

STATE OF ALABAMA
COUNTY OF DEKALB
CITY OF MENTONE

ORDINANCE 2023- 01
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 A Rural District (RD)
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)
Section L Lodging Business District (LBD)

4.4 – Is added to all seven (7) sections above to provide the minimum first floor heated space for residential structures to be established as follows:

Section A Minimum Floor area shall be 800 square feet
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
Section L 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 July, 2023.

THE TOWN OF MENTONE

By Rob Hammond
Mayor

Attest:
Kristen Emory
Clerk

CERTIFICATE OF PUBLICATION

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

No: 2023-01 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 13 day of June 2023.

Kristen Emory
Kristen Emory