

**TOWN OF COALING
ZONING ORDINANCE**

**JUNE 2011
(Revised June 2, 2026)**

Table of Contents

ARTICLE I. AUTHORITY, PURPOSE, AND SCOPE	2
SECTION 1.01 STATUTORY AUTHORITY	2
SECTION 1.02 SHORT TITLE	2
SECTION 1.03 PURPOSE.....	3
SECTION 1.04 APPLICABILITY AND COMPLIANCE	3
SECTION 1.05 MINIMUM REQUIREMENTS.....	3
SECTION 1.06 CONFLICT WITH OTHER REGULATIONS	3
SECTION 1.07 SEVERABILITY	3
SECTION 1.08 REPEAL OF CONFLICTING ORDINANCES.....	3
ARTICLE II. DEFINITIONS	3
ARTICLE III. ZONING DISTRICTS AND BOUNDARIES	23
SECTION 3.01 ESTABLISHMENT OF DISTRICTS.....	23
SECTION 3.03 DISTRICT BOUNDARIES	25
SECTION 3.04 ANNEXED PROPERTY	25
ARTICLE IV. GENERAL REGULATIONS	25
SECTION 4.01 GENERALLY	25
SECTION 4.02 USE OF LAND	25
SECTION 4.03 USE OF STRUCTURES	26
SECTION 4.04 HEIGHT OF STRUCTURES	26
SECTION 4.05 DIMENSIONAL REGULATIONS	26
SECTION 4.06 ENCROACHMENT ON OR REDUCTION OF OPEN SPACES, ETC.....	26
SECTION 4.07 OFF-STREET PARKING AND LOADING.....	26
SECTION 4.08 STRUCTURE TO BE ON LOTS.....	26
SECTION 4.09 ACCESSORY/STORAGE BUILDINGS	26
SECTION 4.10 MORE THAN ONE MAIN BUILDING ON ONE LOT.....	26
SECTION 4.11 BUILDING MATERIAL STORAGE.....	27
SECTION 4.12 PARKING OR STORAGE OF MAJOR RECREATIONAL VEHICLES	27
SECTION 4.13 PARKING AND STORAGE OF CERTAIN VEHICLES	27
SECTION 4.14 LOT WIDTH AT STREET LINE	27
SECTION 4.15 MOBILE HOMES, TRAILERS AND MOBILE HOME PARKS.....	27
SECTION 4.16 HOME REPAIR AND REMODELING	32
SECTION 4.17 KEEPING OF ANIMALS	32
ARTICLE V. USE REGULATIONS.....	32
SECTION 5.01 INTRODUCTION.....	32
SECTION 5.02 PERMITTED USES, CONDITIONAL USES, AND USES NOT PERMITTED.....	32
SECTION 5.03 USE LIMITATIONS	33
SECTION 5.04 CLASSIFICATION OF USES.....	33
SECTION 5.05 UNCLASSIFIED USES	33
SECTION 5.06 TABLE OF PERMITTED USES	33
ARTICLE VI. AREA AND DIMENSIONAL REGULATIONS.....	36
SECTION 6.01 INTRODUCTION.....	36
SECTION 6.02 BUFFER REQUIREMENTS	36
SECTION 6.03 FAMILY CARE AND EMERGENCY CARE HOME.....	37
SECTION 6.04 MINI-WAREHOUSE	37
SECTION 6.05 TOWNHOUSES.....	37
SECTION 6.06 RECREATIONAL VEHICLES AND TRAVEL TRAILERS.....	38

ARTICLE VII. SITE PLAN REVIEW	39
SECTION 7.01 PURPOSE.....	39
SECTION 7.02 AUTHORIZATION	39
SECTION 7.03 SITE DEVELOPMENT REQUIREMENTS	41
SECTION 7.04 LANDSCAPING REQUIREMENTS	42
SECTION 7.05 TRAFFIC REQUIREMENTS.....	42
ARTICLE VIII. BILLBOARDS AND SIGN.....	43
SECTION 8.01 PURPOSE AND SCOPE.	43
SECTION 8.02 PERMITTING AND ENFORCEMENT/ADMINISTRATION.....	44
SECTION 8.03 SIGNS ALLOWED WITHOUT PERMIT.....	44
ARTICLE IX. OFF-STREET PARKING AND LOADING	44
SECTION 9.01 GENERALLY	44
SECTION 9.02 REQUIRED NUMBER OF PARKING SPACES.....	44
SECTION 9.03 OFF-STREET LOADING/UNLOADING.....	47
ARTICLE X. SUPPLEMENTARY REGULATIONS AND MODIFICATIONS.....	47
SECTION 10.01 REGULATIONS SUPPLEMENTAL	47
SECTION 10.02 USE MODIFICATIONS.....	47
SECTION 10.03 HEIGHT MODIFICATIONS	47
SECTION 10.04 AREA MODIFICATIONS FOR LOTS OF RECORD.....	48
SECTION 10.05 GENERAL YARD MODIFICATIONS.....	48
SECTION 10.06 FRONT YARD MODIFICATIONS.....	49
SECTION 10.07 REAR YARD MODIFICATIONS	50
SECTION 10.08 WIRELESS TELECOMMUNICATIONS FACILITIES.....	50
ARTICLE XI. NONCONFORMING USES	59
SECTION 11.01 WHEN CONTINUANCE OF USE PERMITTED; CHANGE IN USE.....	59
SECTION 11.02 STRUCTURES OR PREMISES VACANT FOR ONE YEAR	59
SECTION 11.03 ENLARGEMENT, ETC., OF STRUCTURE OR PREMISES	59
SECTION 11.04 ENLARGEMENTS, ETC., OF NONCONFORMING USE.....	59
SECTION 11.05 STRUCTURES CONFORMING TO DISTRICT, BUT NOT OTHER, REGULATIONS.....	60
SECTION 11.06 RESTORATION OF DAMAGED BUILDINGS.....	60
SECTION 11.07 REESTABLISHMENT OF NONCONFORMING USE	60
ARTICLE XII. ZONING BOARD OF ADJUSTMENT	60
SECTION 12.01 APPOINTMENT	60
SECTION 12.02 PROCEDURE.....	60
SECTION 12.03 ADMINISTRATIVE REVIEW	60
SECTION 12.04 VARIANCES.....	61
SECTION 12.05 JUSTIFICATION.....	61
SECTION 12.06 APPLICATION FOR A VARIANCE	61
SECTION 12.07 PUBLIC NOTICE REQUIRED.....	62
SECTION 12.08 ACTION ON APPEALS.....	62
SECTION 12.09 APPEALS - HOW TAKEN.....	63
SECTION 12.10 STAY OF PROCEEDINGS	63
SECTION 12.11 APPEALS FROM THE ACTION OF THE BOARD	63
ARTICLE XIII. ADMINISTRATION.....	63
SECTION 13.01 ENFORCEMENT	63
SECTION 13.02 ZONING CERTIFICATES.....	64
SECTION 13.03 CONDITIONAL USES	64
SECTION 13.04 VIOLATIONS AND PENALTIES.....	66

ARTICLE XIV.	AMENDMENTS AND CHANGES	66
SECTION 14.01	REQUIREMENTS FOR CHANGE	66
SECTION 14.02	PETITION FOR OR INITIATION OF CHANGE	66
SECTION 14.03	ACTION ON PETITION	66
SECTION 14.04	PUBLIC NOTICE.....	67
SECTION 14.06	LIMITATIONS ON REZONING REQUESTS	68
SECTION 14.07	FEEES	68
SECTION 14.08	EFFECTIVE DATE	69
Attachment 1	Alcoholic beverage ordinance 2026-01	70

**THE TOWN OF COALING
ALABAMA**

Introduced _____
Second Reading _____
Passed _____
Effective _____

ORDINANCE NO. 2015-_____

ZONING ORDINANCE

WHEREAS, Title 11, Chapter 52, Articles 1 through 4 inclusive, of the *Code of Alabama*, (1975) gives the Town Council the power to establish districts within the Town of Coaling, Alabama in order to regulate within such districts the height, number of stories, size of buildings and other structures, the percentage of a lot that may be occupied, the size of yards and other open spaces, the density of population; and the use of buildings, structures, and land; and

WHEREAS, the Town Council of the Town of Coaling having determined it is desirable and appropriate for the public welfare of the Town of Coaling to so establish and regulate by this Ordinance and to hereby provide methods for the administration and enforcement of this Ordinance and penalties for the violation thereof, it is hereby,

**ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COALING
AS FOLLOWS:**

Article I. AUTHORITY, PURPOSE, AND SCOPE

Section 1.01 Statutory Authority

This Ordinance has been drafted, subjected to public review, recommended and adopted by the Town of Coaling Council under the authority of Title 11, Chapter 52, Articles 1 through 4 inclusive, of the *Code of Alabama*, (1975), as amended.

Section 1.02 Short Title

This Ordinance shall be known as the Town of Coaling Zoning Ordinance, and the Zoning Map which is a part of this Ordinance shall be known as the Town of Coaling Zoning Map.

Section 1.03 Purpose

The specific purpose of this Ordinance is to influence the use of property within the Town of Coaling in accordance with Title 11, Chapter 52, Article 1 through 4 inclusive of the *Code of Alabama*, (1975); and generally to implement and support the developmental policies of the Town Council of the Town of Coaling, Alabama. To promote the health, safety, morals, and general welfare of the inhabitants of Coaling by lessening congestion in the streets; securing safety from fire, panic, and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provisions of transportation, water, sewerage parks and other public requirements; conserving the value of buildings; and encouraging the most appropriate use of land.

Section 1.04 Applicability and Compliance

The provisions of this Ordinance shall apply to all property located within the Corporate boundary of the Town of Coaling. All uses, structures, sites, lots and parcels must be in compliance with the provisions of this Ordinance.

Section 1.05 Minimum Requirements

The provisions of this Ordinance shall be considered minimum requirements to promote the public health, safety, and welfare.

Section 1.06 Conflict with Other Regulations

In any situation in which there is a conflict between the provisions of this Ordinance, and those of any statute, or any local law or regulation, the most restrictive of such provisions shall apply and be enforced.

Section 1.07 Severability

If any clause, portion, provision, or section of this Ordinance is held to be invalid by any court of competent jurisdiction, such holding shall not render invalid any other clause, portion, provision, or section.

Section 1.08 Repeal of Conflicting Ordinances

On the effective date of this Ordinance, all other local ordinances or parts of ordinances in conflict or inconsistent with this Ordinance, and all amendments thereto, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Article II. DEFINITIONS

For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure" and the word "shall" is mandatory and directory. Words and phrases used in this ordinance are defined as follows:

Accessory Structure. Any detached minor building in the rear of the main building consisting of masonry, steel, or frame walls, and roof, one or two stories in height, necessary as an adjunct to the use or occupancy of a principal or main structure.

Accessory Use. A use customarily incidental to the principal use of a building site or to a building and located upon the same building site with the principal use.

Accessory building, structure, or use. A building, structure, or use which is:

1. Subordinate to and serves a principal building or principal use; and
2. Is subordinate in extent, area, or purpose to the principal building or use served; and
3. Is located on the same lot as the principal building or use served.

A parabolic or other concave antenna in excess of thirty (30) inches in diameter which is erected or installed in a yard shall be deemed an accessory structure for purposes of this chapter.

Access Way. The principal means of vehicular ingress and egress.

Agricultural. The growing or cultivation of crops or raising of animals as a commercial venture or for profit.

Airport. Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft and any accessory structures or uses.

Alcoholic Beverage Venue. Any bar, lounge, nightclub, tavern, club, or any establishment where alcoholic beverages are sold and consumed on-site and any Bar or Venue that allows their patrons to bring alcoholic beverages onto the premises for consumption on-site. Reference Town of Coaling Ordinance No. 2026-01, Dated 6/2/26. See Attachment 1.

Alley. A public way affording a secondary means of access to the rear or sides of a lot. A public right-of-way less than twenty-five (25) feet in width.

Alteration, Altered. Any change, addition or modification in construction in type of occupancy; any change in the structural members of a building, such as walls, partitions, columns, beams, girder, or any change which may be referred to as herein as "altered" or "reconstructed."

Amateur radio and citizens band antenna: An antenna used for amateur radio and citizens band activities, for other nonrevenue generating radio system services utilized strictly for personal use, public service, volunteer and community activities, and for receive-only antennas.

Amendment. A local legislative act changing a zoning ordinance to make alterations to correct errors or clarify the zoning ordinance.

Animal Hospital. A place where pets are given medical or surgical treatment and short term boarding of pets.

Antenna: A device used to transmit and/or receive radio frequency signals.

Apartment. A room or suite of rooms used as a dwelling for one family, which does it's cooking therein.

Apartment Building. A building used or intended to be used as a dwelling by four (4) or more families, or as an apartment house.

Assisted Living Facility. (See Domiciliary Care)

Auto Repair. A commercial establishment engaged in a wide range of auto mechanical services.

Bank or Financial Service. A business engaged in providing banking or financial services to the general public, such as a bank, savings and loan association, credit union, finance company, or similar businesses.

Basement. A story partly or wholly underground. For purposes of height measurement a basement shall be counted as a story when one-half (1/2) of its height is above the average ground elevation or when subdivided and used for commercial activities or dwelling purposes.

Bed and Breakfast (Tourist Home). A building or part thereof, other than a motel or hotel, typically a residential dwelling unit, where sleeping accommodations are provided to transient guests with or without meals and which also serves as the residence of the operator.

Also, sleeping accommodations and meals provided to transient guests are for compensation. Breakfasts should be limited to guests only.

Block. All land on one side of a street between the nearest intersecting streets, roads, railroad, right-of-ways, and waterways, meeting or crossing the aforesaid street and bounding such land.

Boarding House. A building where, for compensation and by prearrangement, five or more persons other than occasional or transient customers are provided with meals.

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or chattels.

Building Area. The portion of the lot occupied by the main building, including porches, carports, accessory buildings, and other structures.

Building Height. The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line for mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs.

Building Inspector. The officially designated building inspector of Tuscaloosa County, or the authorized representative appointed by the Town of Coaling.

Building, Main, or Principal. A building in which is conducted or intended to be conducted, the main or principal use of the lot on which said building is located.

Building Setback Line. A line delineating the allowable minimum distance between the street right-of-way and the front of a structure within which no building or other structure shall be placed except as provided for in the applicable Articles and Sections of this Ordinance.

