

**CITY OF ROANOKE, ALABAMA**  
**ORDINANCE NO. 834**

**AN ORDINANCE TO AMEND ORDINANCE NO. 682, ENTITLED "THE ROANOKE ZONING ORDINANCE," ENACTED PURSUANT TO THE AUTHORITY GRANTED BY TITLE 11-52-70 THROUGH 84, INCLUSIVE, OF THE CODE OF ALABAMA, 1975, AS AMENDED; REPEALING ALL CONFLICTING ORDINANCES, AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, Title 11, Chapter 52, Code of Alabama, 1975, as amended, authorizes the City of Roanoke, Alabama, to enact a zoning ordinance to govern all territory within its corporate limits and to amend said zoning ordinance from time to time; and

**WHEREAS**, the City of Roanoke desires to continue exercising its zoning powers in accordance with Alabama law; and

**WHEREAS**, the City of Roanoke Planning Commission has considered a petition for amendments to the Roanoke Zoning Ordinance, upon which a public hearing was duly conducted, and has submitted to the City Council of the City of Roanoke a formal written report and recommendation for action regarding said petition; and

**WHEREAS**, the City Council of the City of Roanoke has received a formal written report and recommendation from the City of Roanoke Planning Commission regarding a petition for amendments to the Roanoke Zoning Ordinance; and

**WHEREAS**, the City Council also conducted a formal public hearing to receive public comments on the proposed revisions to the zoning ordinance and all applicable requirements of the Roanoke Zoning Ordinance and Title 11-52-77 of the Code of Alabama, 1975, as amended have been satisfied.

**NOW, THEREFORE, LET IT BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, ALABAMA AS FOLLOWS:**

- Section 1:** That Ordinance 682, entitled Roanoke Zoning Ordinance, enacted pursuant to the authority granted by Title 11-52-70 through 11-52-84, inclusive, of the Code of Alabama 1975, as amended, be and the same is hereby amended;
- Section 2:** That Section 11, entitled "Terms defined", be amended to codify and include the correspondingly numbered text in Exhibit A, which is attached hereto and incorporated by reference herein.
- Section 3:** That Section 30, entitled "Required Off-Street Parking", be amended to codify and include the correspondingly numbered text in Exhibit A, which is attached hereto and incorporated by reference herein.

**CITY OF ROANOKE, ALABAMA**  
**ORDINANCE NO. 2002-11**

AN ORDINANCE TO AMEND ORDINANCE NO. 882, ENTITLED "THE ROANOKE ZONING ORDINANCE", ENACTED PURSUANT TO THE AUTHORITY GRANTED BY TITLE 11-52-70 THROUGH 11-52-84, INCLUSIVE OF THE CODE OF ALABAMA, 1975, AS AMENDED, REPEALING ALL CONFLICTING ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Title 11, Chapter 52, Code of Alabama, 1975, as amended, authorizes the City of Roanoke, Alabama, to enact a zoning ordinance to govern all territory within its corporate limits and to amend and zoning ordinance from time to time; and

WHEREAS, the City of Roanoke desires to continue exercising its zoning powers in accordance with Alabama law; and

WHEREAS, the City of Roanoke Planning Commission has considered a petition for amendments to the Roanoke Zoning Ordinance, upon which a public hearing was duly conducted, and has submitted to the City Council of the City of Roanoke a formal written report and recommendation for action regarding said petition; and

WHEREAS, the City Council of the City of Roanoke has received a formal written report and recommendation from the City of Roanoke Planning Commission regarding a petition for amendments to the Roanoke Zoning Ordinance; and

WHEREAS, the City Council also conducted a formal public hearing to receive public comments on the proposed revisions to the zoning ordinance and all applicable provisions of the Roanoke Zoning Ordinance and Title 11-52-70 of the Code of Alabama, 1975, as amended, have been satisfied;

NOW, THEREFORE, LET IT BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, ALABAMA AS FOLLOWS:

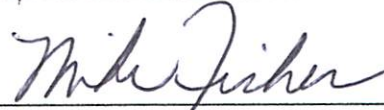
Section 1: The Ordinance 882, entitled "Roanoke Zoning Ordinance", enacted pursuant to the authority granted by Title 11-52-70 through 11-52-84, inclusive of the Code of Alabama, 1975, as amended, be and the same is hereby amended:

Section 2: The portion 11, entitled "Terms defined", be amended to read, and include the correspondingly numbered text in Exhibit A, which is attached hereto and incorporated by reference herein.

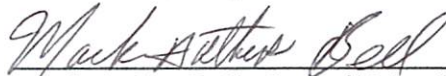
Section 3: The portion 20, entitled "Required Off-Street Parking", be amended to read, and include the correspondingly numbered text in Exhibit A, which is attached hereto and incorporated by reference herein.

- Section 4:** That the following sections be amended to codify and include "Bed and breakfast inn" as a permitted use:  
Section 50, entitled "AG - Agricultural District";  
Section 55, entitled "R-1 Single-Family Residential District";  
Section 57, entitled "R-2 Residential District"; and  
Section 65, entitled "B-1 General Business District."
- Section 5:** That all conflicting ordinances adopted previously by the City Council be repealed.
- Section 6:** That all other sections of said zoning ordinance remain in full force and effect.
- Section 7:** That the aforementioned amendment to the zoning ordinance become effective five days from the date of final posting of this Ordinance in accordance with Section 11-45-8 of the Code of Alabama, 1975, as amended.

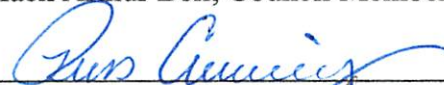
**ADOPTED AND APPROVED** this 9th day of November, 2009.



