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# **CITY OF LEEDS, ALABAMA**

## **PLANNING AND ZONING COMMISSION AGENDA**

1412 9th St - Annex

**May 11, 2023 @ 5:00 PM**

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**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):**

**OLD BUSINESS:**

**NEW BUSINESS:**

1. RA23-000001 - Modification to the R-5, Garden Home District and deletion of the R-6 Patio Home District

**PUBLIC ADDRESS:**

**OTHER BUSINESS:**

**CHAIRPERSON'S COMMUNICATION:**

**ADJOURNMENT:**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

**File Attachments for Item:**

1. RA23-000001 - Modification to the R-5, Garden Home District and deletion of the R-6 Patio Home District



City of Leeds  
Planning and Zoning Commission  
1400 9<sup>th</sup> St  
Leeds, AL 35094

**PUBLIC NOTICE:**

The City of Leeds, Alabama Planning and Zoning Commission is currently considering a rezoning case which would modify the R-5, Garden Home District, to require access by alleys and eliminate the R-6 Patio Home District. The proposed changes are intended to better align the zoning regulations with the city's long-term goals and objectives for growth and development.

The proposed modification to the R-5, Garden Home District would require access by alleys for all new residential construction. This change is intended to improve traffic flow and safety by reducing the number of driveways onto public streets. Additionally, it would allow for greater use of the rear portion of residential lots, potentially leading to more green space and better stormwater management.

The proposed elimination of the R-6 Patio Home District is due to its development density, which may not be compatible with the city's desired development patterns.

The City of Leeds Planning and Zoning Commission will hold a public hearing on the proposed rezoning case on Thursday, May 11, 2023, 5:00 PM at 1412 9<sup>th</sup> St, 35094. All interested parties are invited to attend and provide input on the proposed changes. Written comments may also be submitted to the City of Leeds Planning and Zoning Department prior to the public hearing.

For more information on the proposed rezoning case, please contact the City of Leeds Development Services Department at [development@leedsalabama.gov](mailto:development@leedsalabama.gov), 205-699-0943 or 1400 9<sup>th</sup> St, Leeds, AL 35094.

DATED this 19<sup>th</sup> day of April 2023.

Brad Watson  
City Administrator

**§8.00 R-5 Garden Home Residential District****8.01 Intent**

To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

**8.02 Uses Permitted**

The following uses shall be permitted in the R-5 Garden Home District:

**A. Agricultural Uses**

1. Non-Commercial Greenhouses and Gardens

**B. Residential Uses**

1. Residential Garden Homes
2. Accessory Structures and Buildings, subject to Article VII, § 6.00.

**C. Institutional Uses**

1. Home Instruction
2. Public Utility Services

**D. Temporary Uses**

1. Garage of Yard Sales, subject to Article VII, § 9.00.

**8.03 Special Exception Uses**

The following uses may be permitted subject to approval of the Zoning Board of Adjustment and the appropriate permits being issued by the City. See Article VIII, Special Exception Uses, § 1.00 and subsections 1.01 and 1.02.

**A. Commercial Uses**

1. Home Occupations, subject to Article VIII, § 9.00.

**8.04 Area and Dimensional Regulations**

Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Width at The Building Line:	60 Feet
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Minimum Lot Area: 6,000 Square Feet

Minimum Yards:

Front 7 Feet
Rear: 5 Feet
Side: 5 Feet

Maximum Height 38 Feet or 2 1/2 Stories

Minimum Livable Floor Area in Square Feet: One Story – 1,200 Total
One and One-Half Story – 800 First Floor
Second Floor – 400 for total of 1,200
Two Story – First Floor – 700
Two Story – Second Floor – 700 for total of 1,400

Corner Lots: Setbacks shall be the same on streets, roads, or highways.

Note: A Site Development Plan is required for all garden home developments as per Article subsection 2.02.

8.05 Buffer Requirements

As described in the Buffer Matrix and subsection 1.05 of this Article. 8.06

8.06 Additional Regulations

- 1. No fence shall be permitted forward of the front building face of the house, other fences shall not exceed seven (7) feet in height.
2. No two homes constructed in this district shall be closer to one another than fifteen (15) feet.
3. All utilities shall be placed underground.
4. There shall be two (2) paved parking spaces provided for each dwelling, the depth of which shall be measured from the back of the curb. Twenty percent (20%) of the parking shall be dedicated to landscaping. There shall be no on-street parking along existing interior streets.
5. Customary accessory buildings or structures, one (1) per lot, shall not exceed two hundred (200) square feet.
6. All lots shall have vehicular access from the rear of the property via an alley.
7. An ADA compliant sidewalk shall be provided on each lot – as designed during the subdivision process. All new subdivisions shall require a sidewalk system (this requirement may be waived upon the issuance of a waiver by the Planning and Zoning Commission).

[END OF R-5, GARDEN HOME RESIDENTIAL DISTRICT]

**Delete R-6, Patio Home District**