Building Site. The land occupied or to be occupied by a principal building and its accessory buildings and including such open spaces, yards, minimum area, off-street parking facilities and off-street truck loading facilities as are required by this ordinance; every building site shall abut upon a dedicated street for at least thirty (30) feet. Any building site established after the effective date of this ordinance, which occupied only a portion of a lot of record, may be established only in accordance with the requirements of the Subdivision Regulations.

Camper. Any individual who occupies a campsite or otherwise assumes charge of, or is placed in charge of, a campsite.

Campground. A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.

Camping Unit. Any tent, trailer, cabin, lean-to, recreational vehicle, or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education, or vacation purposes.

Campsite. Any plot of ground within a campground intended for exclusive occupancy by a camping unit or units under the control of a camper.

Car Lot. A business establishment that deals in the sales of new and used automobiles.

Car Wash. A commercial establishment engaged in washing or cleaning automobiles and light vehicles.

Cemetery. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbarium's, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Church. A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory building, and uses, is maintained and controlled by a religious body organized to sustain public worship.

Clinic, dental or medical. A building in which a group of physicians, dentists, and allied professional assistants are associated for the purpose of carrying on their profession; the clinic may include a dental or medical laboratory but it shall not include in-patient care or operating rooms for major surgery.

Club, Night. The term "night club" shall pertain to and include restaurants, dining rooms or other similar establishments where a floorshow or other forms of lawful entertainment are provided for guests after eleven o'clock p.m. Central Time.

Club, Private (Country Club). An organization catering exclusively to members and their guests, or premises and buildings for recreational or athletic purposes, which are not conducted primarily for financial profit.

Community Center. Buildings arranged for community gathering for social, cultural, or community service purposes, including museums, galleries, and community meeting rooms, community recreation centers, libraries, YMCAs, YWCAs, and similar uses.

Convenience Store. Any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of 5,000 sq. ft. or less.

Council. The Town Council of the Town of Coaling, Alabama.

Coverage. That percentage of the lot or plot area covered by the building area.

Cul-de-sac. A local street, one end of which is closed and consists of a circular turn around.

Day Care/Home. Any place, home or institution which receives six (6) or less young children, conducted for cultivating the normal aptitude for exercise, play, and observation. A child care facility licensed by the Alabama Department of Human Resources which is a family home and which receives not more than six (6) children for care during the day.

Day Care/Nurseries and/or Kindergartens. Any place, home or institution which receives seven (7) or more young children, conducted for cultivating the normal aptitude for exercise, play, and observation.

Development or Developed Area. The portion of a plot or parcel of land, excluding public rights-of-way, upon which a building, structure, pavement, fence, landscape material, or other improvements have been placed.

Dwelling: Any building which is arranged, designed, used, or intended to be used for residential occupancy by one or more families, not including motels and similar uses intended for the accommodation or transients.

Dwelling, Duplex. A building designed for or occupied exclusively by two families, with the units sharing a single party wall common to both.

Dwelling, Mobile Home. A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on a flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling completed and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer is not considered a mobile home. A vehicular, portable structure built on a chassis and designed to be used without a permanent foundation as a dwelling when connected to indicated utilities. A vehicle intended as a temporary dwelling for travel and recreational purposes and having a body width of eight (8) feet or less is not included.

Dwelling, Multi-Family. A building designed for or occupied exclusively by three (3) or more families living independently and separately of each other, provided that the number of families does not exceed the number of units provided. A building comprised of attached single family units is a multi-family dwelling under this ordinance. Multi-family dwelling shall also include any "large group homes" for individuals suffering from a "psychological disorder."

Dwelling, Semi-Attached. Two dwellings with a single party wall common to both.

Dwelling, Single-Family. A detached building so designed and arranged to provide sleeping, cooking and kitchen accommodations, and toilet facilities for occupancy by one family only, together with such domestic help as is necessary to service and maintain the premises and their occupants, can be attached by vertical part wall or detached and separated from any other building except accessory buildings.

Dwelling Unit. One room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

Easement. A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person or persons.

Electrical Substation: An assemblage of equipment for purposes other than generation through which electric energy in bulk is passed for the purpose of switching or modifying its characteristics to meet the needs of the general public.

Entertainment Indoor. A facility providing indoor amusement or entertainment activities for the payment of a fee or admission charge, including theaters, studio theaters, bowling alleys, dance halls, music and meeting halls, ice rinks, swimming pools, tennis clubs, and other similar uses; excluding adult amusement or entertainment facilities.

Entertainment Outdoor. A facility providing outdoor amusement or entertainment activities for the payment of a fee or admission charge, including ice rinks, swimming pools, tennis clubs, miniature golf, music concerts, driving ranges, and other similar uses; excluding adult amusement and entertainment facilities.

Excavation. Removal or recovery of soil, rock, mineral substances, or organic substances, (other than vegetation) by any means whatsoever, from beneath the land surface or water surface, whether exposed or submerged.

Family. Any persons living together related by blood, marriage, adoption or guardianship, plus one unrelated person. A maximum of 5 unrelated individuals may occupy a single dwelling unit in the same manner and to be the same as any family unit as defined herein provided the occupants are "handicapped" (as defined by Federal Law or the Laws of the State of Alabama), or if they are disabled.

Farm. A platted or un-platted parcel of land fifteen (15) acres or larger in area.

Farming. A fifteen (15) acre or larger tract of land used for the production, keeping or maintenance, for sale or for lease, of plants and animals useful to man, including the following farm activities:

1. Forages and sod crops;
2. Grains and seed crops;
3. Poultry, including egg production but excluding poultry processing;
4. Livestock, such as beef cattle, sheep, goats, or any similar livestock, including the breeding and grazing of such animals but excluding meat processing;
5. Nursery operations involving the raising of plants, shrubs and trees for sale and transplantation and including greenhouses and incidental sales of items customarily associated with a nursery operation;
6. Forestry operations involving the operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or performing forest services, including temporary

sawmills and chippers for cutting timber growth on the same premises but excluding lumber yards, mills and similar activities;

7. Bees and apiary products;
8. Fisheries, excluding fish and seafood processing; and
9. Fruits and vegetables of all kinds, including growing and harvesting of such fruits and vegetables but excluding food processing.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Flea Market. An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public. This sort of retail operation is typified by the fact there are no long-term leases between the sellers and owners or lessors of the site and that often the sellers use their own vehicles for display or set up temporary tables for their wares.

Frontage. All property on one side of a street measured along the line of the street, or if the street has a dead end, then all of the property abutting the dead end and/or turn-around of the street.

Funeral Home. A commercial establishment engaged in funeral and undertaking services for human remains. Such building may contain space and facilities for:

1. Embalming and the performance of other services used in preparation of the dead for burial;
2. The performance of autopsies and other surgical procedures;
3. The storage of caskets, funeral urns, and other related funeral supplies; and
4. The storage of funeral vehicles.
5. Funeral homes shall not include facilities for cremation. Where a funeral home is permitted, a funeral chapel shall also be permitted.

Garage, Public. A building designed and used for the storage of automotive vehicles operated as a business enterprise with a service charge or fee being paid to the owner or operator for the parking or storage of privately owned vehicles.

Garage, Private. A building for the private use of the owner or occupant of a principal building situated on the same lot of the principal

building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

Garden Center. Retail sales of plants, tree, shrubs, and the like for oramental or landscaping purposes, conducted from a building, greenhouse, outdoor display area, or stand, including incidental sales of items customarily associated with such sales activities, including such items as containers, fertilizers, ornaments, small gardening tools, and equipment and seeds.

Gasoline or Service Station. Any building, structure, or land used primarily for the dispensing, sale of fuels, oils, accessories or minor maintenance and repair services but not including painting, major repairs.

Grade. The slope of a street, or other public way, specified in percentage (5) terms.

Grade, finished. The completed surfaces of lawns, walks, and roads brought to grades as shown on plans or designs relating thereto.

Greenhouse. A structure in which temperature and humidity can be controlled for the cultivation or protection of plants.

Gross Floor Area. The sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines; all horizontal dimensions shall be measured between the exterior faces of walls, including the walls of roofed porches having more than one wall. The gross floor area of a building shall include the floor area of accessory buildings on the same building site, measured the same way.

Group day care homes: A child care facility licensed by the Alabama Department of Human Resources which is a family home and which receives at least seven (7) but not more than twelve (12) children for care during part of the day where there are at least two (2) adults present and supervising the activity.

Group home for mentally retarded or mentally ill; any premises which provides shelter, food personal assistance and/or supervision for not more than ten (10) mentally retarded or mentally ill persons. Two (2) additional persons who carry out duties in connection with the supervision or management of the group home may also reside on the premises.

Health Department. The Tuscaloosa County Health Department.

Home Improvement Center. A place of business providing building, appliance, yard, and garden materials, tools, and supplies at retail and wholesale.

Home Occupation. A Home occupation is an occupation for gain or support conducted in a dwelling unit only by members of a family residing in the dwelling unit and not including the employment of any additional persons. The occupation is incidental to the residential use of the dwelling unit and does not utilize more than twenty-five percent of the floor area, and no part of the occupation is conducted in an accessory building. No traffic is generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. And any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. No equipment or process shall be used on such home occupation which creates noise, vibration, glare, fumes, or odors detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. No equipment or process shall be used which creates electrical interference affecting radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding three (3) square feet in area, no illuminated, and mounted flat against the wall of principal building.

Hospital. An institution providing health services, primarily for in-patients, and medical and surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient department, training facilities, central service facilities, and staff offices.

Hotel. A building containing guest rooms in which lodging is provided, with or without meals, for compensation, and which is open to transient or permanent guests, or both; the term includes "tourist home" and "rooming house."

Industry, heavy. The basic processing and manufacturing of products from raw materials, or a use engaged in storage or manufacturing processes using flammable or explosive materials or those that potentially involve offensive conditions.

Industry, light. The manufacture and distribution of finished products, include processing, fabrication, assembly, treatment, packaging, incidental storage, and sales.

Institution. A non-profit corporation or a non-profit establishment.

Junk Yard. Any lot or parcel of land on which is kept, stored, bought, or sold articles commonly known as junk, including scrap paper and metal, automobile bodies from which the motors have been removed, and automobiles and parts thereof which are valuable only as junk. One year from the date of adoption of this ordinance, all junk yards, auto salvage or scrap yards shall be surrounded by either a solid fence at least six feet or buffer strip at least five feet wide and six feet high of solid screen planting within the building lines so that the yard cannot be seen from any public street, and the yard may not be located within 1,000 feet of any residential structure.

Kennel. Any lot or premises on which three (3) or more dogs, four (4) months or older, are kept either permanently or temporarily.

Landfill, inert. A state-approved site for the controlled disposal of brush, yard waste, construction debris, etc.

Landfill, sanitary. A facility for the disposal of solid waste on land in a sanitary manner in accordance with the Code of Alabama.

Liquor Store. A commercial establishment for the sale of liquor and other adult beverages for off premises consumption.

Livestock. Domestic animals, such as cattle or horses, raised for food or other products, or kept for home use or for profit, especially farm animals such as meat and dairy cattle, and pigs. Domestic animals also include sheep, goats, and other such animals.

Loading Space. An off street space on the same parcel of property with a building or group of buildings for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot. A single unit or parcel of land in the same ownership throughout, with ascertainable boundaries and accessible by a street.

Lot Area. Means the extent in square feet of the surface of a lot, but not including any party of the street right-of-way upon which the lot fronts or abuts.

Lot, Corner. A lot abutting upon two or more named streets at their intersection.

Lot Coverage. The percentage of the lot occupied by building or structure, including accessory buildings or structures.

Lot Depth. The horizontal distance from the front street line to the rear lot line, including front, rear, side, street, or alley lot line.

Lot, double frontage. A lot, which is an interior lot, extending from one street to another and abutting a street on two ends.

Lot, frontage. The distance for which the front boundary line of the lot and the street line are coincident.

Lot, interior. A lot other than a corner lot.

Lot lines. The lines bounding a lot and dividing the lot from other lots, streets, land, or water.

Lot lines, front. In the case of an interior lot, the line separating said lot from the street. In the case of a corner or double frontage lot, the line separating said lot from that street which is designated as the front street in the request for a Building Permit.

Lot lines, rear. Any lot line other than a front or side lot line as defined herein.

Lot lines, side. Any lot line other than a front or rear lot line as defined herein.

Lot of record. A lot or parcel of land where existence, location, and dimensions have been recorded in the office of the Judge of Probate of Tuscaloosa County prior to the adoption of this ordinance. For purposes of defining a farm, lots of common ownership, that are contiguous in nature, may be combined to determine the total acres of fifteen acres or more.

Lot width. The width of a lot measured at the building setback line.

Mean. The quantity of measurement having a value midway between two extremes and being near the average where more than two quantities or measurement are involved.

Medical Facilities:

Dental Clinic or Medical Clinic. A facility for examination and treatment of human outpatients provided, however, that patients are not kept overnight except under emergency conditions.

Nursing Home, Convalescent Home, Rest Home. A health facility where persons are housed and furnished with meals and continuing nursing care.

Mini Warehouse. A building or group of buildings in a controlled access compound, used for storage only, that contain varying sizes of individual, compartmentalized, and controlled-access stalls, cubicles, and/or lockers, along with accessory structures for rental office space or living quarters for on-site management.

Mobile Home. See Dwelling and Mobile Home.

Mobile Home Park. Any plot of ground on which two or more mobile homes are located for long-term occupancy (for periods of thirty (30) days or more) for use as dwellings. Travel trailers shall not occupy mobile home parks.

Mobile Home Space. A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.

Modular Home. A factory fabricated transportable building consisting of units designed to be assembled and incorporated as a building on a permanent site on a permanent foundation into a permanent structure to be used for residential purposes and which bears a seal of compliance with regulations of the Alabama Manufactured Housing Commission.

Motel. An establishment providing transient accommodations containing six or more rooms with at least 25% of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

New Construction. Any development for which an application for a building permit must be made prior to the initiation of any improvements. Also, in the case of vehicular use paving, any preparation or pavement (asphalt or concrete) of a site intended for any type of vehicular use begun after the effective date of this ordinance.

Nonconforming structure. A building or part thereof lawfully existing on the effective date of this ordinance and which does not conform to all of the regulations of the district in which it is located. A lawful structure is one, which was not illegal pursuant to any comprehensive zoning ordinance heretofore adopted by the Town of Coaling.

Nonconforming use. A use which lawfully occupies a building or land on the effective date of this ordinance and which does not conform to the regulations of the district in which it is located. A lawful use is one, which was not illegal pursuant to any comprehensive zoning ordinance heretofore adopted by the Town of Coaling.

Offices. Space or rooms used for professional, administrative, clerical, and similar uses.

