

# City of Riverside

379 DEPOT STREET • RIVERSIDE, ALABAMA • 205.338.7692

## ORDINANCE NO. 2022 – 0620 – 02

### AN ORDINANCE OF THE CITY OF RIVERSIDE, ALABAMA AMENDING CODE OF ORDINANCES CHAPTER 82 AND ZONING ORDINANCE SECTION 32. ZONING ORDINANCE AMENDMENTS

**WHEREAS**, the City of Riverside, Alabama, pursuant to the authority granted by Title 11, Subtitle 2, Chapter 52 of the Code of Alabama, 1975, authorized local government units to make, adopt, amend, extend, add to, or carry out a municipal plan. Therefore, the City Council, of City of Riverside, Alabama, does ordain as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, ALABAMA** that the Riverside Zoning Ordinance shall be amended as follows:

#### SECTION ONE.

##### § 23.00 DEFINITIONS

**23.00.201. Subdivision.** The division of a lot, tract or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, of lease, or rent, of gift, or of building development. The term includes re-subdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided, inclusive of recreational vehicle parks, campgrounds, mobile home parks, condominiums, apartments, and cemeteries, and is outlined in the Riverside Zoning Ordinance and Riverside Subdivision Regulations.

#### SECTION TWO.

##### § 141.00 PERMIT REQUIRED.

- A. It shall be unlawful to commence excavation, or to disturb large areas of soil, for any purpose or for the development or construction of any building or other structure, including accessory structures, signs, and advertising structures, until a zoning certificate and required permit have been issued, for any and all such work, according to the current schedule of fees established by the City Council, for the particular category of application.

#### SECTION THREE.

##### § 143.03. ZONING CERTIFICATE REQUIRED.

Prior to the application and issuance of any building permit by the building inspector, a zoning certificate shall be applied for and issued by the City Clerk or City Designee,

stating the current Zoning of the particular property and, if requested, all Zoning requirements as stipulated herein. No zoning certificate shall be issued without payment of fees according to the current schedule, established by the City Council, for the particular category of application.

**SECTION FOUR.**

**§ 55.00. USES ALLOWED.**

**Table V-2:**

<i>Residential</i>	<b>R-3</b>
Manufactured Home Double/Triple	“P”
Modular Home	“P”
<i>Commercial</i>	<b>R-3</b>
Garden Center or Nursery	“P”

**SECTION FIVE:**

**SCHEDULE OF FEES**

- To prevent the taxpayers from having to bear the costs related to zoning, permitting and regulating, the total amount of the fees as set forth in the City’s Fee schedule may vary with the scope, complexity and/or completeness or the amount of time spent on applicants requirements of applicable laws, rules or regulations.
- The applicant will be charged subsequently when the City consultants with an outside engineer in the review and evaluation of applications and plans is needed.

H. Applications for Certificates \$25.00 - \$50.00  
 (Includes Zoning Certification, Subdivision Exemption, ETC)

**SECTION SIX:**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.


Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

**SECTION SEVEN:** This Ordinance shall become effective when adopted and published as required by law.

**ADOPTED** this 4th day of July, 2022.

The City Clerk of the City of Riverside, Alabama hereby certifies that the foregoing ORDINANCE 2022-0620-02 was posted on June 20, 2022 in the following four (4) public places:  
 Riverside City Hall \_\_\_\_\_  
 Riverside Post Office \_\_\_\_\_  
 Riverside Landing \_\_\_\_\_  
 Riverside Community Shelter \_\_\_\_\_



  
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 Candace Smith  
 City Clerk