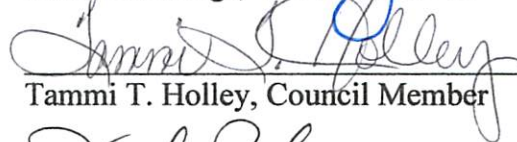
Mike Fisher, Mayor



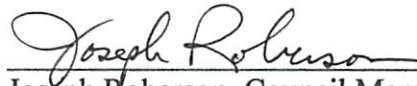
Mack Arthur Bell, Council Member



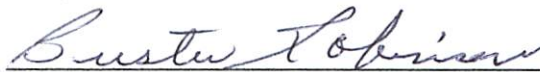
Russ Cummings, Council Member



Tammi T. Holley, Council Member

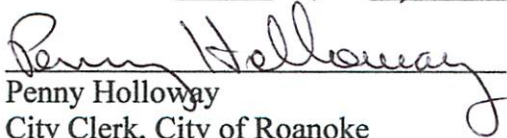


Joseph Roberson, Council Member



Buster Robinson, Council Member

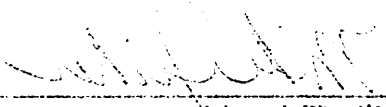
Attested this 9th day of November, 2009

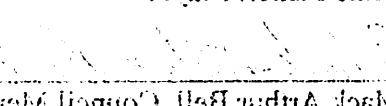


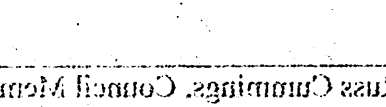
Penny Holloway  
City Clerk, City of Roanoke

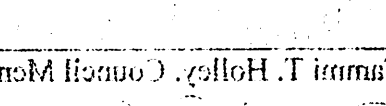
- Section 4: That the following sections be amended to codify and include "Bed and breakfast inn" as a permitted use:  
 Section 50, entitled "AG - Agricultural District";  
 Section 52, entitled "R-1 Single-Family Residential District";  
 Section 57, entitled "R-2 Residential District"; and  
 Section 62, entitled "B-1 General Business District".
- Section 5: That all conflicting ordinances adopted previously by the City Council be repealed.
- Section 6: That all other sections of said zoning ordinance remain in full force and effect.
- Section 7: That the aforementioned amendment to the zoning ordinance become effective five days from the date of final posting of this Ordinance in accordance with Section 11-42-8 of the Code of Alabama, 1975, as amended.

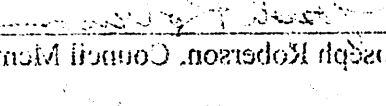
ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

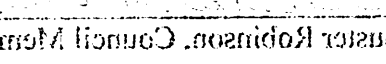
  
 \_\_\_\_\_  
 Mike Fisher, Mayor

  
 \_\_\_\_\_  
 Mack Arthur Bell, Council Member

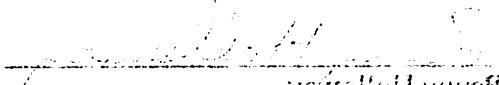
  
 \_\_\_\_\_  
 Russ Cummings, Council Member

  
 \_\_\_\_\_  
 Tammi T. Holley, Council Member

  
 \_\_\_\_\_  
 Joseph Robinson, Council Member

  
 \_\_\_\_\_  
 Buster Robinson, Council Member

Attest this \_\_\_\_\_ day of \_\_\_\_\_, 2009

  
 \_\_\_\_\_  
 Penny Holloway  
 City Clerk, City of Rome, Georgia

**Section 11. Terms defined.**

**Bed and Breakfast Inn.** A lodging facility having the exterior appearance of a single family house and providing short-term (less than one month per visit) rental sleeping accommodations. Such structure shall contain at least two (2), but not more than ten (10) bedrooms for rent. Individual bedrooms within a Bed an Breakfast Inn shall not contain any kitchen facilities, and must be accessed through a central internal lobby, foyer, or office. The lodging facility shall also contain the primary living facilities for the resident manager or owner of the facility. Breakfast shall be the only meal served to paying guests of the facility, which shall be prepared in a central kitchen facility and served in a central dining room. A Manufactured Home shall not be used as a Bed and Breakfast Inn. (See also “boarding or rooming house” and “hotel or motel.”)

**Section 30. Required Off-Street Parking**

Uses  
bed and breakfasts inns

Required Spaces  
1 per rental room plus 2 for each  
resident manager unit

Section 11. Terms Defined.

Bed and Breakfast Inn. A lodging facility having the exterior appearance of a single family house and providing short-term (less than one month per visit) rental sleeping accommodations. Such structure shall contain at least two (2), but not more than ten (10) bedrooms for rent. Individual bedrooms within a Bed and Breakfast Inn shall not contain any kitchen facilities and must be accessed through a central interior lobby, foyer, or office. The lodging facility shall also contain the primary living facilities for the resident manager or owner of the facility. Breakfast shall be the only meal served to paying guests of the facility, which shall be prepared in a central kitchen facility and served in a central dining room. A Manufactured Home shall not be used as a Bed and Breakfast Inn. (See also "boarding or rooming house" and "hotel or motel.")

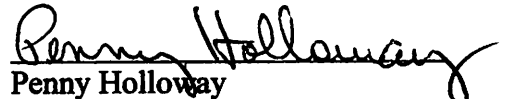
Section 30. Required Off-Street Parking

Required Spaces  
 1 per rental room plus 2 for each resident manager unit

Unit  
 bed and breakfast inn

CERTIFICATION

I, Penny Holloway, City Clerk of the City of Roanoke, Alabama, do hereby certify that all of the foregoing Ordinance No. 834 was duly published in The Randolph Leader on the 25 day of November, 2009 and the 2nd day of December, 2009.

  
Penny Holloway  
City Clerk, City of Roanoke, Alabama