Open Space. A yard area that is not used for or occupied by a driveway, off-street parking, loading space, or storage.

Outdoor market. Any retail business where goods are sold outdoors or under an open structure. Items sold may include vegetables, new and used household goods, personal effects, art work, handicrafts, and antiques, in small quantities on a temporary or limited basis. This use includes indoor flea markets and farmer's markets. Spaces or booths may be rented or leased to individuals for the sale of products.

Parking Lot. An off-street facility including parking spaces along with adequate provision for drivers and aisles for maneuvering and providing access, and for entrance and exit, all laid out in a way to accommodate the parking of automobiles.

Parking, Off-Street. This term shall mean the parking on the lot of cars connected with use to which the lot is put. The objective being the relief of traffic congestion by the removal of motor vehicles, when not in actual use, from public or private thoroughfares.

Parking Space. An off-street all-weather surface space, enclosed or unenclosed, containing not less than 180 square feet (9' x 20') of area exclusive of driveways appurtenant thereto, permanently reserved for the temporary storage of a motor vehicle and connected without obstruction to a street or alley shall be counted as an off-street parking area of space.

Patio Home. A detached, single family dwelling, constructed on-site in accordance with the International Building Code, which occupies a small lot and has an enclosed yard area with a porch or patio.

Permitted structure. A structure meeting all the requirements established by this ordinance for the district in which the use is located.

Permitted use. A use meeting all the requirements established by this ordinance for the district in which the use is located.

Personal care homes for adults: Any premises, other than a group home for the mentally challenged or mentally ill which provides food, shelter, personal assistance, or supervision for a period exceeding twenty-four (24) hours for more than two (2) adults who are not relatives of the operator and who require assistance or supervision on such matters as dressing, bathing, diet, or medication prescribed for self-administration.

Planned Unit Development. A planned unit development (i) is land under unified control, planned and developed as a whole in a single development operation or approved programmed series of development operations for dwelling units as related uses and facilities; (ii) includes principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part; (iii) is developed according to comprehensive and detailed plans which include not only streets, utilities, lots, or building sites and the like, but also site plans, floor plans, and elevations for all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses and improvements, facilities, and services as will be for common use by some or all of the occupants of the planned unit development but will not be provided, operated, or maintained at public expense.

Planning Commission. The Town of Coaling Planning Commission.

Principal Use. The specific primary purpose for which land or a building is used.

Public Land Uses. Any land use operated by or through a unit or level of government, either through lease or ownership, such as municipal administration and operation, county buildings and activities, state highway offices, and similar land uses; and Federal uses such as post offices, bureau of public roads and internal revenue offices, military installations, etc.

Radio Station. Any facility used for the production and transmission of radio broadcasts.

Recreation Indoor. A commercial establishment providing recreational or sports activities to participants within an enclosed building, including bowling alleys, billiard parlors, video game centers, fitness centers, ice and roller skating rinks, and other commercial indoor recreational and sports activities.

Recreation Outside. A commercial establishment providing recreation or sports activities to participants in open or partially enclosed or screened facilities, including driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and other commercial outdoor recreational and sports activities.

Recreational Vehicle. A self-propelled vehicle used for temporary housing of individuals and families during travel. This term includes campers and camping trailers capable of being towed by a passenger motor vehicle and motor homes.

Recreational Vehicle Park. Any lot or parcel of land upon which are two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Redevelopment. The demolition or removal of the principal structure of more than fifty percent (50%) of the impervious surface of the site.

Restaurant, Fast Food. Any establishment that is principally involved in the sale of foods, frozen desserts, or beverages to the customer in a ready to consume state and whose method of operation includes one or both of the following characteristics:

1. The product(s) is normally served in edible containers, paper, plastic, or other disposable containers; and
2. The product may be consumed inside the building, or inside a motor vehicle parked on the premises, or removed from the premises.

Restaurant, conventional. Any establishment that is principally involved in the sale of food, frozen desserts, or beverages to the customer in a ready to consume state, and whose method of operation includes one or both of the following characteristics:

1. Customers are normally provided a printed menu, are served by an employee of the restaurant at a table, or counter; the product is served in reusable containers and is consumed inside the building.
2. A cafeteria-style operation where the food is served in reusable containers and the product is consumed inside the building. The area devoted to food preparation shall be no more that forty-five (45) percent of the total floor area.

Restaurant Automobile Oriented An eating establishment, which caters to motor-driven vehicle business where the person being served sits in his/her car. Such establishments shall provide stacking lanes for traffic wanting ingress or egress.

Right-of-way. A strip or area of land occupied or intended to be occupied by a crosswalk, railroad, utilities, private, or public ways of access, or other special uses.

Road. That portion of a public thoroughfare or right-of-way intended for use by motor vehicles.

Salvage yard. See Junk Yard.

School. A facility that provides a curriculum of elementary and secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools.

Self-storage facility. A building or group of buildings that contain varying size of individual, compartmentalized, controlled access storage units for purposes of dead storage service to the general public.

Shopping Center. A group of business establishments, planned, developed, owned, and managed as a unit, with off-street parking provided on the property.

Sign, Billboard, or Other Advertising Device. See Article VII.

Story. That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Story, Ground or First. This term shall mean the lowest story entirely above the mean or average grade of the adjoining ground.

Story, Half. A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top level, and in which space not more than two-thirds (2/3) of the floor area is finished for use. A half-story containing independent apartments or living quarters shall be counted as a full story.

Story, Upper. Any story above the first or ground story.

Street. A public right-of-way twenty (20) feet or more in width which provides vehicular access to adjacent properties.

Street Line. The line or boundary separating the public right-of-way from the land or property adjoining.

Strip Mall. A shopping complex containing a row of various stores, businesses, and restaurants, which usually open onto a common parking lot.

Structure. Anything constructed or erected which requires fixed location on the ground or attached to something having a fixed location on the ground.

Subdivision. The division of the lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other division of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.

Subdivision Regulation. Regulations governing the subdivision of land providing for the procedure for the preparation of filing of plats, tentative approval of preliminary plats, subdivision of record of final plats, approval of the plat by the Planning Commission, providing for platting regulations and requirements in regard to conformity to the Town's Comprehensive Plan, as to streets, alleys, easements, blocks, and lots, to provide penalties for the violation thereof, as promulgated and created by the Planning Commission of the Town of Coaling. Reference Town of Coaling Ordinance 2014-01.

Television Station. Any facility used for the production and transmission of television broadcasts.

Temporary Structure. A structure without any foundation or footings and that is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Thoroughfare. Any street, road, expressway, freeway, or highway located within the Town of Coaling.

Transmission Towers. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, and is intended for use in connection with the transmission or reception of radio or television signals or any other electromagnetic spectrum-based transmission/receptions.

Trailer/RV Park. Any plot of ground on which two (2) or more travel trailers are located for short-term (less than thirty (30) days) occupancy during travel, recreational, or vacation use. Trailer parks shall not be occupied by any travel trailer for thirty (30) days or more or by any mobile home.

Travel Trailer/RV. A vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight (8) feet. For purposes of these regulations, the term includes pickup campers, camping trailers, and motorized homes (living facilities constructed as integral parts of self-propelled vehicles).

Use. The purpose for which land or building or other structure is designed, arranged, or intended, or for which it is or may be occupied or maintained.

Utilities. Any persons, firm, corporation, municipal department or board, duly authorized to furnish and furnishing under regulations to the public, electricity, gas, steam, cable television, telephone, telegraph, transportation, drainage, water or sewer.

Vehicle-mounted or tent-sheltered food sales or other retailing:
The sale of food or other items to the public from a trailer or a tent located on a tract or parcel of land. Not included are vendors operating upon the street right-of-way under a valid franchise granted by the Town of Coaling. Also not included are vendors lawfully selling produce at the Town's farmer's market.

Yard. A required open space unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the building site upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility contained herein, and further provided that:

1. Ordinary projections of sills, belt courses, cornices, buttresses, eaves and similar architectural features, and necessary mechanical features may project not more than two (2) feet into any yard; and
2. Open fire escapes may extend not more than three and one-half (3 1/2) feet into any yard.

Yard, front. A yard extending the full width of the building site across its front, with required depth measured at right angles to the front street line of the building site.

Yard, rear. A yard extending the full width of the building site across its rear, with required depth measured at right angles to the rear line of the building site.

Yard, side. A yard extending from the rear line of the front yard to the front line of the rear yard, with required width measured at right angles to the adjacent side line of the building site. If no front and/or rear yard is provided, the front and/or rear lines of the building site shall be construed as front and/or rear boundaries of the side yard.

Variance. A modification of the strict application of the provisions of this Ordinance, where owing to special conditions a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, as determined by the Board of Adjustment in accord with procedures specified in this Ordinance.

Article III. ZONING DISTRICTS AND BOUNDARIES

Section 3.01 Establishment of districts

In order to carry out the intent and purpose of this ordinance, the Town of Coaling is hereby divided into the following districts; the location, boundaries, and area of which are shown and depicted on the zone map:

- A-1 Agriculture – The A-1 Agriculture District is intended to provide for low Density residential development while allowing the continuation of Agricultural or farm uses. Refer to Sections V and VI for Regulations, Use, and Dimensional Regulations. This district also serves to correlate growth with utility, service and transportation needs until more intensive urban Development is warranted.
- R-1 Residential - Single Family – The purpose and intent of the R-1 Single-Family Residential District is to provide for and protect areas of traditional single-family detached dwellings free from incompatible land uses. Refer to Sections V and VI for Regulations, Use, and Dimensional Regulations. Anyone desiring to build a subdivision within the Town of Coaling, AL, must comply with the rules and regulations of Town Ordinance 2014-01.
- R-2 Residential - Single Family – The purpose and intent of the R-2 Single Family Residential District is to provide for and protect areas of traditional single-family detached dwellings free from

incompatible land uses. Refer to Sections V and VI for Regulations, Use, and Dimensional Regulations.

- R-3 Residential – Single Family - The purpose and intent of the R-3 Single-Family Residential District is to provide areas for single-family detached dwellings free from incompatible land uses. Refer to Sections IV (4.10), V and VI for Regulations, Use, and Dimensional Regulations. Anyone desiring to place a mobile home on an R-3 zoned property must comply with the rules and regulations of Town Ordinance 2013-03.
- R-4 Residential – Single Family – Attached or Detached – The purpose and intent of the R-4 (P.U.D.) Single – Family District is to provide areas for single family attached or detached dwellings such as town houses and planned unit developments that are free from incompatible land uses.
- RMF Residential Multifamily – The purpose and intent of the RMF Multi-Family Residential District is to provide areas for attached multi-family dwelling units, free from incompatible uses.
- RMH Residential Mobile Home Park – The purpose and intent of RMH Manufactured Home Park District is to provide for the development of manufactured homes in a typical subdivision environment, free from incompatible land uses. Anyone desiring to build a mobile home park within the Town or Coaling, AL, must comply with the rules and regulations of Town Ordinance 2014-01 and Town Resolution 2013-03.
- C-1 Commercial – The intent of the C-1 Commercial District is to provide locations for a broad range of commercial activities. Generally this district is less restrictive than the Community Business District regarding the kinds of business uses permitted and the regulations imposed on the permitted uses. Uses permitted serve a regional as well as local market. This district provides suitable locations for business or commercial activities with storage requirements, activities which may not require the maintenance of attractive premises and which require heavy truck traffic.
- C-2 Commercial-Heavy Industry – The C-2 Commercial-Heavy Industry District is intended for industrial activities which require special locations due to employment of heavy equipment or machinery; appearance of premises and structures; generation of heavy truck traffic; and large site requirements.

BGO Business – The purpose of the BGO Business District is to provide areas for community-wide and regional retail shopping establishments and services, which by their nature, are usually located with convenient access to major traffic arteries. Regulations are designed to establish an appropriate environment for the successful conduct of business for shippers and to protect concentrations of retail trades and services from incompatible uses. It provides locations for restricted range of retail businesses and services, offices and other compatible uses, where an attractive appearance of buildings and premises is important.

I Institutional – The purpose and intent of the Institutional District is to provide areas for major public and private institutions serving the public, i.e. Universities, parks, hospitals

Section 3.02 Zone Map

The Map or maps which are identified by the title "Zoning Map of the Town of Coaling," and which, together with the legends, words, figures, letters, symbols, and explanatory matter thereon, is hereby declared to be a part of this ordinance and shall be known as the "zone map" throughout this Ordinance. The official copy is located in the Town Hall of Coaling Alabama.

Section 3.03 District boundaries

The district boundary lines on the zone map are intended to follow either natural boundaries, streets or alleys or lot lines, and where the districts designated on the zone map are bounded approximately by such streets, alley or lot lines, the center line of the street or alley or the lot lines shall be the boundary of the district unless such boundary is otherwise indicated on the zone map. In all other cases, the district boundary lines shall be determined by use of the scale appearing on the zone map.

Section 3.04 Annexed Property

Any property hereafter annexed to the Town of Coaling shall be classified by the Planning and Zoning Commission.

Article IV. GENERAL REGULATIONS

Section 4.01 Generally

The general regulations contained in this Article shall apply in all districts except as specifically provided.

Section 4.02 Use of land

No land shall be used except for a use permitted in the district in which the land is located.

Section 4.03 Use of structures

No structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or structure be used, except for a use permitted in the district in which such building is located. Also, in accordance with Section 5.06, Table of Permitted Uses, this ordinance does not intend to supersede any standing subdivision covenant or prohibit by regulation the construction and use of any building of any single nonresidential nature.

Section 4.04 Height of structures

No structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered to exceed the height limit herein established for the district in which such structure is located except as may be otherwise provided in these regulations.

Section 4.05 Dimensional regulations

No structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered except in conformity with the dimensional regulations in the district in which such structure is located.

Section 4.06 Encroachment on or reduction of open spaces, etc.

The minimum yards, parking spaces, and open space, required by this Ordinance for each structure existing at the time of passage of this ordinance, or for any structure hereafter erected or structurally altered, shall not be encroached upon or considered as part of the yard or parking space or open space required for any other structure, nor shall any lot area be reduced below the lot area per family requirements of this Ordinance for the district in which such lot is located.

Section 4.07 Off-street parking and loading

No structure shall be erected, converted, enlarged, reconstructed or moved except in conformity with the off-street parking and loading regulations of this ordinance.

Section 4.08 Structure to be on lots

Every structure hereafter erected, converted, enlarged, reconstructed, moved or structurally altered shall be located on a lot as herein defined.

Section 4.09 Accessory/Storage buildings

No accessory/storage structure shall be used for dwelling purposes.

