

Derrick Mostella
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County Seat of St. Clair County

ORDINANCE 2024-002

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
THE CITY OF ASHVILLE, ALABAMA**

WHEREAS, on the 4th day of January 2024, a public hearing was held by the City Council of the City of Ashville, Alabama, to consider an amendment to Article V, §56.00 “Supplemental Use Regulations” Subsection 56.12 “Mobile Home Subdivisions” within the *Zoning Ordinance of the City of Ashville, Alabama* (the “Zoning Ordinance”); and

WHEREAS, the purpose of the amendment is to further regulate the uses allowed in the applicable district within the City of Ashville (the “City”); and

WHEREAS, the City has the legal right to take acts to protect the general welfare of its citizens and to create districts within the corporate limits of the City and to regulate structures placed within said districts; and

WHEREAS, the amendment was recommended by the City of Ashville Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ashville, Alabama, as follows:

Section 1: That the Article V § 56.12 “Mobile Home Subdivisions” within the Zoning Ordinance be and is hereby amended to state as follows:

§ 56.12 Mobile Home Subdivisions.

- A. The mobile home shall have the tow assembly and wheels removed.
- B. Each lot may be required to provide a concrete pad constructed for placement of a mobile home were deemed necessary by the building inspector due to terrain or other conditions and shall be in full compliance with the required set backs from lot lines.
- C. A minimum 240 cubic square feet storage area shall be provided for the storage of yard equipment. This storage shall be separate from the mobile home.
- D. The mobile home shall be installed according to all requirements of the adopted Building Code of the City and be completely skirted with a durable material.
- E. The mobile home shall be a seal certifying compliance with the Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development.

Council Members

Adam Abernathy - Robin L. Bowlin - Edward Roscoe Lane - Shirley Smith - R. Denise Williams

- F. With the exception of access and ventilation openings, which shall be covered with wire mesh screen, the space beneath each mobile home shall be enclosed. All enclosing material shall be permanently installed and shall be opaque and rust and rot resistant and shall extend from the lower edge of the exterior walls of the mobile home to ground surface of the lot upon which it is located.
- G. Mobile Homes shall not be greater than five (5) years old when first occupied within the City; older homes are prohibited from placement within the City.

Section 3: If any provision in this Ordinance shall be or be declared to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Section 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5: That this ordinance shall become effective as provided by law after passage, approval and publication.

ORDAINED, ADOPTED and APPROVED this the 4th day of January 2024.

CITY OF ASHVILLE, ALABAMA


Derrick L. Mostella, Mayor

ATTEST:


Chrystal St. John, City Clerk