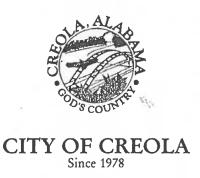
MAYOR Donald Nelson

CITY CLERK Marcy Brown

BUILDING INSPECTOR

David Moss



CITY COUNCIL

Kendal Hadaway

Cody Chambless

Wendy Lynch

Harold Parmer

MAGISTRATES

Linda Hoiles

Christie Bryant

Mark Howell

# THE CITY OF CREOLA ZONING BOARD WILL HOLD A PUBLIC HEARING ON

Tuesday, August 20,2024 AT 5:30P.M.
AT CREOLA SENIOR BUILDING

FOR THE PURPOSE OF ALLOWING THE PUBLIC COMMENT ABOUT THE

ZONING AMENDMENTS AS ATTACHED

If you have any questions, please contact City Hall at 251-675-8142 for more information.

## CITY OF CREOLA PLANNING COMMISSION

Proposed Amendments to Creola Zoning Ordinance Adopted August 2023

PROPOSED PUBLIC HEARING DATE: August 20, 2024

## All proposed zoning changes are highlighted in red, underlined font.

### **ARTICLE 2: DEFINITION OF TERMS**

- 1. Page 2-5:
  - Added definition of Bardominium
- 2. Page 2-20:
  - Added definition of Long-Term Rental
- 3. Pages 2-22:
  - Added to the definition of Lot Width to explain how the lot width is measured from the front building setback line.
- 4. Page 2-32:
  - Added definition of Residential Lodging
- 5. Page 2-34:
  - Added definition of Short-Term Rental
- 6. Page 2-45:
  - Added to the definition of Temporary Structure

#### **ARTICLE 4: ZONING DISTRICT REQUIREMENTS & PERMITTED USES:**

- 1. Page 4-6: SECTION 4.7.1- Residential Uses Examples:
  - Added examples of multi-family housing types
  - Added Barndominiums to list of types of housing
- 2. Page 4-10: Section 4.7.8: Other Uses
  - Added #5, Residential Lodging
- 3. Page 4-11: Section 4.8: Use Category Table
  - Removed Manufactured/Modular Homes as permitted by Right in R-1 and R-2
  - Added Barndominium to Table
  - Added Cargo/Shipping Container to Table
  - Added Residential Lodging Uses to Table
  - Added footnote (b) to explain cargo/shipping container uses
- 4. Page 4-12: Section 4.9: R-1 and R-2 Districts
  - Removed Manufactured/Modular Homes as permitted by Right in R-1 and R-2
  - Added Barndominium to uses permitted
  - Added Cargo/Shipping Container to uses permitted
  - Added Residential Lodging Uses to uses permitted

- 5. Page 4-13, Section 4.9: R-3 and B-1 Districts
  - Added Barndominium to uses permitted
  - Added Cargo/Shipping Container to uses permitted
  - Added Residential Lodging to uses permitted
- 6. Page 4-14 & 15, Section 4.9: B-2 District
  - Added Barndominium to uses permitted
  - Added Cargo/Shipping Container to uses permitted
  - Added Residential Lodging to uses permitted

## **ARTICLE 5: LOT DIMENSIONS & SETBACK REQUIREMENTS:**

- 1. Page 5-3: SECTION 5.4-Lot Measurements:
  - Added bullet point under section 5.4.1 to explain how to measure lot width
- 2. Page 5-5: Table 5.1: Lot Standards Table
  - Changed minimum lot size in R-2 and R-3 zoning districts
- 3. Page 5-8: SECTION 5.6.1.2
  - Added Distance Between Multiple Buildings on a Lot information.
- 4. Page 5-13, Section 5.9
  - Added paragraph to beginning of section for clarification
  - Added information to the 7<sup>th</sup> bullet point to address accessory buildings on a lot
  - Removed the 12<sup>th</sup> bullet point
- 5. Page 5-14, Section 5.10
  - Moved from Article 8: Cargo/Shipping Container Requirements to this section

### **ARTICLE 8: SUPPLEMENTAL REGULATIONS & SPECIAL PROVISIONS:**

- 1. PAGE 8-3: SECTION 8.3.1- REGULATIONS FOR RVS
  - Added language to #2
- 2. PAGE 8-16, SECTION 8.5: TEMPORARY STRUCTURES:
  - Added information to #6
- 3. PAGE 8-24: SECTION 8.8.2: MANUFACTURED/MODULAR HOMES
  - ADDED #6 TO ADDRESS AGE OF STRUCTURE

Come to City Hall to read the amendments in full