Section 4.10 More than one main building on one lot

More than one main building or dwelling may be erected on one lot if the dimensional regulations for each structure or use are met. Reference Section 6.01 Table of Area and Dimensional Regulations.

Section 4.11 Building material storage

Building materials or temporary structures for construction purposes shall not be placed or stored on any lot or parcel of land located in an Agricultural, Residential, or Business Zone District more than one month prior to the commencement of construction.

Section 4.12 Parking or storage of major recreational vehicles

See Ordinance No. 2011-02

Section 4.13 Parking and storage of certain vehicles

See Ordinance No. 2011-02

Section 4.14 Lot Width at street line

All lots shall have access to a public street.

Section 4.15 Mobile Homes, Trailers and Mobile Home Parks

The purpose and intent of the MHP Manufactured Home Park District is to provide appropriate locations for the establishment of manufactured home parks within which space may be leased or rented. An application for Manufactured Home Park District zoning shall require a different zoning district classification that permits manufactured homes and shall meet all requirements of the Subdivision Regulations of the Town of Coaling.

DEFINITIONS

Manufactured Home. A structure built and/or fabricated at an off-site manufacturing facility for installation at the building site, which is transportable in one or more sections, designed to be used as a dwelling when connected to the required utilities and bearing a label certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act (42 U.S. C. 540105445), which first became effective on June 15, 1976.

Manufactured Home Space. Land with a manufactured home park that has been designated for the placement of one single or multi-sectional manufactured home for the exclusive use of its occupants.

Manufactured Home Park. A parcel of land that has been developed in accordance with the provisions of Section 4.1 of this Ordinance and divided into spaces for the placement of manufactured homes and residences.

Manufactured Home Stand. The part of an individual manufactured home space that has been reserved for the placement of the manufactured home, appurtenant structures or additions.

Recreational Vehicle. A vehicular unit mounted on wheels and designed to provide temporary living quarters for recreational, camping or travel use and of such size and weight as to not require special highway movement permits when drawn by a motorized vehicle.

Seal. A devise, label or insignia issued by the U.S. Department of Housing and Urban Development to be displayed on the exterior of the manufactured home to evidence compliance with applicable codes.

PERMITTED USES

Within a MHP Manufactured Home Park district no building structure, and or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Manufactured Home
2. Manufactured Home Park Office
3. Recreation Buildings and Playground
4. Service facilities for the exclusive use of manufactured home park residents including self-service laundry.
5. Structures and uses required for the operation of a public utility or the operation or maintenance of the manufactured home park.
6. One identification sign not exceeding twelve (12) square feet containing thereon only the name and address of the manufactured home park. Said sign may be lighted by indirect light only.
7. One accessory storage building per manufactured home space is permitted. However said storage shall be located on the rear of the space: be set back at least three (3) feet from the boundary lines of the space; not to exceed one hundred twenty (200) square feet in size; and shall be used only by the occupants of the manufactured home.

GENERAL

1. In manufactured home parks, recreational vehicles shall not be occupied as living quarters and manufactured home sales lots shall not be permitted, but manufactured homes may be sold on manufactured home parks spaces they occupy while in residential use.
2. Prior to the placement of a manufactured home in a manufactured home park, a permit shall be obtained from the Zoning Administrator, subject to compliance with all provisions of this Ordinance.

3. Manufactured home units that do not bear a seal as defined in Section 4.1.1 Paragraphs A and F shall not be permitted within a manufactured home park within the Town of Coaling.

SITE STANDARDS

The following site standards shall apply for all manufactured home parks hereinafter established or altered.

1. Land Area Requirements. The minimum area for any manufactured home park shall be (5) acres.
2. Site Dimensions and Setbacks. The following standards for each manufactured home space shall apply for all manufactured home parks hereinafter established or altered.
 - a. Each individual manufactured home space shall have a minimum area of six thousand five hundred ten (6,510) square feet with a width of not less than (62) feet.
 - b. Manufactured homes shall be so located on each space that there shall be at least thirty eight (38) foot clearance between manufactured homes or any attachments thereto or any building within the park.
 - c. The minimum front side and rear yard setback for each manufactured home space within the manufactured home park shall be as follows:

FRONT	REAR	SIDE
35 Feet	10 Feet	10 Feet

3. Peripheral Buffer Area. A buffer area twenty five (25) feet wide shall be located along manufactured home park property lines not bordering a public street. The buffer area shall be landscaped and maintained. No building or structure of any kind shall be erected or maintained in the required buffer area.
4. Minimum Frontage. All manufactured home parks shall have a minimum frontage of (62) feet on a public street. The yard setback for all parts of the manufactured home parks that abuts a public street shall be thirty-five (35) feet.
5. Internal Roadways. All interior manufactured home spaces shall abut upon roadway having a paved surface not less than twenty-six (26) feet in width. Such roadways be hard surfaced and shall meet the design standards and construction specifications requirements of the Coaling Subdivision Regulations for residential streets.
6. Future Right-of-Way. The applicant/developer of a manufactured home park should be aware that any future development or subdividing of the parcel on which the manufactured home park is

located will require right-of-way widths as provided for the Coaling Subdivision Regulations. Therefore, future access through the manufactured home park could require redevelopment that might eliminate spaces or otherwise decrease the functional use of the sale.

7. Height. The height of any Manufactured home, building or structure shall not be greater than thirty-five (35) feet.
8. Require Stand. Each Manufactured home space shall contain a compacted clay stand upon which the manufactured home will be situated.
9. Common Recreation Area. Not less than ten percent (10%) of the gross land area of the manufactured home park shall be devoted to common recreational areas and facilities. Such open space shall be separate and aside from the open space require and provided on each manufactured home space or by public road setback requirements. Said open space shall be grassed and/or landscaped or otherwise designed and made available for recreational use. Such area shall be consolidated into usable areas with minimum dimensions for not less than thirty (30) feet.
10. Deck or Patio Requirements. If deck or patio is installed it shall be at least one hundred twenty (120) square feet. The minimum horizontal distance of the deck or paved patio shall be not less than (12) feet. Patios shall be surfaced with concrete, asphalt or other approved hard surface. Required parking areas may not be considered to meet the requirements for a deck or patio.
11. Off-Street Parking. There shall be two (2) paved off-street parking spaces for each manufactured home space (18' x 20"). All off-street parking shall have direct access to an interior street within the manufactured home park and there shall be no driveway access to an exterior street.
12. Water, Sanitary Sewer and Drainage Requirements. The entire area of the manufactured home park shall be adequately served by water, sanitary sewer and drainage facilities meeting all requirements of the Town of Coaling and the Tuscaloosa Health Department.
13. Storage Underneath Manufactured Home. There shall be no storage of any kind underneath any manufactured home.
14. Fencing. Fences, if provided, on individual manufactured home sites shall be uniform in height and shall not exceed thirty (30) inches in height and shall be constructed in such a manner as to provide firefighting personal access to all sides of each manufactured home.
15. Electrical Facilities. All electrical lines leading to each manufactured home space shall be provided with three (3) wires balanced 115-230 volts supply. When separate meters are installed; each meter shall be located on standard post on the lot

line of each manufactured home space. Wiring shall comply with applicable local and state electrical coded.

16. Skirting. The installation of skirting shall be required for all manufactured homes in the manufactured home park. Installation shall be in accordance with the manufacture's installation instructions. Acceptable materials may include masonry, stone, metal, vinyl or other materials manufactured for the purpose of skirting.

MANUFACTURED HOME PARK SITE APPROVAL

An application for MHP Manufactured Home Park Zoning shall be accompanied by a site plan which, if approved, shall become a requirement of the zoning district. No building permit shall be issued for construction of any part of the manufactured home park unless the proposed developments in accord with the approved site plan.

The site plan shall be drawn to scale of 100 feet and shall show the following information:

1. Scale, north arrow, location, total site acreage and acres to be developed proposed title of the park and legal description of the proposed manufactured home park.
2. The proposed use of all buildings or structures.
3. Number, location, and dimensions of all manufactured home spaces along with a typical layout of a manufactured home space showing landscaping, location and type of stand, patio, walkways, parking area, curb and gutter locations and other improvements.
4. The location and dimensions of roads, parking facilities and walkways.
5. The location of all points of entry and exit vehicles.
6. Location and width of right-of-ways and easements.
7. The location of buffer areas and landscaping.
8. Location and dimensions of recreational areas.
9. Other significant information required by Section of this Ordinance, and any other information, which would assist in the Planning Commission's review of the request for MHP Zoning.

PERFORMANCE BOND

A performance bond shall be required by the Town of Coaling to guarantee that the manufactured home park development shall be erected and constructed and the land development in accordance with the Zoning Ordinance and the provisions of the site development plan and proposals of the developer, as finally recommended by the Planning Commission and approved by the Town Council. The Town of Coaling shall be an obligee named in said bond. Said bond shall be in an amount fixed by the Town Council, with such surety, or sureties, as may be approved by the Town Council, provided that any

corporate surety must be qualified to do business in the State of Alabama, and provided further that bond shall be in an amount equal to not less than ten percent (10%) of, nor more than 115 percent (115%) of the proposed development cost, as specified in the application for the building permit issued for the said development.

Section 4.16 Home repair and remodeling

All home remodeling, repair, and modification shall be permitted provided that the minimum yard requirements are met for the district involved.

Section 4.17 Keeping of animals

The keeping of animals, such as household pets, shall be permitted in any district provided that compliance with all applicable laws including state and County Health Regulations are maintained. The keeping of livestock or hoofed animals will not be allowed in Zones R-1, R-2, R3, RMF, and BGO unless the lot size is five (5) acres or greater. These animals will not exceed one (1) animal per acre. The keeping of such animals shall be such that they are contained on the Owner's property and shall not be allowed to be free roaming.

Article V. USE REGULATIONS

Section 5.01 Introduction

The Purpose of the regulations in this article is to allow maximum utilization of land while insuring against detrimental impacts on the environment, neighboring properties, and the public interest. This is accomplished by separating the incorporated area of the Town of Coaling into zoning districts and permitting specified uses within each, provided that a use meets all additional criteria specified in this ordinance. All permitted, conditional, and non-permitted uses for all the zone districts are shown in the Table of Permitted Uses.

Section 5.02 Permitted Uses, Conditional Uses, and Uses Not Permitted

Except as otherwise provided by law or in this Ordinance, no building, structure or land shall be used or occupied except in the zoning districts indicated and for the purposes permitted in this section.

1. A use in the Table of Permitted Uses in any district denoted by the letter "Y" is a use permitted by right, provided that all other requirements of state law and this Ordinance have been met and provided that a zoning certificate has been issued in accordance with Article XII.
2. A use listed in the Table of Permitted Uses may be permitted as a conditional use in any district denoted by the letter "C" provided that the requirements of Article XII have been met.

3. A use listed in the Table of Permitted Uses is not permitted in a district when denoted by the letter "N."

Section 5.03 Use Limitations

Although a use may be permitted according to specified procedures in a particular district, such use may not necessarily be permitted on every parcel of land in the district. A use may be permitted only if it can meet all the standards of this Ordinance and other applicable codes, ordinances, and regulations.

Section 5.04 Classification of Uses

This Ordinance recognizes the limitations of a finite list of use classifications as utilized in the Table of Permitted Uses. Therefore, the town planner (or authority designated by the city clerk or Planning Commission) is empowered to make interpretations so as to classify any questioned use within a use classification of most similar impact and characteristics. Appeals of such interpretations may be made to the Zoning Board of Adjustment pursuant to.

Section 5.05 Unclassified Uses

In the event the Town of Coaling receives an application requesting the permitting of a use that is not listed or that cannot appropriately fit in a district listed in the Table of Permitted Uses the following procedure shall apply:

1. If compatible with the existing use district intent, the unclassified use may be permitted.
2. If the unclassified use would not be compatible with the intent of the existing use district, the Planning Commission shall make a determination of the most appropriate use district and require the applicant have the property rezoned.
3. Following final action of the unclassified use per above paragraphs, the Planning Commission may initiate an amendment to this Ordinance to include the newly permitted use in the Table of Permitted Uses.

Section 5.06 Table of Permitted Uses

USES	A	R1	R2	R3	RMF	RMH	BGO	C1	C2	I
Airport	C	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Venue	N	N	N	N	N	N	C	N	N	N
Animal Hospital	N	N	N	N	N	N	N	C	N	N
Apartments	N	N	C	C	Y	N	N	N	N	N
Auto Repair	N	N	N	N	N	N	Y	Y	N	N
Barn	Y	N	N	Y	N	N	N	N	N	N
Bank	N	N	N	N	N	N	Y	Y	N	Y

USES	A	R1	R2	R3	RMF	RMH	BGO	C1	C2	I
Bed and Breakfast	N	N	C	C	N	N	Y	Y	N	N
Car Lot	N	N	N	N	N	N	Y	Y	N	N
Car Wash	N	N	N	N	N	N	Y	Y	N	N
Cemetery	N	N	N	N	N	N	N	C	N	Y
Church	C	N	C	Y	N	N	N	Y	C	Y
Community Center	N	N	C	Y	N	N	Y	Y	N	Y
Convenience Store	N	N	N	N	N	N	Y	Y	N	N
Country Club	N	N	N	N	N	N	N	C	N	Y
Day Care	N	N	N	Y	N	N	Y	Y	C	N
Day Care/Home	C	N	C	Y	N	N	Y	Y	N	N
Dwelling, Duplex	C	C	Y	Y	Y	N	N	N	N	N
Dwelling, Mobile Home	Y	N	N	Y	N	Y	N	C	C	N
Dwelling, Multi-Family	N	N	N	Y	Y	N	N	N	N	N
Dwelling, Semi-Attached	N	N	N	Y	Y	N	N	N	N	N
Dwelling, Single Family	Y	Y	Y	Y	Y	Y	C	Y	N	N
Dwelling, Recreational Vehicle/Travel Trailer	N	N	N	N	N	N	N	N	N	N
Entertainment Indoor	N	N	N	N	N	N	N	C	N	Y
Entertainment Outdoor	N	N	N	N	N	N	N	C	N	Y
Farming	Y	N	N	C	N	N	N	N	N	Y
Funeral Home	N	N	N	N	N	N	N	C	N	Y
Garage, Parking	N	N	N	N	N	N	N	Y	C	Y
Garden Center	N	N	N	N	N	N	Y	Y	N	N
General Retail Enclosed	N	N	N	N	N	N	Y	Y	N	N
Greenhouse No Sale	Y	N	N	C	N	N	N	Y	N	Y
Heavy Industry	N	N	N	N	N	N	N	N	Y	Y
Home Improvement Center	N	N	N	N	N	N	Y	Y	N	N
Home Occupation	Y	Y	Y	Y	N	Y	N	N	N	N
Hospital	N	N	N	N	N	N	N	C	N	Y
Hotel/Motel	N	N	N	N	N	N	Y	C	N	N
Group Home	C	N	N	Y	Y	N	N	Y	C	N
Kennel	C	N	N	N	N	N	N	C	N	N
Landfill	N	N	N	N	N	N	N	N	N	Y
Liquor Store	N	N	N	N	N	N	Y	C	N	N

