

NOTICE OF PUBLIC HEARING

PL-2018-00762

To: All resident citizens of the City of Auburn, Alabama, and other interested persons:

In accordance with Title 11-52-77 of the Alabama Code, as amended and the Zoning Ordinance of the City of Auburn, notice is hereby given that the Planning Commission of the City of Auburn will hold a public hearing on Thursday, January 10, 2019 at 5:00 p.m., in the Council Chambers of the Auburn Public Safety Department, 141 North Ross Street, to consider the following:

A NOTICE TO CONSIDER AMENDMENTS TO ARTICLE II, DEFINITIONS (SECTION 203); ARTICLE IV, GENERAL REGULATIONS (TABLE 4-1, TABLE OF PERMITTED USES); AND ARTICLE V, DETAILED USE REGULATIONS (SECTION 502); TEXT PROPOSED FOR REMOVAL IS SHOWN AS STRIKE-OUTS. PROPOSED ADDITIONS TO THE TEXT ARE UNDERLINED. ALL OTHER TEXT SHALL REMAIN THE SAME.

Article II, Section 203. Definitions.

Academic Detached Dwelling Unit (ADDU): Freestanding structure, completely separate from all other structures, and intended to be used by no more than five (5) residents of academic institutions. The typical unit configuration includes common space for living and cooking and private bedrooms, each with a dedicated bathroom. The typical unit is distinguished from a single family detached dwelling unit (SFDDU) in one or more ways including, but not limited to: 1) it may not have a master bedroom/master bath; 2) bedrooms are typically smaller in floor area than they are in a SFDDU; 3) common spaces are typically smaller than those found in a SFDDU.

Boarding/Rooming House: An establishment other than a hotel, motel, or restaurant where lodging is provided for compensation to no more than five (5) persons ~~at least six (6) persons.~~

Article IV, Table 4-1. General Regulations – Table of Permitted Uses.

<i>Performance Residential Development***</i>	UN-E	UN-W	UN-S	RDD	CRD-S	CRD-U
<u>Academic Detached Dwelling Unit</u>	<u>P</u>	<u>P</u>	C <u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>

<i>Special Residential</i>	UC/CEOD	UN-S	RDD	CDD	CRD-S	CRD-U
Boarding/Rooming House	C	P <u>C</u>	P <u>C</u>	<u>P</u>	<u>C</u>	

Article V, 502.02. Performance Residential Developments.

General requirements for the various performance development types are summarized below:

Housing Type	S/D Plat Required	Floor Plan Required	Units per Lot	Units per Structure	Platted Open Space
SF Detached	X	<u>X</u>	1	1	X
Town House	X	<u>X</u>	1	3-10	X**
Twin House	X	<u>X</u>	1	2	X
Duplex Subdivision	X	<u>X</u>	2	2	X

1/2

Multiple Unit Development		<u>X</u>	3+	*	
Private Dormitory		<u>X</u>	<u>2+ 3+</u>	***	
<u>Academic Detached Dwelling Unit</u>	<u>X</u>	<u>X</u>	<u>1</u>	<u>****</u>	<u>X</u>

**** See Section 502.02(l)

- H. **Private Dormitory Development.** This development type consists of two (2) attached or unattached or any arrangement of three (3) or more dwelling units on ~~an~~ a divided or undivided lot.
- I. **Academic Detached Dwelling Unit (ADDU).** This development type consists of freestanding structures on individual lots, and intended to be used by no more than five (5) residents of academic institutions. The typical unit configuration includes common space for living and cooking and private bedrooms, each with a dedicated bathroom. The typical unit is distinguished from a single family detached dwelling unit (SFDDU) in one or more ways including, but not limited to: 1) it may not have a master bedroom/master bath; 2) bedrooms are typically smaller in floor area than they are in a SFDDU; 3) common spaces are typically smaller than those found in a SFDDU.

ADDUs shall not take access from an arterial road. In addition to the bufferyard standards of Sections 420 through 428, ADDUs shall meet the following development criteria:

<u>Minimum Lot Area</u>	<u>5,000 s.f.</u>
<u>Maximum I.S.R. on individual lots</u>	<u>.50</u>
<u>Maximum F.A.R.</u>	<u>.45</u>
<u>Minimum Yards:</u>	
<u>Front</u>	<u>20 ft.</u>
<u>Side</u>	<u>5 ft.*</u>
<u>Side on Street</u>	<u>15 ft.</u>
<u>Rear</u>	<u>20 ft.</u>
<u>Minimum Lot Width</u>	<u>50 ft.</u>
<u>Off-Street Parking Spaces</u>	<u>1.1 per bedroom</u>

* or width of any easement along the side lot line, whichever is greater.

Sufficient open space shall be provided to protect any of the resource types specified in Sections 412-417.

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

Publication date: Thursday, December 20, 2018

Plan submittal check list.

All items must be included before the application can be accepted for review by the City of Auburn. Please indicate that each component has been included by placing a check in the corresponding box.

Completed Not Applicable

- Set of electronic plans (PDF format)
Floor plans to scale (all levels)
Elevations
- Structural information (slab, floors, walls, ceilings, roof systems)
- Engineered component documentation (floor and roof trusses, etc)
- REScheck or Prescriptive energy worksheet
- Manual J or HVAC prescriptive worksheet
- FEMA Elevation Certificate if applicable
- Site plan per SITE PLAN SPECIFICATIONS (page 2)
- Septic Tank Permit
- State Residential Contractor license is current
- City of Auburn Contractor license is current

Typical Floor Plan(s)

Be sure to use the SAVE AS function when saving this file after filling it out. Please use the lot number and subdivision in the file name when saving. E-mail the completed application to plans@auburnalabama.org along with all plans, site plans and other required documents.

City of Auburn Site Plan Specifications

The following information is required on all site plans that are submitted for all New Residential Construction and additions.

Written Information

- Lot number and subdivision
- Building footprint
- Date
- Name and contact information for design professional
- Housing Type
- Number of Bedrooms per unit
- Number of Stories
- Lot area in Square feet
- Total proposed impervious surface area in square feet (includes all areas covered by pavement **and** structures)

Graphic Information

- Setbacks to property lines from building walls on front, rear, and each side
- North Arrow
- Adjacent street names and R.O.W widths
- Lot line dimensions and bearings
- Scale
- Impervious surface outlines with area in square feet, labeled by type (i.e. driveway, sidewalk, and patio) and shaded or otherwise marked so as to be clearly distinguishable from buildings and other features. Do not include impervious surfaces that are not on the actual lot.
- Utilities (water, sewer, storm, electrical)
- Driveway location
- Easements shown on the final recorded plat
- Porches, patios, decks
- Flood Zones
- Stream Buffers
- Required Minimum Finished floor elevations