

An ordinance pursuant to the authority granted by Title 37, Chapter 16, Articles 1 and 2, Sections 772 to 785 inclusive, of the Code of Alabama 1940, to provide for the establishment of zones within the corporate limits of the City of Prichard, Alabama, and to regulate the size of buildings and other structures, the size of yards and other open spaces, and to repeal all existing zoning ordinances.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRICHARD, ALABAMA, AS FOLLOWS:

SECTION 1. It shall be unlawful for any person, firm or corporation to build or cause to be built in the City of Prichard, Alabama, any structure or building of any kind or nature unless such building or structure comply with the provisions herein contained, which are as follows:

- (a) No building or structure other than a residence exclusively for dwelling purposes shall be builded in the territories hereinafter set forth;

(1) All property located within the City Limits of the City of Prichard, Alabama, excepting, however, that certain property hereinafter described in paragraph (b) of Section 1 of this ordinance.

(2) Any territory hereinafter annexed by the City of Prichard until changed by an amendment to this Ordinance as provided by law.

- (b) No building or structure other than for business purposes exclusively shall be builded in the territories hereinafter set forth:

(1) All property abutting on Craft Highway within the City Limits of Prichard, Alabama.

(2) All property abutting on Wilson Avenue within the City Limits of Prichard, Alabama, excepting that part of Wilson Avenue between the northeast corner of Sibert Street and the North line of Lot 3, Block 1, of Goodloe Homestead Subdivision.

(3) All property bounded on the North by the G. M. & O. Railroad, on the East by Craft Highway, on the South by Prichard Street, and on the West by Wilson Avenue.

(4) All property abutting on Main Street.

(5) All property abutting on the South side of Railroad Street.

(6) Lot 15, Block 1, Edgewood Third Addition to Chickasaw.

(7) Lots 11, 12 and 13, Block 2, North Edgewood addition to Chickasaw.

(8) All property abutting on Whistler Avenue from its intersection with Wilson Avenue to the City Limits of Prichard.

- (9) All property abutting Telegraph Road from Lavaine Street Southwardly to the City Limits of Prichard and from East Turner Road Northwardly to the City Limits of Prichard.
- (10) All that portion of Lot 5 of the Owen, Earle, Simms and Griffin Subdivision of the St. Louis Tract, lying North of Edwards Street and East of Telegraph Road owned by the Hauser Estate.
- (11) Lots 1, 2, 3, 4, Block 3 of Newburn's Re-subdivision of Block "J" and Lots 13-19, Block "E", Hickman Heights Subdivision.
- (12) Lots Number 117 and 118 of the First Addition to Chickasaw.
- (13) All property abutting on Bay Bridge Road (sometimes known as Second Avenue) from its intersection at North Boulevard eastwardly to the City Limits of Prichard, Alabama.
- (14) All property abutting on East Turner Road between Craft Highway and Palmetto Avenue.
- (15) That certain plot one hundred by two hundred feet on the Northeast corner of Garrison Avenue and Main Street.
- (16) Lots 4 and 5, Block 1, Franklin Place.
- (17) All property abutting on the South side of Max Street from Wilson Avenue to Holmes Street.
- (18) All property abutting on the East side of Holmes Street between Clarke Street and Max Street.
- (19) All property abutting on Clarke Street from Wilson Avenue to Holmes Street.
- (20) All property abutting on Conception Street Road within the City Limits of Prichard, Alabama.
- (21) All property abutting on West Boulevard.
- (22) All property abutting on West Turner Road between Craft Highway and Smith Street.
- (23) Lot 6, Block 2, Klopner Heights Subdivision.
- (24) That certain property on the northeast corner of Church and Edison Streets having a frontage of 75 feet on Edison Street and 50 feet on Church Street.
- (25) Lots 13, 14 and 15, Block 12, Wilson's Fourth Addition.
- (26) Lot 17, Block 4, Glendale Subdivision

(27) All property abutting on Woodland Avenue between Southern Railway and Telegraph Road and all property abutting on Diaz Street between Telegraph Road and Craft Highway.

(28) That certain property on the northwest corner of West Turner Road and Smith Street, having a frontage of 197 feet on Smith Street and 97 feet on West Turner Road.

(29) All property abutting on Prichard Street within the City Limits of Prichard, Alabama

SECTION II. It shall be unlawful for any person, firm or corporation to build or cause to be built in the City of Prichard, Alabama, any structure or any building of any kind or nature unless such building or structure comply as to cost, type, description and position, with the provisions hereinafter set forth:

- (a) All residences shall be built at least 15 feet from the inside line of the sidewalk, or in line with those buildings already erected, whichever shall be farthest from the inside line of the sidewalk.
- (b) No residence shall be built or constructed which shall have a total cost of less than \$2,000.00.
- (c) There shall not be built or erected any three-room or "Shot-gun" type houses but all houses shall have four or more rooms.
- (d) No more than one residence shall be built or constructed on any one lot, provided, however, that this sub-section shall not prevent any person, firm or corporation from erecting or constructing a bona-fide garage apartment behind any dwelling which is now in existence or which may hereafter be erected or constructed in conformance with the provisions of this ordinance, and provided, further, that this sub-section shall apply only to lots having a frontage of 50 feet or less and a depth of 150 feet or less.
- (e) No lots of less than 50-foot front shall be laid off in any subdivision hereinafter created.
- (f) Any unplatted property to be subdivided shall include in the plans rights of way of at least 50 feet for each street.
- (g) No building shall be built or erected in the business district to have a total cost of less than \$4,000.00 or which shall have a frontage of less than 25 feet or a depth of less than 50 feet.
- (h) No building other than of fire proof masonry shall be erected in the business district.

SECTION III. SEVERABILITY. Each and every provision of this ordinance is hereby declared to be an independent provision, and the holding of any provision hereof to be void or invalid shall not affect any other provision hereof, and it is hereby declared that the other provisions of this ordinance would have been enacted regardless of any provision which might be held invalid.

SECTION IV. REPEAL. The Zoning Ordinance of the City of Prichard adopted the 12th day of March, 1945, known as Ordinance No. 461, as amended, is hereby repealed.