USES	A	R1	R2	R3	RMF	RMH	BGO	C1	C2	I
Livestock	Y	N	N	C	N	N	N	N	N	N
Manufacturing	N	N	N	N	N	N	N	N	Y	N
Medical Clinic	N	N	N	N	N	N	Y	Y	N	Y
Mini-Warehouse	N	N	N	N	N	N	N	Y	Y	N
Mobile Home Park	N	N	N	N	N	Y	N	N	N	N
Nursing Home	N	N	N	N	N	N	N	C	N	Y
Office Building	N	N	N	N	N	N	Y	Y	C	N
Outdoor Market	N	N	N	N	N	N	Y	C	N	N
Patio Home	Y	C	Y	Y	N	N	N	N	N	N
Pawn Shop	N	N	N	N	N	N	Y	Y	N	N
Public Facility	Y	N	N	C	N	N	N	Y	Y	N
Radio Station	N	N	N	N	N	N	N	Y	C	N
Recreation Indoor	C	N	N	C	N	N	Y	C	C	N
Recreation Outdoor	C	N	C	C	N	N	N	C	C	N
Restaurant Fast Food	N	N	N	N	N	N	Y	Y	N	N
Restaurant Standard	N	N	N	N	N	N	Y	Y	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N
School	Y	N	C	C	N	N	N	C	N	Y
Service Station	N	N	N	N	N	N	Y	Y	C	N
Shopping Center	N	N	N	N	N	N	Y	Y	N	N
Strip Mall	N	N	N	N	N	N	Y	Y	N	N
Tool Shed/Work Shop	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Transmission Tower	N	N	N	N	N	N	N	Y	Y	N
Television Station	N	N	N	N	N	N	N	Y	C	N
Utilities	C	N	C	C	N	N	N	Y	C	N

Y=Yes

N=No

C=Conditional

Article VI. AREA AND DIMENSIONAL REGULATIONS

Section 6.01 Introduction

Setbacks, height restrictions, and minimum lot size and width are useful tools in zoning to help maintain standards and separate land uses. Except as provided by and, the area and dimensional regulations set forth in the following table shall be observed.

Zone	Max. Height Structure		Minimum		Yards		Minimum Lot	Minimum Lot
			Yards		Side Yards		Size	Width
	Stories	Feet	Front Feet	Rear Feet	Each Side Feet	Total Feet		Feet
A	3.5	50	50	50	50	100	15 Acres	500
R-1 *	3	40	35	30	10	20	8,000 sf	60
R-1**	3	40	35	30	10	20	15,000 sf	80
R-2	3	40	30	30	10	20	½ Acre	80
R-3	3	40	30	30	10	20	½ Acre	80
RMF	3	40	20	20	10	20	½ acre	75
RMH	1	40	35	10	10	20	6,510 sf	62
BGO	3	40	20	20	10	20	½ acre	80
C-1	4	50	40	10	10	20	½ Acre	60
C-2	4	50	40	10	10	20	½ Acre	60

*Dimensional regulations for R-1 sites that are serviced by the municipal sewer.

** Dimensional regulations for R-1 sites that require septic tanks.

Section 6.02 Buffer Requirements

1. Buffers shall be located along all zoning district boundaries or property lines which separate property which is zoned to permit or is currently used for the uses stipulated in the following table. When the zone in the column is developed adjacent to the zone in the row, the zone in the column shall provide the required buffer.
2. The property owner shall be responsible for maintenance and replacement of all landscaping materials and irrigation systems required by this Article. All plant material shall be tended and maintained in a healthy growing condition, replaced when dead and kept free of weeds refuse and debris.
3. All required buffers shall be irrigated with automatic irrigation systems; except those buffers which are approved as natural buffers shall not require irrigation.

Table 1 Buffer yard requirements in feet

	Single Family	Multi-Family	Commercial 1	Commercial 2	Agriculture
Single Family	0	15	20	30	0
Multi-Family	10	0	20	30	0
Commercial 1	10	0	0	20	0
Commercial 2	10	0	10	10	0

Section 6.03 Family Care and Emergency Care Home

1. The use shall be conducted within a single family residence.
2. The building shall maintain the exterior appearance of a single family residence, with no separate outside entrances to individual bedrooms.
3. The home shall be sponsored by a public or non-profit organization; all state licensing requirements shall be met.

Section 6.04 Mini-warehouse

1. No storage space shall exceed 400 square feet in area and one story in height.
2. Each storage space shall be served by a paved driveway with a minimum width of 15 feet for each direction of travel.
3. The entire site shall be enclosed by security fencing of eight feet minimum height and be kept lit with security lighting throughout.

Section 6.05 Townhouses

1. Subdivision of lots for townhouses shall be restricted to tracts with a minimum site area of at least 9,000 square feet. The maximum density shall be fourteen dwelling units per acre. Not more than eight dwelling units per building shall be permitted.
2. Each townhouse lot shall meet the following dimensional requirements:

Minimum lot area--interior unit:	2,500 square feet
Minimum lot area--exterior unit:	4,500 square feet
Minimum lot width--interior unit:	22 feet
Minimum lot width--exterior unit:	45 feet
Minimum side yard--end unit:	20 feet
Minimum rear yard:	20 feet

3. A 300 square-foot fenced or walled private yard area shall be provided on lots of less than 7,000 square feet. Townhouses on lots adjacent to the rear or sides of the development may own and maintain common party fences or walls. All living spaces within the dwelling shall open onto the private yard area.

Section 6.06 Recreational Vehicles and Travel Trailers

1. Reference Section 1.04 "Applicability and Compliance."
2. Unoccupied recreational vehicles and travel trailers as described in Article II of this ordinance may be stored on the owner's property as long as they are in compliance with Ordinance No. 2011-02 "Regulating Parking" dated 2-20-2011.
3. Recreational vehicles and travel trailers as described in Article II of this ordinance are not permitted to be used as a permanent dwelling.
4. Owners of recreational vehicles and travel trailers stored on their property may not rent, lease or otherwise allow any individual to occupy these vehicles while being stored on their property.
5. The following circumstances are considered as exceptions to the above:
 - a. A recreational vehicle or travel trailer may be used as a temporary dwelling if the owner has had their permanent dwelling damaged or destroyed by an act of God, i.e. storm damage, flood or fire. A recreational vehicle or travel trailer may be used as a temporary shelter during the time of rebuilding of the permanent structure. This temporary usage is not to exceed one (1) year. If additional time is needed, the property owner must request an extension from the Board of Adjustments.
 - b. A property owner has visitors using a recreational vehicle or travel trailer as their dwelling during their visit, may temporarily park their vehicle in accordance with Ordinance No. 2011-02 dated 2-20-2011 for a period not to exceed three (3) months. No extensions.

Article VII. SITE PLAN REVIEW

Section 7.01 Purpose

Site Plan Review is designed to work in conjunction with the underlying zoning district(s) to conserve and enhance the natural beauty adjacent to and along the Town of Coaling's roadways, to discourage unsightly development which may tend to mar or detract from the Town of Coaling's natural beauty; and to exercise such reasonable control over the land within the town as may be necessary to accomplish this objective.

Section 7.02 Authorization

1. Site Plan Review neither replaces nor restricts the range of uses allowed in the underlying zoning district or conditional use approval for any property, but provides additional development requirements and standards which must be met by any development on the property. Site plan approval as hereinafter set forth is required prior to the issuance of any building permit for all land uses subject to these regulations where any of the following exists:
 - a. A parcel of land proposed for a nonresidential use.
 - b. A parcel of land proposed for multi-family residential, condominium, townhouse, or hotel/motel use.
 - c. A parcel of land devoted to a nonresidential use or a parcel of land devoted to multi-family, condominium, townhouse or hotel/motel units which use of land or building is proposed to be expanded by twenty-five (25) per cent or more of lot area or building floor area.
 - d. A parcel of land where, due to the unique characteristics of the land, surrounding use(s), proposed use or other features of the development, the Planning Commission determines it to be in the interest of the public health, safety or welfare that such project be subject to the site plan review process.

2. In accordance with site plan review, notwithstanding the underlying zoning district, no land shall be developed and no structure shall be erected or structurally altered except in conformance with the provisions of this Article. The provisions of this Article shall apply in addition to other requirements of these regulations. In case of conflict, the most restrictive provisions shall govern except as otherwise provided in this Article.

3. Integration of other review procedures. Any development involving the following related provisions of these regulations shall be coordinated as set forth below.
 - a. Rezoning. Those developments requiring an action to rezone the property shall have the rezoning approved prior to consideration of a site plan.
 - b. Variances. Those developments requiring a variance from any applicable regulation shall have the variance acted upon by the Zoning Board of Adjustments prior to consideration of a site plan by the planning commission.
 - c. Conditional Uses. Those developments requiring conditional use approval shall have the conditional use approved by the Planning Commission prior to consideration of a site plan.
 - d. Submission requirements. No request for site plan approval shall be considered complete until all of the following has been submitted to the Town Clerk:
4. Application form. The application shall be submitted to the Town on forms to be provided by the Town. The application shall be signed and, if not signed by the property owner, shall be accompanied by a notarized affidavit that the applicant is authorized to act in the owner's behalf.
5. Plans and specifications. Each application shall be accompanied by a site plan drawn to a minimum scale of one inch equals fifty (50) feet on an overall sheet size not to exceed twenty-four (24) by thirty-six (36) inches. When more than one sheet is required, an index sheet of the same size shall be included showing the entire parcel with individual sheet numbers referenced thereon. A site plan cannot be approved unless adequate information is depicted on the submittal to ensure compliance with the standards of this Article and this entire Zoning Ordinance.
 - a. Application Fee. The applicant shall be required to pay an application fee according to the current schedule of fees established by the Town for the particular category of application. This fee shall be non-refundable irrespective of the final disposition of the application.
 - b. Review and Approval. Site plans submitted to the Town Clerk fifteen (15) days before the regularly scheduled Planning Commission meeting will be considered for approval at that meeting.

Section 7.03 Site Development Requirements

1. Maximum Impervious Surface. The maximum impervious surface of development shall not exceed 70% of the gross area of the site.
2. Utilities. All on-site utilities shall be located underground unless required by the utility to be other-wise located.
3. Building Materials. Buildings should be designed to utilize, to the greatest extent feasible, natural building materials such as rock, stone, brick, and wood, which are compatible with the environment. Although building colors are not specified, bright, garish colors are discouraged. Pigmented surfaces should be of earth-tone or natural coloration. No mirrored glass with a reflectance greater than twenty percent (20%) shall be permitted.
4. Off-Street Parking. Off-street parking shall be determined by the requirements of the underlying zoning district with the further requirement that there shall be allowed only one (1) double-loaded bay of off-street parking parallel to the street. Peninsulas and islands in parking areas shall be as uniformly distributed as practicable to subdivide large expanses of parking area, regulate traffic flow, protect pedestrians, and permit access by emergency vehicles. Landscaped peninsulas and islands shall be placed at ends of parking rows or between the circulation drives and parking rows throughout the development. Other off-street parking may be located at the sides and/or rear of structures. The Planning Commission may vary this requirement as part of site plan approval.
5. Service Yard. A service yard for the handling of wastes and garbage and loading and unloading of vehicles shall be provided for development subject to this Article. Such service yard shall provide a concrete loading pad, have access to a street or alley, be located to the side or rear of the main structure and be enclosed on three sides with a permanent wall or fence at least six (6) feet tall and adequate to conceal the service yard from visibility.
6. Exterior Lighting. The intensity, location and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or the public right of way. Light fixtures shall be designed to cast light downward. Where necessary cutoff devices shall be used to minimize glare off premises. Maximum height for poles on-site shall be sixteen (16) feet for pedestrian ways and plazas and twenty-four (24) feet for parking lots, driveways and roadways.
7. Storm water management. Provision shall be made to manage the one (1) year storm event on site through the use of

detention/infiltration basins, infiltration strips, buffers and landscaping.

Section 7.04 Landscaping Requirements

1. Front Yards. A planting screen consisting of a minimum of two (2) staggered rows of evergreen shrubs shall be installed in a landscape strip (10 foot minimum width) between the street and the parking lot. Such shrubs may include, but are not limited to, Lustrum, Burford Holly, Elaeagnus, Boxwood, or Juniper with a minimum height of three (3) feet installed and a maximum spacing suitable to the particular plant used but yet forming an effective visual screen. This planted screen shall, at driveway and roadway intersections, meet adequate sight distance visibility requirements.
2. Parking Area/Storm water Detention Screening. All parking areas and storm water detention/retention ponds shall use existing vegetation or installed landscape planting to screen pavement, vehicles and ponds from the roadway and from adjacent properties. This screening may include dense massing of trees in addition to existing native under story vegetation, or shrubs, massing or berms. Topographic changes shall be considered in reviewing this provision.
3. Interior Parking Area. Any parking area of five (5) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total parking area. Such landscaping shall be in addition to all planting within six (6) feet of the building. The primary landscaping materials used in parking lots shall be shade trees. Shrubs and other planting material may be used to complement the shade tree planting, but shall not be the sole component of the landscaping. The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein.
4. Maintenance. The property owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials, barriers, and irrigation systems as required by the provisions of this Article. All plant material shall be tended and maintained in a healthy growing condition, replaced when dead and kept free of weeds, refuse, and debris.

Section 7.05 Traffic Requirements

1. Access. Access shall be limited to one driveway per street frontage unless otherwise permitted by the Planning Commission.
2. Driveway Location. Maximum practical spacing between driveways shall be required. Unless otherwise approved by the Planning Commission, No driveway shall be located:

- a. Closer than three hundred feet (300') from the nearest adjacent driveway, unless no other access is available to a parcel of land;
 - b. Where the sight distance is less than ten times the posted speed limit on the corridor roadway;
 - c. On the inside radius of a curve; or
 - d. Where the roadway grade exceeds seven and one-half percent (7.5%).
3. Intersections. Minimum spacing between local streets arterial roadways shall be six hundred feet (600') and between collector streets shall be thirteen hundred and twenty feet (1,320'). Improvements to intersections with arterial roadways will be based upon a review of a competent professional traffic analysis.
 4. Median Breaks. The number of median breaks on arterial roadways should be minimized. Future connecting streets should align with median breaks to the greatest extent practicable.

