

**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.

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

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

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

Bill To: City of Auburn – Planning Department
171 North Ross Street, Suite 100
Auburn, AL 36830

334-501-3040

aenglish@auburnalabama.org