ORDINANCE NO. 2025-03

AN ORDINANCE AMENDING ORDINANCE NO. 2005-04 OF THE TOWN OF TRINITY, ALABAMA (ZONING ORDINANCE OF THE TOWN OF TRINITY, ALABAMA, AS AMENDED BY ORDINANCE NO. 2006-04 OF THE TOWN OF TRINITY, ALABAMA) SO AS TO INCREASE THE MINIMUM SIZE OF HOUSING UNITS IN THE R-4 ZONING DISTRICT FROM 850 SQUARE FEET TO 1000 SQUARE FEET

WHEREAS, the Planning Commission of the Town of Trinity, Alabama, has recommended to the Town Council that the minimum square footage requirement for housing units in the R-4 Zoning District be increased from 850 square feet to 1000 square feet; and

WHEREAS, the Planning Commission and the Town Council have held all required public hearings and followed all other required pre-adoption procedures; and

WHEREAS, the Town Council finds that the recommendation of the Planning Commission is due to be followed.

NOW, THEREFORE, be it **ORDAINED** by the Town Council of the Town of Trinity, Alabama, as follows, to-wit:

SECTION 1. All references herein to "*the Zoning Ordinance*" shall mean the Zoning Ordinance of the Town of Trinity, Alabama, being Ordinance No. 2005-04 as originally adopted and amended prior to the date hereof.

SECTION 2. The entire language of Section 61.0 of *the Zoning Ordinance* is hereby stricken and deleted and the following language substituted for same, so that heereafter, said Section 61.0 shall read and appear, in its entirety, as follows:

"*Section 61.0* **DISTRICT AREA, YARD, HEIGHT, AND SETBACK REGULATIONS.** The following regulations govern the minimum lot size, minimum lot width at building line, yard, setback, and height for each district, subject to Section 43.0: Height; Section 63.0: Supplemental Use Regulations; Section 81.0: Front Yard Setback Modifications; and Section 64.0 Manufactured Homes.

Table 6-1: Dimensional Regulations for Residential Districts

	R-1 Single Family	R-2 Single Family	R-3 Patio/Garden	R-4 Townhouse/ Duplex	R-5 Multifamily	A-O
Minimum Lot Area [a]	12,500 sf	7,500 sf	5,000 sf per unit	3,000 sf per unit	2,500 sf plus 1,600 sf per unit over 4 units	1 acre/1acre per dwelling unit
Minimum Lot Width at Building Line	90 ft	75 ft	60 ft	20 ft	100 ft	200 ft
Minimum Depth of Front Yard [b]	35 ft	35 ft	35 ft	30 ft	25 ft	50 ft
Minimum Depth of Rear Yard [c]	40 ft	30 ft	25 ft	25ft	25 ft	50 ft
Minimum Depth of Side Yard	10 ft	10 ft	10 ft	10 ft end units only	10 ft	25 ft
Minimum Depth of Side Yard on Street	20 ft	20 ft	20 ft	15 ft st side of end units only	25 ft	50 ft
Max. Building Area (Percent of Lot)	25%	30%	30%	50%	30%	10%
Max. Height of Principal Structure	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft
Max. Height of Accessory Structure	See note [c]					
Min. Livable Floor Area (heated) 1 Story 1 1/2 -2 Story 1st Floor - Min.	 1300 sf 1500 sf 1000 sf	 1000 sf 1200 sf 800 sf	900 sf	1000 sf per unit	750 sf per unit	 1000 sf 1300 sf 1000 sf

OTHER REQUIREMENTS FOR R-4

Additional Requirements Specifically for Townhouses:

(i) Townhouses must be constructed on an individual lot.

(ii) No less than four and not more than eight townhouses shall be contiguous.
(iii) Any private drive access must be maintained by a homeowner's association.
(iv) Townhouses shall not be more than 2 stories in height.

Additional Requirements Specifically for Duplexes:
(i) A duplex may be constructed on an individual lot. If so constructed, a duplex shall be considered as two units on one lot.
(ii) Not more than one duplex shall be constructed on an individual lot.
(iii) Duplexes shall not be attached on either side to any other dwelling.
(iv) Any private drive access must be maintained by a private party or homeowner's association.
(v) Duplexes shall not be more than 2 stories in height.

Notes:
[a] Subject to minimum lot sizes required by the health department in the event no sewer is available.
[b] Accessory structures shall be permitted in the rear yard only and shall not cover more than thirty (30) percent of the rear yard, and be located a minimum of five (5) feet from the rear lot line and a minimum of ten (10) feet from the side lot line. Side yard on street require twenty (20) feet from side lot line.
[c] Accessory structure shall not exceed the height of the principal use structure.
[d] When an accessory building is attached to the principal building by a breezeway, passageway, or similar means, it shall comply with the year requirements of the principal building to which it is attached.
[e] A carport, ports-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in Section 32.1 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.
[f] Except as herein provided, no accessory building shall be located closer than ten 910) feet to a principal building or to any other accessory building on the same lot."

SECTION 3. Except as amended hereby, *the Zoning Ordinance* shall remain in full force and effect as originally adopted and subsequently modified.

SECTION 4. This Ordinance shall be deemed effective upon its adoption and

publication according to law.

ADOPTED and **APPROVED** this 1st day of April, 2025.

Vaughn Goodwin, Mayor

ATTEST:

(SEAL)

Ashley Patterson, Town Clerk

LWM/zip00325/trinity.ordinance.amendingzoningordinance
T108-25M

Ashley C. Patterson
Notary Public, Alabama State at Large
My Commission Expires September 20, 2028