Article VIII. BILLBOARDS AND SIGN

Section 8.01 Purpose and Scope.

In addition to the purposes set forth in Section 7.05, this section is enacted to protect the health, safety, welfare, convenience and enjoyment of the general public by establishing regulations for the erection and maintenance of billboards and signs. It is determined that, while signs are a proper commercial use of private property and an important function in identifying properties, businesses, services, residences, events, and other matters of public interest which are entitled to the protection of the law, such signs should be reasonably regulated in the interest of the public safety and welfare and to safeguard and promote the aesthetic quality of the Town by establishment of standards for the number, size, height, spacing and illumination of such signs. The purposes of this Article are as follows:

1. To protect The Town of Coaling's appearance and the quality of life of its citizens.
2. To protect the public from the danger of unsafe signs, and from the degradation of the aesthetic qualities of the Town.
3. To preserve, protect and enhance areas of historical, architectural, cultural, aesthetic and economic value, regardless of whether they are natural or human-made.

This Article is not intended to inhibit an individual's right to express non-commercial messages protected by the First Amendment of the United States Constitution.

These regulations shall apply to all signs erected, constructed, displayed, painted, maintained, altered, and or installed in every zoning district in the Town, which are designed or intended to be seen by or attract the attention of the public which are legible from any public property or private property other than the one on which the sign is located. No sign shall be erected or installed unless it is in compliance with the regulations of this Article.

Section 8.02 Permitting and Enforcement/Administration.

Signs larger than 16 square feet which have a commercial message and are to be viewed from a public street shall require a permit before they can be erected. This permit shall be obtained from the city of Coaling Planning Director.

Section 8.03 Signs Allowed Without Permit.

Banners.

Banners bearing no commercial message may be utilized for special community events open to the general public and sponsored by non-commercial civic, charitable, community, or similar organizations provided:

1. Banner signs shall not be located on the public right-of-way of any public street and shall be limited to one banner sign per street frontage.
2. Banner signs shall be promptly removed within (2) two days after the conclusion of the event.
3. Banner signs shall not exceed twenty-four square feet.
4. Nothing in this provision shall be construed to authorize the posting of such signs or banners upon trees, utility poles, traffic control signs, lights or devices in any place or manner prohibited by the provisions herein, nor on private property without written consent of the owner.

Article IX. OFF-STREET PARKING AND LOADING

Section 9.01 Generally

After the effective date of this Ordinance, any building erected or enlarged by more than 25 percent of its gross floor area above ground level and any lot used or occupied for any purpose shall comply with the off-street parking and loading requirements set forth herein.

Section 9.02 Required number of Parking Spaces

The following number of off-street parking spaces shall be provided on the same lot. Other parking arrangements must be approved by a special exception on a variance.

Type of Use

Number of Required Spaces

Residential

Two (2) spaces per dwelling unit except elderly housing projects have one (1) space per bedroom.

Public and Semi-Public

Churches and other places of public assembly

One Space for every four (4) seats

Schools

One (1) space for each employee plus one (1) space for each 500 sq. ft. of gross floor space.

Day Care Facilities

One (1) space for each employee plus one (1) space for every five children.

Libraries, Community Center

One (1) space for each center and similar use employee plus one (1) space for each 800 sq. ft. of space.

Clubs, Meeting Halls, etc.

One (1) space for every 100 sq. ft. of gross floor space.

Business Use

Retail Sales

One (1) space for every 150 sq. ft. of sales area plus one (1) space for every additional 600 sq. ft. of gross floor area.

Outdoor Sales: such as autos, boats , campers

Number of spaces required for retail sales plus one (1) space for every 3000 sq. ft. of exterior area used to display sales items.

Banks, Offices , and Personal

One (1) space for each 150 sq. ft. of gross floor area.

Service Businesses

Beauty Parlors, Barber Shops

One and one half (1.5) spaces for each work station.

Doctors' Offices, Clinics	One (1) space for each employee (including doctors and dentists) plus three (3) spaces for the patients of each doctor.
Motels, Hotels, Tourist Homes, Lodging Houses, Bed and Breakfast	One (1) space for each sleeping unit plus one (1) space for each employee on the largest shift.
Facilities	
Restaurants	One (1) space for each table plus one (1) space for each employee on the largest shift.
Venues offering alcoholic Beverages	One (1) space that is a minimum of 9 feet wide and 18 feet long for each 4 patrons per capacity of patrons allowed in each venue as determined by the Alabama State Fire Marshall. Also, one (1) space for each employee on duty. Reference Town of Coaling Ordinance No. 2026-01 dated 6/2/26. See Attachment 1.
Service Stations	One (1) space for each pump island.
Auto Repair Facilities, Body Shops	One (1) space for 200 sq. ft. of gross floor area plus one (1) space for every 1000 sq. ft. of exterior storage space.
Wholesale Establishments, Warehouses, Storage	One (1) space for every employee plus one (1) space for every 3000sq.ft. of gross floor area.
Other Commercial	One (1) space for every employee plus one (1) space for every 300 sq. of gross floor area, but the Planning Commission may require more through site plan review.
Industries	One (1) space for each employee on the largest shift.

Section 9.03 Off-Street Loading/Unloading

All commercial and industrial uses shall provide adequate off-street space for deliveries, loading and unloading. Such space shall not occupy the yards established by the setback requirements of this ordinance and shall not be the same space used to satisfy parking.

Article X. SUPPLEMENTARY REGULATIONS AND MODIFICATIONS.

Section 10.01 Regulations Supplemental

The regulations set forth in this article supplement or modify the district regulations appearing elsewhere in this Ordinance.

Section 10.02 Use Modifications

1. Temporary structures for use incidental to construction work may be permitted in any district during the period that construction work is in progress. Such temporary buildings shall be removed upon completion or abandonment of the construction work.
2. Utility structures, including, but not limited to, poles, wires, cross arms, transformers attached to poles, guy wires, insulators, conduits and other facilities necessary for the transmission or distribution of electric power or to provide telephone or telegraph service and pipe lines, vents, valves, hydrants, regulators, meters and other facilities necessary for the transmission or distributions of gas, oil, water or other fluids, may be constructed, erected, repaired, maintained or replaced within any district in the Town of Coaling. This is not to be construed to include the erection or construction of buildings or electric substations.
3. Railroad facilities, including main line tracks, switching spurs, control signals, poles, and wires or similar facilities (but not yards or service facilities) needed for operating railroad trains, may be constructed, repaired, maintained or replaced in any district.

Section 10.03 Height Modifications

1. Chimneys, cooling towers, elevator bulkheads, head houses, fire towers, gas tanks, steeples, penthouses, stacks, tanks, water towers, ornamental towers and spires, or necessary mechanical appurtenances, where permitted may be erected to any height not in conflict with existing or hereafter adopted ordinance of the Town of Coaling except that where permitted in connection with residential uses such structures shall be limited to a height of twenty feet above the maximum height of structures permitted in that district. The height of wireless telecommunications facilities shall be regulated in accordance with the provisions of 10.008.

2. The limitation on number of stories shall not apply to buildings used exclusively for storage purposes, provided such buildings do not exceed the height in feet permitted in this district in which located.
3. Public, semi-public or public service buildings, including but not limited to hospitals, schools and churches, when permitted in a district with height limitations of less than sixty feet, may be erected to a maximum height of sixty feet, provided side yards are increased by one foot for each foot of additional building height above the height limitation for the district in which the building is located.

Section 10.04 Area Modifications for Lots of Record

Where a lot of record at the time of the effective date of this ordinance had less area or less width than herein required for the district in which it is located, said lot may nonetheless be used as a building site provided the yard space and other requirements conform as closely as possible in the opinion of the Planning Commission to the requirements for the district in which it is located.

Section 10.05 General Yard Modifications

1. Every part of a required yard shall be open to the sky unobstructed by any structure or part thereof, and unoccupied for storage, servicing or similar use except as provided herein.
2. Sills, belt courses or ornamental features may project into any yard not to exceed six inches.
3. Cornices or eaves may project into any required yard not to exceed eighteen (18) inches.
4. Terraces, uncovered porches, underground fallout shelters or ornamental features which do not extend more than five (5) feet above grade may project into a required yard, provided such projections are not closer than two (2) feet to any lot line.
5. More than one multiple dwelling, institutional, commercial or industrial building is located upon a lot or tract, but such buildings shall not encroach upon the front, side and rear yards required by the district regulations. For multiple dwellings the open space between buildings shall be thirty (30) feet when one or both are two-story buildings, and forty (40) feet when one or both are three or more story buildings.
6. Where an open space is more than fifty percent surrounded by residential or institutional buildings, the minimum width of the open space shall be at least twenty (20) feet for one story building, thirty (30) feet for two story buildings and forty (40) feet for three or more story buildings.

7. In a residence district, a private swimming pool shall be enclosed by a fence of not less than four (4) feet in height. No mechanical appurtenance or pool shall be within ten (10) feet of any lot line.
8. The minimum dimension of a yard upon which any entrance or exit of a multiple dwelling faces shall be twenty (20) feet.
9. Wherever yards are provided between commercial or industrial structures, they shall have a minimum width of not less than six (6) feet.

Section 10.06 Front Yard Modifications

The required front yards heretofore established shall be modified in the following cases:

1. Where forty percent or more of the frontage on the same side of a street between two intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of five feet or less), a front yard greater or lesser in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings.
2. Where forty percent or more of the frontage on one side of a street between two intersecting streets is presently developed or may hereafter be developed with buildings that do not have a front yard as described above, then:
 - a. Where a building is to be erected on a parcel of land that is within one hundred feet of existing buildings on both sides, the minimum front yard shall be a line drawn between the two closest front corners of the adjacent buildings, or
 - b. Where a building is to be erected on a parcel of land that is within one hundred feet of an existing building on one side only, such building may be erected as close to the street as the existing adjacent building.
3. Through lots shall provide the required front yard on both streets.
4. Corner lots shall provide a front yard on each street side. However, the buildable width of a lot of record need not be reduced to less than twenty-eight feet; provided that the side yards shall in no case be reduced to less than that otherwise required for the zone district. No accessory building shall project into the front yard on either street.
5. Permitted signs attached to buildings may extend into a front yard or the required yard abutting a side street not to exceed eighteen (18) inches.
6. Service stations pumps and pump islands may be located within a required front yard, but in no case shall the pump centerline be closer than fifteen (15) feet to any street line.

Section 10.07 Rear Yard Modifications

The rear yards heretofore established shall be modified in the following cases:

1. Where a lot abuts upon an alley, one-half of the alley width may be considered as part of the required rear yard.
2. Accessory buildings and structures may be built in a rear yard, but such accessory buildings and structures shall not occupy more than thirty (30) percent of the rear yard and shall not be nearer than three (3) feet to any side or rear lot line, except that when a garage is entered from an alley it shall not be located closer than seven (7) feet to the alley line.

Section 10.08 Wireless Telecommunications Facilities

1. Purpose. The purpose of this section is to establish minimum standards for wireless telecommunications facilities. The underlying principles of these standards are to:
 - a. Achieve a balance among the number, height, and density of wireless telecommunications facilities that is appropriate for our communities;
 - b. Encourage and maximize the use of existing and approved towers, buildings and other structures to accommodate new wireless telecommunications facilities;
 - c. Ensure the compatibility of towers with, and avoid adverse impacts to, nearby properties;
 - d. Discourage the proliferation of towers throughout the Town of Coaling.
2. Definitions:
 - a. Accessory structure compound. A fenced, secured enclosure in which a wireless telecommunications facility and its equipment, buildings, access roads, parking area and other accessory devices/auxiliary structures are located. The outline of an accessory structure compound shall be accurately defined on a site plan.
 - b. Alternative support structure. Any structure other than a wireless telecommunications tower, which may include, but is not limited to, buildings, water towers, light poles, power poles, telephone poles, and other essential public utility structures.
 - c. Antenna. An electromagnetic device which conducts radio signals, through an attached cable or waveguide, to or from a radio transmitter or receiver. Typically this includes "whips," "panels" and parabolic "dishes."
 - d. Antenna support structure. Any structure on which telecommunications antennas and cabling can be attached.

Typically this includes steel towers with guy-wires (guyed towers); wooden, steel or concrete single poles (monopoles); self-supporting steel towers with three or four "legs" (self-support/lattice towers); rooftops of existing buildings or structures (such as elevated water storage tanks). (see *also tower*).

