

ORDINANCE NO. 2023-xxxx

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,
CITY OF ORANGE BEACH ZONING ORDINANCE,
JPEM DUPLEX – 29110 PERDIDO BEACH BOULEVARD
CONDITIONAL USE APPROVAL
(#0202-CU-23)**

FINDINGS:

1. The following proposed amendment to the City of Orange Beach Zoning Ordinance has been heard and considered by the Orange Beach Planning Commission in Public Session after the required public advertisement period.
2. The City Council of the City of Orange has held the required Public Hearing after the required public advertisement period concerning the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:

1. That the Zoning Ordinance of the City of Orange Beach as previously amended is hereby further amended to allow conditional use of a beachfront lot located at 29110 Perdido Beach Boulevard zoned Single-Family Residential (RS-1) for the purpose of constructing a duplex, pursuant to the application #0202-CU-23 on file with the Department of Community Development;
2. That approval of this major modification is contingent upon the conditions recommended by staff and Planning Commission as follows:
 - a. Landscaping shall be provided between the surface parking areas in the front setback and the front lot line along Perdido Beach Boulevard for buffering and screening.
 - b. Alabama Department of Transportation (ALDOT) approval shall be obtained for the access onto Perdido Beach Boulevard.
 - c. A dune walkover shall be provided for proper access onto the beach.
 - d. A Perdido Key Beach Mouse Permit shall be obtained prior to commencing site construction.
 - e. Coastal Permits shall be obtained as required.
 - f. An NFPA 13R sprinkler system shall be installed.
 - g. The roadway shall be constructed to hold a gross minimum weight of 75,000 pounds.
3. That all ordinances or parts of ordinances in conflict are, to the extent of such conflict, repealed; and
4. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED THIS 21st DAY OF MARCH, 2023.

Renee Eberly
City Clerk

The City Clerk of the City of Orange Beach, Alabama hereby certifies that the foregoing ORDINANCE 2023-xxxx was posted on _____ in the following three

(3) public places:

Orange Beach City Hall _____

Orange Beach Post Office _____

Orange Beach Public Library _____

Renee Eberly, City Clerk