

STATE OF ALABAMA  
COUNTY OF DEKALB  
CITY OF MENTONE

**ORDINANCE 2022- 3**  
**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE TOWN OF MENTONE**

BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MENTONE,  
ALABAMA, AS FOLLOWS:

**Section 1.** The Zoning Ordinance of the Town of Mentone, Alabama, Ordinance No: 92-1, adopted on June 6, 1992, and subsequently amended is hereby amended to read as follows:

**Article II.** Area and Dimensional Regulations, is amended to the following listed Districts and adds paragraphs 4.4 and 4.5:

Section B Residential One District (R-1)  
Section C Residential Two District (R-2)  
Section D Residential Three District (R-3)  
Section E Residential Four District (R-4)  
Section F Residential Five District (R-5)

4.4 – Is added to all five (5) sections above to provide the minimum first floor heated space for residential structures to be established as follows:

Section B Minimum Floor area shall be 800 square feet  
Section C Minimum Floor area shall be 800 square feet  
Section D Minimum Floor area shall be 800 square feet  
Section E Minimum Floor area shall be 800 square feet  
Section F Minimum Floor area shall be 800 square feet

4.5 - Is added to provide that if any residence is less than 800 square feet and is destroyed by fire or natural disaster, it can be rebuilt to its original size.

**Section 2.** Amended Permitted Uses:

Section A  
Section B  
Section C  
Section D  
Section J

**Section 3.** RECREATIONAL VEHICLES

To add a provision clarifying that no recreational vehicles, campers or other temporary living structures shall be used as a residence for more than seven (7) consecutive days within a period of thirty (30) days, nor shall said vehicles, campers or other temporary living structure be used for a residence or storage within the corporate limits.

No Parking or Storage of recreational vehicles may occur in the front yard of a residence.

Temporary parking of a recreational vehicle (RV) on a driveway in the front yard shall be allowed for up to two (2) consecutive days for the purpose of loading or unloading or otherwise preparing or cleaning the recreational vehicle (RV).

Temporary Parking of a recreational vehicle (RV) shall not encroach onto the public sidewalk or encroach into the public right of way.

**Section 4.** To amend Article VI. Administrative Appeal to provide for a penalty for violation of the Zoning Ordinance. The current ordinance shall be amended to read as follows: Any person, firm or corporation found to be in violation of any part, provision or regulation of this Zoning Ordinance shall be guilty of a violation of a misdemeanor and shall be fined One Hundred Dollars (\$100) for each violation. Each day of a violation shall be considered a separate violation.

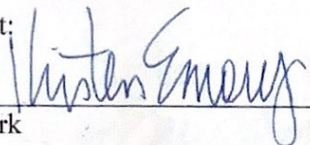
All other parts, paragraphs, sections, articles or other provisions of this ordinance shall remain in full force and effect and shall not be affected by this amendment.

Done this the 11 day of October, 2022.

**THE TOWN OF MENTONE**

By   
Mayor

test:

  
Clerk

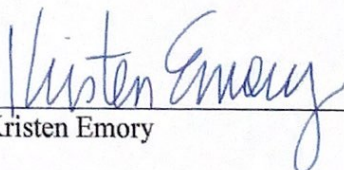
**CERTIFICATE OF PUBLICATION**

I, Kristen Emory, the Town Clerk of the Town of Mentone hereby certify that I posted Ordinance

No: 2022- 3 in four public places within the city limits of the Town of Mentone: to wit:

- 1) Mentone Town Hall
- 2) Mentone Fire Hall
- 3) Mentone Post Office
- 4) Moon Lake Village

Done this the 12 day of October, 2022.