- e. Co-location. The placement of more than one wireless communications antenna by one or more telecommunications service providers on a single existing or new antenna support structure.
- f. Concealment Techniques. Design techniques used to blend a wireless telecommunications facility, including any antennas thereon, unobtrusively into the existing surroundings so as to not have the appearance of a wireless telecommunications facility. Such structures shall be considered wireless telecommunications facilities and not spires, belfries, cupolas, or other appurtenances usually required to be placed above the roof level for purposes of applying height limitations. Due to their height, such structures must be designed with sensitivity to elements such as building bulk, massing, and architectural treatment of both the wireless telecommunications facility and surrounding development. Concealed towers on developed property must be disguised to appear as either a part of the structure housing, a principal use, or an accessory structure that is normally associated with the principal use occupying the property. Concealed towers developed on unimproved property must be disguised to blend in with existing vegetation. *Example*: A tower of such design and treated with architectural material so camouflaged to resemble a woody tree with a single trunk and branches on its upper part (also known as a (monopine)).
- g. FAA. Federal Aviation Administration.
- h. FCC. Federal Communications Commission.
- i. Height. When referring to a tower or other structure, the distance measured from the ground level at the base of the tower to the highest point on the tower or other structure, including if said highest point is an antenna placed on a structure or tower.
- j. Private telecommunications operation. The use of a telecommunications facility to provide communications services internal to the facility owner or to its affiliates, provided that there is no fee charged for or lease of the communication services and provided further that such

- communication services are only accessory to the principal use of the owner's property on which they are located.
- k. Temporary telecommunications tower. Mobile wireless telecommunications towers mounted upon trailers, operated temporarily. Also known as "cellular on wheels" (COWs).
 - l. Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antenna, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers and the like. (see *also antenna support structure*)
3. Procedures
- Permit Requirements. All wireless telecommunications facilities are subject to the standards contained in this section and will be required to receive a use permit from the City Clerk prior to being granted a building permit. The following facilities are exempt from these standards and from any requirement to obtain a permit subject to this section:
- a. Amateur radio and receive-only antenna owned and operated by a federally licensed radio station operator or used exclusively for receive-only antennas.
 - b. Telecommunications facilities for private communication operation less than or equal to seventy five (75) feet in height or mounted on a structure that is accessory to the principal use of the owner's property on which it is located.
4. Temporary installations. Temporary telecommunications towers shall be allowed for a period not to exceed one year with approval from the Planning Commission. Requests for temporary use permits for self-supporting towers shall be accepted only for sites that are already approved for a permanent tower structure. An application for a temporary tower may be made simultaneously with an application for a permanent tower. All portions of the temporary self-supporting towers and its support structures, including guy wires, shall fall within the property or compound boundaries that are approved specifically for wireless telecommunications facility use. A temporary tower shall not exceed the height of a permanent tower approved for a particular site. These regulations shall not apply to portable mobile emergency or test tower facilities.
5. Standards for approval. A permit for a wireless telecommunications facility may be approved by the Town Clerk

only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

6. Location and Facility Height.

WIRELESS TELECOMMUNICATIONS FACILITIES	Zoning Districts								
	A	R1	R2	R3	RMF	FMH	BGO	C1	C2
Alternative support structures	Y	C	Y	Y	Y	Y	Y	Y	Y
Co-location antennas	Y	C	Y	Y	Y	Y	Y	Y	Y
Use of concealment techniques (antenna support structures of any height)	Y	C	Y	Y	Y	Y	Y	Y	Y
Antenna support structures up to 60' in height	Y	C	Y	Y	Y	Y	Y	Y	Y
Antenna support structures 61' to 200' in height	Y	N	N	N	N	N	N	N	N
Antenna support structures 201' to 260' in height	Y	N	N	N	N	N	N	N	N
Antenna support structures 261' in height or more	Y	N	N	N	N	N	N	N	N

Y = Allowed

N= Not Allowed

C=Conditional

- a. Towers and/or antennas utilizing alternative support structures shall not exceed 15 feet in height above the existing structure on which they are placed.
- b. "Whips," "panels," "cornucopia horns," and parabolic "dishes" placed on alternative support structures shall not exceed 100 square feet in size.

7. Area and Dimensional Regulations.

a. Minimum Lot Size.

- i. Lot size must conform to the minimum lot size required for the underlying zoning district.
- ii. The minimum lot size for any new freestanding wireless telecommunications facility shall be large enough to allow for the antenna support structure and ground-mounted accessory structures of the applicant and the ground-mounted accessory structures at least one additional co-locating service provider.
- iii. If only a portion of a parcel is being leased for a wireless telecommunications facility, the lease parcel must be situated within the parent parcel so that the wireless telecommunications facility complies with the applicable antenna support structure setback requirements.

b. Setbacks.

- i. Wireless telecommunications towers, guys, and accessory facilities must satisfy the minimum yard requirements of the zoning district in which they are located. The use of concealment techniques does not exempt a wireless telecommunications facility from any minimum yard requirements.
- ii. Towers (but not guys and accessory facilities) must adhere to additional setbacks indicated in the following table. Tower setbacks do not apply to alternative support structures.
- iii. Towers must be placed no closer than a distance equal to the height of the wireless telecommunications facility from any residential structure on any adjacent property.

8. Co-location.

- a. No new antenna support structure shall be permitted unless the applicant demonstrates that no existing antenna support structure or other structure can accommodate the applicant's needs.
- b. Documentation that reasonable efforts have been made to achieve co-location shall be submitted. Applications for new antenna support structures must include an affidavit from the applicant verifying that no existing sites are available for co-location. If the owner of an approved antenna support structure refuses to allow a co-location, an

- affidavit shall be required that states the reason for the refusal.
- c. Antenna support structures less than or equal to 200 feet in height shall have the ability to accommodate at least one additional antenna, unless they would cause the height of the antenna support structure to be increased. Antenna support structures greater than 200 feet in height shall have the ability to accommodate at least two additional antennas.
 - d. Co-location is not required if the use concealment techniques is prohibitive to co-location efforts.
 - e. The Town of Coaling may request of the owner/operator of a wireless telecommunications facility permission to place weather warning equipment, such as horns and sirens, on a tower of a wireless telecommunications facility, which request may be refused by the owner/operator should such warning equipment interfere with the operation of the wireless telecommunications facility.
9. Aesthetics. The aesthetic properties of each individual wireless telecommunications facility shall be approved as part of the site plan review process.
- a. Appearance. The design of the tower shall be of a type that has the least visual impact on the surrounding area.
 - i. Towers and antennas shall be painted a neutral or blending color so as to reduce visual obtrusiveness, unless subject to any applicable FAA standards. If an antenna is installed on a structure other than a tower, the antenna and supporting telecommunications facilities must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure.
 - ii. No signage, symbols, or advertisements may be attached to the pole, tower or antenna.
 - iii. Towers camouflaged to resemble woody trees or indigenous vegetation in order to blend in with the native landscape will be subject to administrative review, as are other types of concealment techniques (see Concealment Techniques).
 - b. Accessory Structures.
 - i. The design of the compound and its accessory structures shall, to the extent possible, maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities

within the surrounding natural setting and built environment.

- ii. In or adjacent to developed properties, accessory structures must be aesthetically and architecturally compatible with the surrounding environment. Materials such as wood, brick, and stucco should be used as appropriate. The use of metal or metallic-looking materials shall be avoided in as much as shall be practical.

c. Non-vegetative Screening.

- i. Non-vegetative screening will be required when it is necessary to reduce the visual impact of a wireless telecommunications compound on adjacent public ways, properties or the neighborhood in which it is located. In or adjacent to developed properties, non-vegetative screening shall be provided in a manner that is compatible with the surrounding character of development, buildings, natural vegetation, and landscaping, Such screening, as required and subject to site plan review, shall have a minimum height of 8 feet, and may consist of one of the following: brick masonry walls, solid wood fencing, berms, or opaque barriers. All non-vegetative screening shall be properly maintained by the property owner or lessor.
- ii. In isolated non-residential areas, alternative non-vegetative screening methods may be accepted, such as the use of earth-toned, vinyl-coated steel security fencing.
- iii. In certain locations where the visual impact of the tower would be minimal, such as remote, agricultural or rural locations or developed heavy industrial areas, the non-vegetative screening requirement may be reduced or waived.
- iv. Wireless telecommunications facilities utilizing underground vaults rather than above ground equipment buildings may be exempted from any buffer requirements.

d. Landscaping.

- i. Landscaping will be required to reduce the visual impact of a compound and its accessory structures on adjacent public ways, properties or the neighborhood in which it is located. In or adjacent to developed properties, landscaping shall be provided in a manner that is compatible with the surrounding

character of development, buildings, and natural vegetation.

- ii. The perimeter of the compound shall be landscaped with a buffer of plant materials that effectively screens the view of the compound from adjacent property and public ways. The standard buffer shall consist of a landscaped strip of at least 4 feet wide outside the perimeter of the compound. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived.
 - iii. A row of trees a minimum of 8 feet tall and a maximum of 10 feet apart shall be planted around the perimeter of the compound fence. A continuous hedge at least 30 inches high at planting capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line.
 - iv. All landscaping shall be of the evergreen variety. All landscaping shall be irrigated and properly maintained by the property owner or lessor to ensure good health.
 - v.
- e. Lighting.
- i. Towers shall not be artificially lighted unless required by the FAA or other authority for safety purposes. If lighting is required, "dual lighting" (red at night/strobe during day) shall be preferred unless restricted by the FAA. Lighting must be shielded or directed inward to the greatest extent possible so as to minimize the amount of light that falls onto nearby properties, particularly residences.
 - ii. Basic security lighting for the compound may be permitted, but shall not include any flashing lights or lights greater than 20 feet in height. This lighting shall be focused only on the compound itself, and shall be directed away from any adjacent property.
- f. Environmental Impact. All wireless telecommunications facilities shall comply with the National Environmental Policy Act. If an environmental assessment is required by the Federal Communications Commission (FCC), a copy of the assessment, as well as documentation of the FCC's subsequent approval thereof, must be submitted at the time of application.
- g. Safety.

- i. Radio Frequency. The applicant shall be required to submit documentation that the proposed wireless telecommunications facility complies with Federal Communications Commission standards for radio frequency emissions, as adopted by the FCC on August 1, 1996.
- ii. Structural. A Professional Engineer shall certify that all antenna support structure and wireless telecommunications equipment are erected and/or installed so as to comply with wind loading and other structural standards contained in the Standard Southern Building Code and the applicable technical codes established by the Electronic Industries Association (EIA/TIA 222-E "Structural Standards for Steel Antenna towers and Antenna Supporting Structures) or the Telecommunications Industry Association. This shall apply to new and modified structures and facilities.
- iii. Security of Site. Fencing shall be required to ensure that antenna support structures and their accessory buildings are fully secured. Sufficient anti-climbing measures must be incorporated into each facility, as needed, to reduce potential for trespass and injury. A sign shall be discretely placed on the outermost structural element which indicates the name and telephone number of a person responsible for the safety and maintenance of the facility.
- iv. Access. Provisions shall be made to provide access clearances for emergency vehicles.
- h. Maintenance.
 - i. Towers must be properly maintained. Estimated life of structure must be included in submittal information.
 - ii. Obsolete towers. In the event the use of any wireless telecommunications facility has been discontinued for the period of 180 consecutive days, the wireless telecommunications facility shall be deemed to be abandoned. Determination of the date of the abandonment shall be made by the Town Clerk who shall have the right to request documentation and/or affidavits from the wireless telecommunications facility owner regarding the issue of telecommunications facility usage. Upon such abandonment, the owner/operator of the wireless telecommunications facility shall have an additional 180 days within which to reactivate the

use of the wireless telecommunications facility or transfer the wireless telecommunications facility to another owner/operator who makes actual use of the wireless telecommunications facility, or dismantle and remove the wireless telecommunications facility. At the earlier of 180 days from the date of abandonment with reactivation or upon completion of dismantling and removal, any variance approval for the wireless telecommunications facility shall automatically expire. The applicant shall sign an affidavit to this effect, to be placed on file with the Town of Coaling.

Article XI. NONCONFORMING USES

Section 11.01 When Continuance of Use Permitted; Change in Use

The lawful use of a structure or the lawful use of land existing at the time of the effective date of this Ordinance may be continued although such use does not conform to the provisions hereof. If no structural alterations are made, a nonconforming use of a structure may be changed to another nonconforming use of the same general classification or to a conforming use.

Section 11.02 Structures or premises vacant for one year

In the event that a structure or premises occupied by a nonconforming use becomes and remains vacant for a continuous period of one year or more, the use of the same shall thereafter conform to the use regulations of the district in which such structure or premises is located.

Section 11.03 Enlargement, etc., of structure or premises.

No Structure or premises occupied by a nonconforming use shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a use which conforms to the use regulations of the district in which such structure or premises is located; provided, however, that a structure or premises may be physically enlarged, extended, reconstructed or structurally altered to the extent necessary for compliance with any existing and applicable law or ordinance specifying minimum standards of health or safety.

Section 11.04 Enlargements, etc., of nonconforming use

Nonconforming use shall not be enlarged, extended or expanded unless such use is changed to a use which conforms to the use regulations of the district in which such use is located.

Section 11.05 Structures conforming to district, but not other, regulations

A structure or building conforming to the use regulations of the district in which it is located but not conforming to any other provisions of this Ordinance, may be enlarged, extended or expanded; provided; that such enlargement, extension or expansion conforms to the provisions of this Ordinance.

Section 11.06 Restoration of damaged buildings

Any nonconforming building or structure damaged or destroyed by any cause may be rebuilt or reconstructed to its original state of nonconformity provided that such reconstruction shall be commenced within one year after the damage occurs.

Section 11.07 Reestablishment of Nonconforming Use

Any nonconforming use discontinued because of damage or destruction of a building or premises may be established at its original level of nonconformity provided that the use is resumed within one year of its discontinuance.

Article XII. ZONING BOARD OF ADJUSTMENT

Section 12.01 Appointment

A Zoning Board of Adjustment is hereby established. Such Board shall be appointed as provided by Section 11-52-80, *Code of Alabama*, 1975, as amended and it shall have all powers granted therein.

Section 12.02 Procedure

The Zoning Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this Ordinance. Meeting shall be held at the call of the Chairman or, in his absence, the acting Chairman. He may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The Zoning Board of Adjustment shall keep minutes of its proceedings, showing the vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall be public record and be immediately filed in the official records of the Board.

Section 12.03 Administrative Review

The Zoning Board of Adjustment shall hear and decide appeals where it is alleged that an error exists in any order, requirement, decision or determination made by the administrative official in the enforcement of this Ordinance.

Section 12.04 Variances

The Zoning Board of Adjustment may 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 would result in unnecessary hardship.

Section 12.05 Justification

Variances to the terms of this Section may be granted on an individual case by case basis upon a finding by the Zoning Board of Adjustment that the variance will not be contrary to the public interest; and, where owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. Another essential factor is that the spirit of the Ordinance shall be observed and substantial justice done. More specifically, the Board shall determine all of the following criteria have been satisfied:

1. The Board should make proper adjustment to prevent unnecessary hardship, even to the extent of authorizing non-conforming uses. Where a Board authorizes a non-conforming use in a district to prevent unnecessary hardship, all relevant factors, when taken together, must indicate that the plight of the premises in question is unique in that they cannot reasonably be put to a conforming use because of the limitations imposed upon them by reason of their classification in a specific zone.
2. Variances should be permitted only under peculiar and exceptional circumstances.
3. Variances should be permitted only if this Ordinance has created an unnecessary hardship.
4. Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an unnecessary hardship.
5. When a hardship is self-inflicted or self-created, there is no basis for a claim that a variance should be granted.
6. Variances should be granted sparingly and in the spirit of this Ordinance, in harmony with the spirit of Alabama law; should be carefully preserved to the end that the structure of this Section would not disintegrate and fall apart by constant erosion at the hands of the Zoning Board of Adjustment.

Section 12.06 Application for a Variance

An application for a variance shall be filed with the Chairman of the Zoning Board of Adjustment at least fifteen (15) days prior to the scheduled hearing date before the Zoning Board of Adjustment. The application shall be filed by the property owner or the authorized agent of the property owner on a form made available by the Town Clerk and shall include the following:

1. Name, Signature and address of the property owner and agent of the property owner, if any.

2. Address of the property under consideration.
3. Zoning and land use of the property under consideration.
4. Justification for the variance in accordance with ALL of the criteria in.
5. A vicinity map showing the location of the subject property.
6. A plot plan, drawn to scale showing all dimensions, property boundaries and proposed development layout with the variance noted or highlighted.
7. The names and addresses of adjacent property owners, as shown on the most recent records of the Tuscaloosa County Tax Assessor's Office.
8. A \$50.00 Administrative Fee is required from the applicant or agent at the time the application for a variance is made, plus the cost incurred in notification and publication.

