

ORDINANCE NO. 2023-xxxx

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,
CITY OF ORANGE BEACH ZONING ORDINANCE,
LIBERTY LINEN WAREHOUSE AND BOAT/RV STORAGE ADDITIONS
CONDITIONAL USE APPROVAL
(#0408-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 property located at 26953 Canal Road zoned General Business (GB) for the purpose of constructing a 6,400-SF warehouse to supplement the existing facility and a 3,600-SF enclosed boat and RV storage building behind Liberty Linen, pursuant to the application #0408-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 as follows:
 - a. The exterior siding for the warehouse building must comply with the architectural guidelines stated in Section 10.0305 of the Zoning Ordinance. The previous submission indicates board and batten siding will be provided, which meets code requirements. No metal siding is permitted on this building;
 - b. The south side of the boat and RV storage building must comply with the architectural guidelines stated in Section 10.0305 of the Zoning Ordinance. The remaining sides may have metal siding;
 - c. The use of gravel in the rear vehicular use and parking area will require approval from the Planning Commission as a paving alternative to impervious surface per Section 8.010405 of the Zoning Ordinance;
 - d. Due to the new single-family residential subdivision (Port Washington) to the west, a solid fence 8 feet in height and landscaping 8 feet in height at the time of planting are required for screening between the boat and RV storage building and the west side lot line. It appears the 30-foot land use buffer distance is provided;
 - e. The civil drawings must be signed and sealed by an Alabama registered Professional Engineer; and
 - f. A wetland delineation from a qualified environmental scientist must be provided accurately depicting the extent of wetlands to the property.
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 16th DAY OF MAY, 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 **05/16/2023** in the following three

(3) public places:

Orange Beach City Hall _____

Orange Beach Post Office _____

Orange Beach Public Library _____

Renee Eberly, City Clerk