

**TOWN OF OAK GROVE, ALABAMA
ORDINANCE NO. 008 Q**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF OAK GROVE, ALABAMA AND ORDINANCE NO. 8, AND AMENDMENTS "A" THROUGH "P" ENTITLED, "TOWN OF OAK GROVE ZONING ORDINANCE," ENACTED PURSUANT TO THE AUTHORITY GRANTED BY TITLE 11-52-70 THROUGH 84, INCLUSIVE OF THE CODE OF ALABAMA, 1975, AS AMENDED.

WHEREAS, the Town of Oak Grove Planning Commission has considered an amendment for the Oak Grove Zoning Ordinance and upon which a public hearing was duly conducted, and has submitted to the Town Council of the Town of Oak Grove a formal written report and recommendation for action regarding said amendment;

WHEREAS, the Town Council of the Town of Oak Grove has received a formal written report and recommendation from the Town of Oak Grove Planning Commission regarding an amendment to the Oak Grove Zoning Ordinance, and;

WHEREAS, all applicable requirements of the Oak Grove Zoning Ordinance and Title 11-52-77 of the Code of Alabama, 1975, as amended, have been satisfied;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF OAK GROVE, ALABAMA, TO AMEND "ARTICLE VIII COMMERCIAL DISTRICT REQUIREMENTS" AS FOLLOWS;

SECTION 1.

ARTICLE VIII
COMMERCIAL DISTRICT REQUIREMENTS

Section 800. H-C Highway Commercial

801.1 Intent. This district is intended to accommodate a variety of general commercial uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries.

801.2 Permitted Principal Uses and Structures.

1. Retail establishments.
2. Service and repair establishments, including auto and truck repair garages.
3. Financial institutions, business and professional offices.
4. Eating and drinking establishments, including drive-in eating and drinking establishments.

5. Commercial recreation and entertainment structures and uses, such as theaters, bowling alleys, miniature golf courses, night clubs, and the like.
6. Hotels and motels.
7. Veterinary establishments and kennels provided that all animals are kept within suitable designed, soundproofed, air conditioned buildings.
8. Medical and health related centers, clinics, laboratories, pharmacies and office.
9. Churches and other places of worship, including educational buildings related thereto.
10. Clubs, lodges, social and fraternal organizations.
11. Shopping centers and malls.
12. Automobile service stations.
13. Automobile or truck sales agency.
14. Building contractor's office, except outside storage of heavy equipment, and building materials.
15. Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have lot area of less than twenty-five (25) feet to any lot zoned residentially.
16. Wholesaling and distribution establishments not involving over 20,000 square feet of area for storage of wares to be wholesaled or distributed.
17. Outside storage of equipment of materials (permitted upon appeal to the Planning Commission and Town Council).
- * All outside storage areas approved shall be fenced and screened on all sides. Additional requirements will be made at the discretion of the Council.
18. Parks, playgrounds, playfields.
19. Public utility structures and lands, provided that a buffer is placed along the side and rear yards.
20. Mortuaries.
21. Principal use signs.
22. Accessory signs.
23. Outdoor advertising signs.
24. Wash-a-terias
25. Laundry/Dry Cleaners
26. Fire Services
27. Apartments
28. Town Houses
29. Garden Homes

903.3 The following uses shall be prohibited in the H-C District:

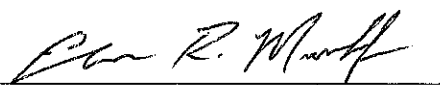
1. Flea markets or other similar open air commercial establishments.
2. Junkyards.

SECTION 2. All ordinances or parts of ordinances heretofore adopted by the Town Council of the Town of Oak Grove, Alabama which are inconsistent with the provisions of this ordinance are hereby expressly repealed.

SECTION 3. If any part, section, or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this Ordinance, which shall continue in full force and effect notwithstanding such holding.

SECTION 4. This ordinance shall become effective immediately upon its adoption, approval and publication as provided by law.

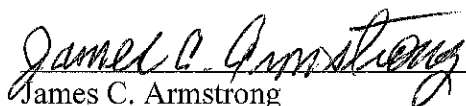
ADOPTED AND APPROVED this the 10TH day of February 2009.



Charles R. Merkel, Mayor



Sue Rogers



James C. Armstrong



David A. Harris

Absent
Tony A. White

Absent
Donald E. Coleman

ATTEST:


Carolyn Zeigler, Acting Town Clerk

CERTIFICATION:

I, Carolyn Zeigler , Acting Town Clerk of the Town of Oak Grove, Alabama, do hereby certify that the foregoing Ordinance No. 008 Q, was duly adopted by the Town Council of the Town of Oak Grove, Alabama, in regular session, February 10, 2009; that the same was published by the posting of copies thereof in three public places within the said Town of Oak Grove, Alabama, on the 11th day of February 2009; one such public place being the Town Hall Bulletin Board within the said Town.

IN WITNESS WHEREOF, I have hereunto set my hand this the 11th day of February 2009.

Carolyn Zeigler
Carolyn Zeigler, Acting Town Clerk
Town of Oak Grove