

ORDINANCE NO. 2026-1196

AN ORDINANCE AMENDING ZONING ORDINANCE RELATED TO MINIMUM BUILDING STANDARDS

Be it ordained by the City Council of the City of Boaz, in the State of Alabama, as follows:

SECTION ONE. Unless the context clearly indicates a different meaning, the words, terms and phrases used in this amended ordinance shall have the same meaning as ascribed to them in Ordinance Number 2021-1154.

SECTION TWO. The City Council of the City of Boaz, Alabama hereby expressly amends Ordinance Number 2021-1154 to amend Article 11.01.01 as follows:

11.01.01. Building Permits Required

1. It is unlawful to commence the excavation for the construction of any structure, including accessory structures or to store building materials or erect temporary field offices, or to commence the moving, alternation or repair (except repairs not changing the character of the structure and not involving City Building Code Inspection) of any structure without a building permit issued by the Building Official. Applications for a building permit are made to the Building Official on forms provided for that purpose and must be accompanied by required fees.
2. *The permit must be requested by a person or entity who is: A. Properly licensed by the State of Alabama and the City for the specific classification of work to be performed; or B. Expressly exempt from such licensing requirements under applicable state and local law.*
3. *The individual applying for the permit, or the designated qualifying agent for a licensed entity, shall be the party responsible for the following: A. The active, day-to-day supervision of all operations authorized by the permit. B. Serving as the primary point of contact and being directly answerable to the Building Official for all required inspections. C. Ensuring compliance with this ordinance and being held liable for any violations of the City Building Code or related regulations occurring on the premises.*

SECTION THREE. The City Council of the City of Boaz, Alabama hereby expressly amends Ordinance Number 2021-1154 to amend Article 3, Table 3-2 (Area and Dimensional Requirements)

TABLE 3-2: AREA AND DIMENSIONAL REQUIREMENTS, RESIDENTIAL DISTRICTS									
	Minimum Yards (ft)				Min. Lot Area (sf) or Max. Density (du/ac)	Min. Lot Width (ft)	Max. Height	Maximum Lot Coverage (structures)	Minimum Living Area (sf)
	Front		Rear	Side					
	Primary	Secondary							
R-1	40	30	40	10	15,000 sf	100	35 ft	25%	1,200
R-2	35	25	35	10	10,000 sf	75	35 ft	30%	1,200
R-3 and R-4									
Single-family detached	25	20	20	8/0 ¹	9,000 sf	45	35 ft	50%	1200
Single-family attached	20	15	20	0 ²	10 du/ac	20	35 ft	60%	900
Duplex, Triplex, Quadplex	25	20	20	8	6,000 sf ³	60	35 ft	50%	n/a
Nonresidential Uses	25	20	35	10	n/a	60	35 ft	50%	n/a
Multifamily (R-4 only)	25	20	35	8	18 du/ac	100	4 stories	60%	n/a
R-6	See §3-05 R-6 Manufactured Housing District								

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| <ol style="list-style-type: none">1. Single-family dwellings must be set back at least eight feet from one side lot line and may extend to the other side lot line. An easement must be provided on the zero lot line for maintenance access to the dwelling on the adjoining lot. Dwellings must be separated from structures on adjoining lots, or otherwise designed, for fire separation purposes in accordance with Building and Fire Codes.2. Building groups must be separated by at least 20 ft.3. 6,000 sf for the first dwelling unit plus 1,500 sf per additional unit. |
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SECTION FOUR. The City Council of the City of Boaz, Alabama hereby expressly amends Ordinance Number 2021-1154 to add §2.04.07 Detached Single-Family Construction and Design Standards)

2.04.07. Design and Construction Standards for Single Family Detached Homes. No Certificate of Occupancy shall be issued for a single family detached dwelling unless the following minimum standards are met:

1. ***Interior Ceiling Height. 8-foot minimum interior ceiling height.***
2. ***Foundation Moisture Barriers. 10-mil moisture barrier for foundation crawl space and slab.***
3. ***Foundation Exterior. Plain cinder blocks are disallowed. Painted split-faced block, stucco, brick, or rock or similar material as approved by the Building Official.***
4. ***Front Porch. All front porches must be covered by a roof. All exposed wood on porches must be painted or stained. No lean-to roofs are allowed for elevated front porches. Elevated porches must be enclosed below the floor line with 1x4 wood.***
5. ***Roof. All roofs must have a minimum 4:12 roof pitch and the minimum 12-inch overhang.***
6. ***Vinyl Siding. All vinyl siding must be .044 mil thickness or higher.***
7. ***Exterior HVAC. All exterior HVAC units must be located beside or behind the dwelling.***
8. ***Anti-Monotony. No identical front exterior designs on adjacent houses.***
9. ***Sidewalk Continuation. Any new construction on a lot adjacent to an existing sidewalk, curb or gutter must install matching infrastructure that connects to the existing system.***
10. ***Driveways. For any lot 10,000 square feet or smaller, driveways may not consist of loose gravel or dirt anywhere on the property and must be constructed of a permanent surface (concrete, asphalt, or pavers) or similar surface material as approved by the Building Official.***

SECTION FIVE. The City Council of the City of Boaz, Alabama hereby expressly amends Ordinance Number 2021-1154 to add Article 2.11.03 as follows:

2.11.03 For single family detached residential use, the intensity, location and design of lighting must be such that no candle of light is cast beyond the property line.

SECTION SIX. This Ordinance shall be effective on the same date following adoption of the same by the City Council of the City of Boaz, Alabama and publication and/or posting pursuant to Alabama law.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BOAZ, ALABAMA ON THE__ DAY OF _____, 2026

Tim Walker
Mayor

ATTESTED BY:

Beth Stephens
City Clerk

Proposed