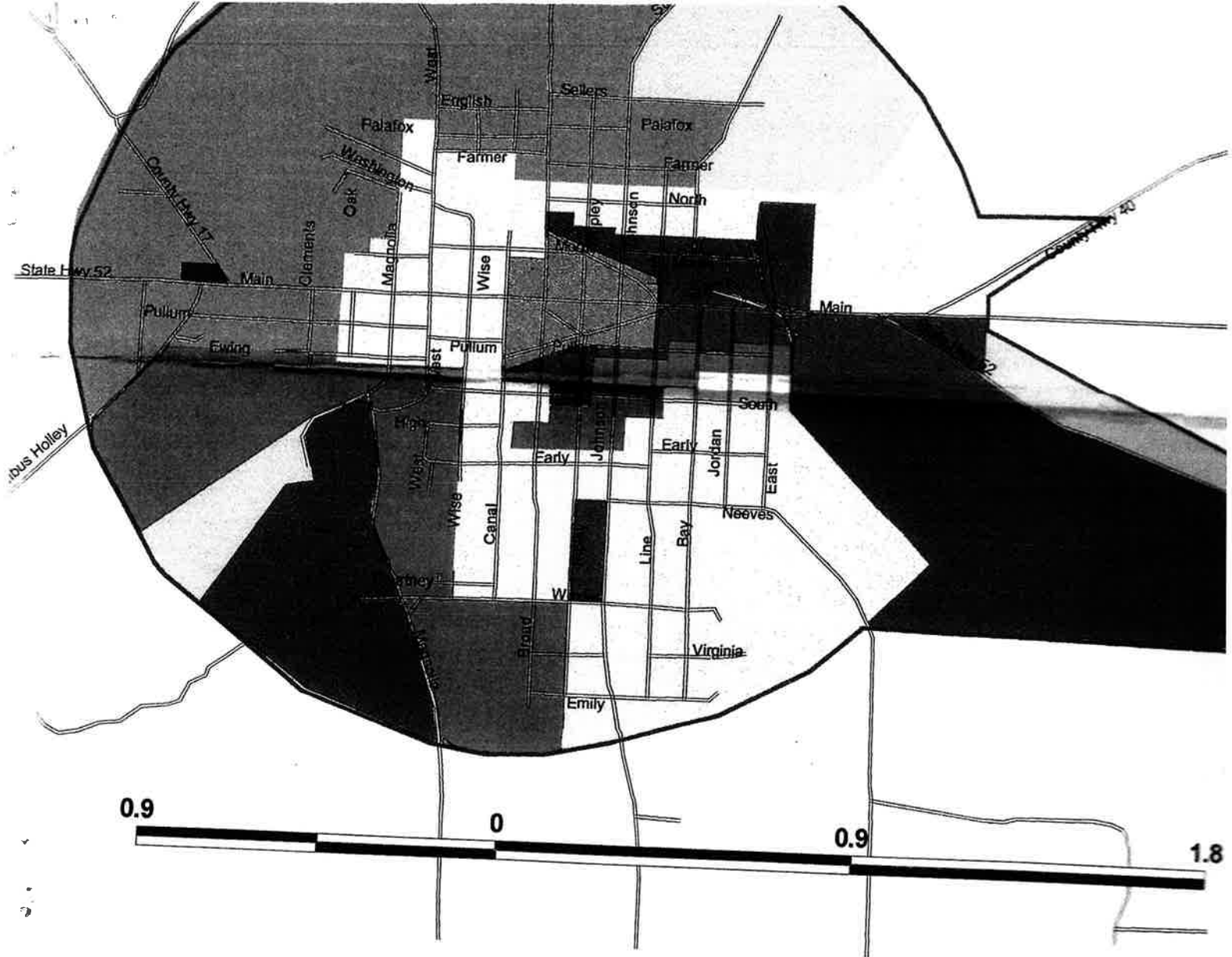
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-  City of Samson Municipal Limits
-  Business district 1.shp
-  R-1 District
-  R-2 District
-  C-1 District
-  C-2 general commerical district.shp
-  M-1 Light Industrial District
-  R-3 multi-family residential district.shp
-  M-2 general industrial district.shp
-  Agricultural-Conservation District



