



# Baldwin County Commission

## Legislation Text

---

File #: 19-2232, Version: 1

---

**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 10/15/2019  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

---

### ITEM TITLE

Case TA-19002 and Case TA-19003 - Amendments to the Baldwin County Zoning Ordinance, Article 4, Residential Districts, and Article 22, Definitions

### STAFF RECOMMENDATION

Adopt Resolution #2020-002, which APPROVES amendments to the text of Article 4 and Article 22 of the *Baldwin County Zoning Ordinance*, as these articles pertain to the maximum number of stories for residential structures and the definition of "Half-Story."

### BACKGROUND INFORMATION

**Previous Commission action/date:** July 21, 2009

**Background:** The *Baldwin County Zoning Ordinance* originally included a limit on the number of habitable stories for residential structures in addition to a maximum height in feet. In 2009, the habitable story requirement was removed through a zoning text amendment. As time has progressed, the Planning staff has determined that it would be in the best interest of the County for the habitable story height limit to be restored. The resulting text amendment has two parts. The first (Case TA-19002) pertains to Article 4, Residential Districts, and restores the habitable story height limit for residential structures. The second (Case TA-19003) pertains to Article 22, Definitions, and provides a new definition for "Half-Story". If approved, the proposed definition will replace the current definition found in Article 22. Because of the relationship between the amendments, they are included on one staff report and agenda item.

The proposed height limits are listed as follows:

- Single Family Structures, Two Family (Duplex) Structures and Townhouses: 2 1/2 Habitable Stories
- Multiple Family Structures (RMF-6): 3 Habitable Stories
- Multiple Family Structures (HDR): 4 Habitable Stories

It should be noted that these amendments will not affect Planning District 25 due to existing language found in the Planning District 25 Local Provisions, as well as new language proposed under Case TA-

19001.

The Planning Commission considered the amendments on September 5, 2019, and voted to recommend APPROVAL to the County Commission.

The proposed amendments are included with staff report and resolution which are attached to this agenda item. Additions highlighted in red and underlined.

### **FINANCIAL IMPACT**

**Total cost of recommendation:** N/A

**Budget line item(s) to be used:** N/A

**If this is not a budgeted expenditure, does the recommendation create a need for funding?**  
N/A

### **LEGAL IMPACT**

**Is legal review necessary for this staff recommendation and related documents?**  
N/A

**Reviewed/approved by:** N/A

**Additional comments:** N/A

### **ADVERTISING REQUIREMENTS**

**Is advertising required for this recommendation?** Yes. Gulf Coast Newspapers. See attached.

**If the proof of publication affidavit is not attached, list the reason:** N/A

### **FOLLOW UP IMPLEMENTATION**

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** Planning and Zoning Department

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**  
Update text and publish amended versions of the *Baldwin County Zoning Ordinance*.

**Additional instructions/notes:** N/A