

**ORDINANCE NO. 2023-xxxx**

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,  
CITY OF ORANGE BEACH ZONING ORDINANCE,  
JONES DUPLEXES RESIDENTIAL PLANNED UNIT DEVELOPMENT  
PRELIMINARY AND FINAL PUD APPROVAL  
(#1205-PUD-22)**

---

**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 for the property described for the purpose of constructing a beachfront residential development consisting of two duplexes and three single-family houses;
2. That the zoning classification is hereby rezoned from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for the property legally described as follows:

110'(S) X 585'(S) IRR BEG AT PT WHERE W LINE OF W1/2 OF SUB 6 SEC 9-9-5  
INTERS THE S R/W LINE PAVED HWY TH E'LY ALG S R/ W LINE 103.9' FOR  
POB TH CONT E'LY 103.9' FOR THE FRONT AND DEPTH EXT S'LY BETWEEN  
PAR LINE WHICH ARE ALSO PAR TO SD W L INE W1/2 OF SD SUB 6 456' MOL  
TO SHORE LINE OF GULF SEC 9-T9 S-R5E (WD/SURVIVORSHIP)  
*Tax Parcel ID #05-65-02-09-0-002-071.000, PPIN #18196*  
*26480 Perdido Beach Boulevard*

3. That the Zoning ordinance of the City of Orange Beach as previously amended is hereby further amended to approve the preliminary and final PUD for Jones Duplexes Residential pursuant to application #1205-PUD-22 on file with the Department of Community Development;
4. That approval of this PUD is contingent upon the conditions recommended by staff as follows:
  - a. The by-right plan shall be amended to adhere to Sections 5.0601 and 5.0602 of the Zoning Ordinance restricting density and requiring side walls and separation between two structures, respectively.
  - b. That approval includes the following deviations to the zoning ordinance:
    - (1) Section 5.0601, Number of Principal Buildings on Lot: To allow the proposed PUD to have seven residential dwellings, exceeding the maximum of two residential dwellings that are allowed for RS lots with lot areas more than 26,250 square feet; and
    - (2) Section 5.0602, Space between Buildings: To allow the separation between the side walls of the two buildings to be 10 feet, which is less than the 20 feet requirement.
  - c. Provision of screening details for the enclosed trash receptacle or dumpster area in the

front of the setback area. The height of the solid enclosure fence must be at least 6 feet.

- d. Swimming pools for the single-family houses shall have a minimum setback of 5 feet from the west side lot line.
  - e. The six surface parking spaces between the single-family houses and duplexes shall have signage designating parking spaces for specific units.
  - f. Removal of the current FDC (Fire Department Connection) on the site plan. A 1.5-inch connection can be placed on the structure and tied directly into the NFPR 13R sprinkler system.
  - g. A 2-inch common sewer force main is recommended instead of the 1.5-inch main as shown.
  - h. A Coastal Permit shall be obtained as required.
  - i. Provision of a tree survey and amendment to the landscape plan to reflect tree mitigation requirements if necessary.
5. That all ordinances or parts of ordinances in conflict are, to the extent of such conflict, repealed; and
6. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED THIS 21<sup>st</sup> 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