Section 12.07 Public Notice Required

At least seven (7) days prior to the scheduled Zoning Board of Adjustment public hearing, the Chairman of the Zoning Board of Adjustment shall give written notice of the variance request to all adjacent property owners. Such notice shall be deemed given when deposited in the United States Mail, first class, postage prepaid, addressed to such property owners at the addresses as submitted with the variance application by the applicant, as well as publication in a newspaper of general publication throughout the Town and/or posting of such notices in three (3) conspicuous places within the Town (if there is no newspaper of general circulation). Any error in the address of such notices shall not invalidate the giving of notice, provided that no more than five percent (5%) of the total number of notices given contain any such error. Such notice shall state the following:

1. The name of the applicant.
2. The location of the property.
3. The nature of the variance and applicable zoning provisions.
4. The time, date and location of the Zoning Board of Adjustment public hearing at which said application is to be heard and considered.

Section 12.08 Action on Appeals

In exercising the above-mentioned powers, the Zoning Board of Adjustment may, so long as such action is in conformity with the terms of this Ordinance, reverse or affirm (wholly or in part) or modify the order requirement, decision, or determination as to what should be made and, to that end, shall have powers of the administrative official from whom the appeal is taken. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement decision or determination of the City Clerk or other administrative official or to decide in favor of the applicant on any matter upon

which it is required to pass under this Ordinance, or to affect any variation in the application of this Ordinance.

Section 12.09 Appeals - How Taken

Appeals to the Zoning Board of Adjustment may be filed by any person aggrieved by any officer, department board or bureau of the Town affected by any decision of the administrative official. Such appeals shall be taken within a reasonable time, not to exceed thirty (30) days or such lesser period as may be provided by the rules of the Board by filing with the City Clerk or other administrative official and the Zoning Board of Adjustment a notice of appeal specifying the grounds thereof. The administrative official shall forthwith transmit to the Board all papers constituting the record upon which the action was appealed. The Zoning Board of Adjustment shall fix a reasonable time for hearing the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney.

Section 12.10 Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed, unless the City Clerk or other administrative official certifies to the Zoning Board of Adjustment (after the notice of appeal is filed by him) that, by reason of facts stated in the certificate, a stay would, in his opinion, caused imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Zoning Board of Adjustment or by a court of record on application, on notice to the City Clerk or other administrative official from whom the appeal is taken and on due cause shown.. Any party aggrieved by any final judgment of the Zoning Board of Adjustment may appeal therefrom to the Circuit Court or court of like jurisdiction as provided by Section 11-52-81, *Code of Alabama*, 1975, as amended, within fifteen (15) days from the date of the Board hearing.

Section 12.11 Appeals from the action of the Board

Any party aggrieved by any final judgment of the Zoning Board of Adjustment may appeal therefrom to the Circuit Court or court of like jurisdiction as provided by Section 11-52-81, *Code of Alabama*, 1975, as amended, within fifteen (15) days from the date of the Board hearing.

Article XIII. ADMINISTRATION

Section 13.01 Enforcement

The duty of administering and enforcing the provisions of this ordinance is hereby conferred upon the Zoning official, administrator, or other such official designated by the Planning Commission.

Section 13.02 Zoning Certificates

A Zoning Certificate shall be required for the construction of any building or for the alteration of any building where such alteration will cause an increase in the land coverage of such building provided however, that a certificate shall not be required for accessory buildings or barns. Any applicant for a zoning certificate shall submit to the Planning Commission a sketch showing the location of the proposed construction or alteration, the property lot lines and all applicable dimensions so that the zoning official may determine that the construction or alteration conforms to the dimensional and use regulations of the district in which it is located.

Section 13.03 Conditional Uses

1. Purpose. It is the purpose of this section to establish a process that enables and facilitates review of those uses identified as conditional uses in these regulations in order to determine the appropriateness of a particular conditional use in a given location.
2. Authorization. The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any conditional use that is expressly permitted as a conditional use in a particular zoning district; however, the Town council reserves full authority to deny any request for a conditional use, to impose conditions on the use, or to revoke approval at any time, upon a finding that the permitted conditional use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
3. Procedures. The Town Clerk shall, upon determination that the application complies with all applicable submission requirements, receive the application and schedule it for public hearing by the Planning Commission. The Town Clerk shall, two weeks before the scheduled public hearing by the Planning Commission, provide notice of such hearing by regular mail to the owners of property adjacent to the proposed conditional use as their names appear in the county tax records. The Planning Commission shall consider the application and render a decision at the conclusion of the public hearing unless it is determined that action must be deferred to allow for additional input and review.
4. Submission requirements. No request for conditional use approval shall be considered complete until all of the following has been submitted to the Town Clerk:
 - a. Application form. The application shall be submitted to the department on forms to be provided by the Town. The application shall be signed and, if not signed by the property owner, shall be accompanied by a notarized affidavit that the applicant is authorized to act in the owner's behalf.

- b. Plans and specifications. Each application shall be accompanied by an accurate site plan, drawn to scale, identifying: the current off-street parking available on the site; any new proposed parking layout; ingress to and egress from the site; area of the site; existing uses on the site, including the location and floor area of all buildings; and such other information as the Planning Commission may reasonably require. Any supplementary information, exhibits, plans or maps which are to accompany and constitute part of the application shall be submitted to the Town Clerk at the time of filing the application. Three (3) copies of all such documents shall be required for distributional purposes.
 - c. Application fee. The applicant shall be required to pay an application fee according to the current schedule of fees established by the Town for the particular category of application. This fee shall be non-refundable irrespective of the final disposition of the application.
5. Standards for approval. A conditional use may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:
- a. The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Town of Coaling Comprehensive Plan, these regulations, or any other official plan, program, map or regulation of the Town of Coaling;
 - b. The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location;
 - c. The proposed use shall not unduly decrease the value of neighboring property; and
 - d. The use shall be compatible with the surrounding area and not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
6. Conditions and restrictions on approval. In approving a conditional use, the Planning Commission may impose conditions and restrictions upon the property benefited by the conditional use as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such conditional use upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations. In approving any conditional use, the Planning Commission may specify the period of time for which such approval is valid for the

commencement of the proposed conditional use. The Planning Commission may, upon written request, grant extensions to such time allotments not exceeding six (6) months each without notice or hearing. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these regulations. Those conditional uses which the Planning Commission approves subject to conditions, shall have specified by the Planning Commission the time allotted to satisfy such conditions.

Section 13.04 Violations and Penalties

Any person violating any provision of this Ordinance shall, upon conviction, be punished by the imposition of a fine of not more than **\$500.00**, or by imprisonment in the acting place of incarceration for not more than six (6) months, or by both such fine and imprisonment, plus costs of court for each offense. Each day a violation continues after notification of such violation has been given shall constitute a separate offense. The conviction for a violation and imposition of any fine shall not constitute an exemption from compliance with the provisions of this Ordinance. If any building or other structure is constructed, erected, reconstructed, altered, repaired, converted, or maintained; or if any building, structure or land is used in violation of any provision of this Ordinance; the Town shall seek an injunction, writ of mandamus, or take other appropriate action or initiate proceedings to stay or prevent occupancy of such building, structure or land.

Article XIV. AMENDMENTS AND CHANGES

Section 14.01 Requirements for change

Whenever the public necessity, convenience, general welfare or good zoning practice warrants such action, the Council may amend, supplement, modify or repeal or zoning district boundaries herein established, however no amendment shall be considered unless it is first submitted to the Planning Commission for review and recommendation.

Section 14.02 Petition for or initiation of change

A proposed change of the zone district boundaries or of the Ordinance may be initiated by the Planning Commission, or by petition of one or more owners or authorized agents of such owners of property within the area proposed to be changed.

Section 14.03 Action on petition

Any proposed amendment, supplement, modification, or repeal shall be submitted to the Planning Commission for its consideration at least twenty-one (21) days before the regularly scheduled planning commission meeting

Section 14.04 Public Notice

At least six (6) days prior to the scheduled Planning Commission public hearing, the Chairman of the Planning Commission must give notice to the public of such hearing, its time, place and purpose. A minimum notice be given by publication once in a newspaper of general circulation in the Town of Coaling or by posting in four (4) conspicuous places in the Town of Coaling.

Section 14.05 Council Action on Amendments

Upon receipt of the recommendation of the Planning Commission in favor of a proposed rezoning amendment, the Council shall give a "first reading" of the proposed amendment at a regularly scheduled Council meeting and set a date for a public hearing to consider action on such request. Prior to adoption, the proposed ordinance shall be published in full for one insertion and an additional insertion of a synopsis of the proposed ordinance, one week after the first insertion, which synopsis shall refer to the date and name of the newspaper in which the proposed ordinance was first published; both such insertions shall be a least fifteen (15) days in advance of its passage and in a newspaper of general circulation published within the Town of Coaling, or, if there is no such newspaper, then by posting the proposed ordinance in four (4) conspicuous places within the Town of Coaling, together with a notice stating the time and place that the ordinance is to be considered by the Town Council and stating further that 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. After the Ordinance is adopted by the Town Council, it must again be published in the same manner as all municipal ordinances, subject to the provisions of Section 11-45-8 of the *Code of Alabama*, (1975) as amended.

Section 14.06 Limitations on rezoning requests

Should the Council reject a rezoning amendment proposal by a property owner, the same kind of rezoning of the same tract of land will not be considered by the Planning Commission, until a period of six (6) months has elapsed from the date of such action by the Council. Further, a withdrawal of the application for rezoning after the hearing held by the Planning Commission, but prior to the public hearing held by the Council, shall also require a six (6) month time period before another application may be submitted.

Section 14.07 Fees

A schedule of applicable for site plan and subdivision approvals, zoning certificates, and other permits and public hearings required under the terms of this Ordinance shall be established by the Council by separate resolution. Such fee schedule shall be computed so as to recover all of the costs incurred by the Town in reviewing and processing such actions, and shall be subject to revision as deemed necessary by the Council.

Section 14.08 Effective Date

This Ordinance shall go into effect upon the passage and publication as required by law.

William Gary Averett, Mayor

Wendy Bush, Council Member

George Tatum, Council Member

Andrew Roberts, Council Member

Carol Snider, Council Member

Frank Zark, Council Member

Passed and approved the ____ day of _____ 2015.

Sylvia Rouse, Clerk

I do hereby certify that the above ordinance was published by posting in three public places in the Town of Coaling, that is, at the Coaling Post Office, the _____ and the _____, for a period of five consecutive days, ending on the ____ day of _____ 2018.

Sylvia Rouse, Clerk

ATTACHMENT 1

Town of Coaling Alabama Ordinance No: 2026-01

Introduced: 3/3/2026

Passed: 6/2/2026

Be it ordained by the council of the Town of Coaling Alabama that:

Section 1. Purpose

The purpose of the ordinance is to promote the public health, safety, and general welfare of the Town of Coaling by establishing reasonable restrictions on the location and operation of establishments serving alcoholic beverages, such as bars, lounges, nightclubs, clubs and similar venues.

Section 2. Definitions

For the purposes of the ordinance:

“Alcoholic beverage” means any beverage containing alcohol intended for consumption on the premises.

“Venue” refers to any bar, lounge, nightclub, tavern, club, or any establishment where alcoholic beverages are sold and consumed on-site and any venue that allows their patrons to bring alcoholic beverages onto the premises for consumption on-site.

“School” means any public or private institution offering education from kindergarten through 12th grade.

“Church” means any place of worship that has regularly scheduled meeting times for their congregation and is tax-exempt under the IRS code “Section 501c(3)”.

“Park” includes any public recreational area, playground, baseball fields, walking trails or any open space maintained by the Town of Coaling.

“Residential area” refers to any zoning district where the predominant land use is for dwelling units or residential occupancy.

Section 3. Location and Zoning Restrictions

1. No venue serving alcoholic beverages shall be located within:
 - a. 500 feet of the property line of any public or private school.
 - b. 500 feet of any Church, Synagogue, Mosque or any other place that offers regular worship services.
 - c. 300 feet of the boundary of any public park or playground,
including baseball parks, walking trails, grassy and wooded areas maintained by the Town of Coaling.
 - d. 300 feet of any residentially zoned property.
2. Distances shall be measured in a straight line from the nearest property line of the venue to the nearest property line of the restricted area.
3. Venues serving alcoholic beverages will be zoned for Business (BGO).

Section 4. Vehicle Parking

The number of vehicle parking spaces provided for customers must be one parking space that is a minimum of 9 feet wide and 18 feet long for each 4 patrons per capacity, plus one space for each employee. The capacity

of patrons allowed in each venue is determined by the Alabama State Fire Marshall.

Section 5. Outdoor Service

Areas like patios must be fenced and barriered with specific signage stating, "No Alcohol Beyond This Point". No alcohol may be consumed outside of the venue beyond the fenced or barriered area.

Section 6. Operating Requirements

1. Venues shall obtain and maintain all licenses required by the State Alcoholic Beverage Control authority and the Town of Coaling.
2. All venues must provide adequate lighting and security personnel during hours of operation.
3. Hours of operation for venues serving alcohol shall be limited to 12:00 PM (Noon) to 12:00 AM (Midnight).
4. No indoor amplified music or entertainment shall occur after 10:00 PM in areas adjacent to residential zones.
5. No outdoor amplified music or entertainment.

Section 7. Signage and Advertising

Outdoor signage advertising alcoholic beverages shall not be illuminated between the hours of 12:00 AM (Midnight) and 12:00 PM (Noon) and they shall not display content that is indecent or promotes excessive consumption.

Section 8. Enforcement and Penalties

1. Violations of the ordinance may result in suspension or revocation of the local business permit and/or fines not exceeding \$500.00 per violation.

2. Each day of a continuing violation shall constitute a separate offense.

Section 9. Severability

If any part of this ordinance is declared invalid, the remainder shall continue in full force and effect.

Section 10. Effective Date

This ordinance shall take effect immediately upon adoption by the Town Council of Coaling, Alabama.

William Gary Averett, Mayor

Wendy Abston, Council member

George Tatum, Council member

James Andrew Roberts, Council member

Carol Snider, Council member

Frank Zark, Council member