

ORDINANCE NO. 2023-1168

AN ORDINANCE AMENDING SECTION 3.03.02 OF THE ZONING ORDINANCE OF THE CITY OF BOAZ, ALABAMA.

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. That after the adoption and posting of this ordinance, The City Council of the City of Boaz, Alabama hereby expressly amends Ordinance Number 2021-1154 to as follows:

§3-03 R-3 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

§3.03.02 Triplexes and quadplexes. Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.

1. Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
 - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
 - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
 - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
2. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
 - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
 - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
 - c) Corrugated fiberglass
 - d) Non-corrugated and highly reflective sheet metal
 - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

SECTION THREE. The provisions of this Ordinance are severable so that if any provision hereof is declared unconstitutional, void, or invalid by a court of competent jurisdiction, all other provisions

hereof shall not be affected by such declaration and shall remain in full force and effect as though the unconstitutional, void, or invalid provision had not been included in the ordinance as originally adopted.

SECTION FOUR. 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.

SECTION FIVE. Any part of any ordinance in conflict herewith is expressly repealed.

SECTION SIX. This amendment shall not change any other terms and conditions of Ordinance Number 2021-1154 (the zoning ordinance) of the City of Boaz, Alabama.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF BOAZ, ALABAMA, THIS THE
____ DAY OF MAY 2023.**

David Dyar
Mayor

ATTESTED:

Beth Stephens
City Clerk/Treasurer