  
Kristen Emory

STATE OF ALABAMA)  
COUNTY OF DEKALB)  
TOWN OF MENTONE )

**ORDINANCE NO. 2001-5**  
**AN ORDINANCE TO AMEND ARTICLE VI, ADMINISTRATION AND REVIEW**  
**PROCEDURES, OF THE TOWN OF MENTONE ZONING ORDINANCE**  
**NO. 92-1 ADOPTED BY THE MENTONE TOWN COUNCIL**  
**ON JUNE 6, 1992, BY ADDING SECTION A-4, PENALTIES FOR VIOLATION**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MENTONE,  
ALABAMA, AS FOLLOWS:

That A-4. Penalties for Violation, is hereby added to Article VI. Administration and  
Review Procedures under Section A. General Administration; and reads as follows:

A. 4. Penalties for Violation. Any person, firm or corporation who violates the  
provisions of this ordinance shall, upon conviction, be guilty of a misdemeanor and  
shall be fined not less than five dollars (\$5.00), nor more than one hundred dollars  
(\$100.00). Each day of a violation shall be considered a separate offense.

ADOPTED AND APPROVED, on October 8, 2001.

ATTEST:

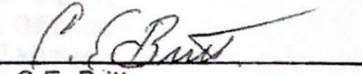


Marie S. Dillenbeck  
Its Clerk

(SEAL)

TOWN OF MENTONE

By:

  
C.E. Britt  
Its Mayor

STATE OF ALABAMA  
COUNTY OF DEKALB  
TOWN OF MENTONE

ORDINANCE NO. 2001-1  
AMENDING THE ZONING ORDINANCE OF THE TOWN OF MENTONE

BE IT HEREBY ORDAINED BY THE MAYOR AND TOWN COUNCIL AS THE GOVERNING BODY OF THE TOWN OF MENTONE, ALABAMA AS FOLLOWS:

SECTION 1. That the zoning ordinance and the zoning map of the Town of Mentone are hereby amended to provide that the following described properties are hereby changed from Residential District 2 (R-2) to Residential District 1 (R-1):

The following described property located within Section 27, Township 5 South, Range 10 East of the Town of Mentone which lies North and East of Lake Street, aka/AL Hwy #117 and lies South of Ivins Branch; bounded on the East by Dempsey Avenue and bounded on the North and West by Cove Road, aka/ DeKalb County Hwy #648 and also bounded on the West by the West Section line of Section 27, Township 5 South, Range 10 East in DeKalb County, Alabama. Also, those portions of Lots 1, 2 and 3 of the Town of Mentone as described in Plat Book 1 at page 69 in the office of the Judge of Probate of DeKalb County, Alabama and also Lots 21, 22 and 23 of the Fred Heron Subdivision which are shown in Plat Book 2 at page 114 in the Office of the Judge of Probate of DeKalb County, Alabama.

SECTION 2. Severability. Should any Section or provision of this ordinance be declared invalid by any competent jurisdiction, such declaration shall not affect the levy of this ordinance as a whole or any part thereof not specifically declared invalid.

This ordinance shall be in full force and effect after its passing and approval of the Mayor and Town Council and after publication required by law.

Done this the 9th day of April, 2001.

TOWN OF MENTONE

By C.E. Britt  
C.E. Britt, Mayor

Attest:

Marie D. Dillenbeck  
Marie Dillenbeck, Clerk

(Seal)

ORDINANCE NO. 94-3

AN ORDINANCE TO AMEND ARTICLE IV ENTITLED SIGN REGULATIONS OF THE TOWN OF MENTONE ZONING ORDINANCE, ADOPTED BY THE MENTONE TOWN COUNCIL ON THE SIXTH DAY OF JUNE, 1992.

BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MENTONE, ALABAMA AS FOLLOWS:

Section 1. That Paragraph 4, Section D of Article IV is hereby deleted and the following is substituted therefore:

4. Banners, except that non-profit organizations may use banners on a temporary basis to advertise special events. Such banners may only be erected after a Certificate of Zoning compliance has been issued by the Town. A banner shall be erected not more than 10 days in advance of the special event and removed not more than three days after the special event. Each non-profit organization shall be limited to not more than four temporary banners during a calendar year.

Section 2. Severability. In the event that any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

Section 3. Repealer. All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 4. Effective Date. This Ordinance shall become effective on

Adopted this the 5<sup>th</sup> day of December, 1994.

TOWN OF MENTONE

By: *W. J. Cash*

ATTEST:

*Catherine Beeley*

