

**ORDINANCE NO. 2019- 02**

**AN ORDINANCE AMENDING ORDINANCES NUMBER 2005-04 AND 2006-04 OF THE TOWN OF TRINITY, ALABAMA (ZONING ORDINANCE OF THE TOWN OF TRINITY, ALABAMA) SO AS TO RESTRICT THE LOCATION OF MODULAR HOMES TO LOCATIONS WHERE MANUFACTURED HOMES ARE ALLOWED USES**

**WHEREAS**, the Town Council of the Town of Trinity, Alabama has determined that in order to better facilitate controlled development of the Town it would be expedient and in best furtherance of the Town's residential development to amend the provisions of the Zoning Ordinance of the Town of Trinity, Alabama to restrict the location of modular homes (modular housing) to districts in which manufactured homes are an allowed use.

**NOW, THEREFORE**, be it **ORDAINED** by the Town Council of the Town of Trinity, Alabama, as follows, to-wit:

**SECTION 1.** All references herein to "The Zoning Ordinance" shall mean *The Zoning Ordinance of the Town of Trinity, Alabama*, being Ordinance Number 2005-04 of said Town, as amended by Ordinance Numbers 2006-04 and 2007-01. To the extent that any amendment expressed herein as an amendment to the Zoning Ordinance is inconsistent with the provisions of Ordinance 2005-04 as amended by 2006-04, this Ordinance shall be deemed to amend said Ordinance 2005-04 and 2006-04 to the extent of such inconsistency, particularly, but not limited to the amendment of Exhibit "B" to said Ordinance No. 2006-04, which amended and replaced Section 62.0 of Ordinance 2005-04 when Ordinance 2006-04 was adopted. The net effect shall be that the original Section 62.0 and its amendment by Ordinance No. 2006-04 shall be deleted entirely and the version of Section 62.0 appearing on Exhibit "A" to this Ordinance shall supersede the two previously adopted versions of Section 62.0 included in

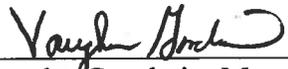
Ordinances No. 2005-04 and 2006-04.

**SECTION 2.** Section 62.0 of the *Zoning Ordinance* (as originally adopted and subsequently amended by Ordinance No. 2006-04) is hereby deleted in its entirety and the language and tables on Exhibit "A" hereto are hereby incorporated and made part hereof by reference so that hereafter said Section 62.0 shall read and appear, in its entirety, as set out on said Exhibit "A" the same as though set out at this point word for word.

**SECTION 3.** Except as specifically amended hereby, said *Zoning Ordinance* shall remain in full force and effect as first written.

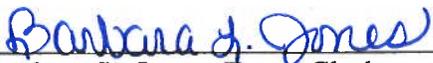
**SECTION 4.** This Ordinance shall become effective immediately upon its adoption and publication according to law.

ADOPTED and APPROVED this 8 day of April, 2019.

  
\_\_\_\_\_  
Vaughn Goodwin, Mayor

ATTEST:

(SEAL)

  
\_\_\_\_\_  
Barbara L. Jones, Town Clerk

LWM/zip0219/trinity.ordinance.amendmenttozoning  
T108-19LM

**Barbara L. Jones**  
Notary Public, AL State at Large  
My Commission Expires April 12, 2021

Section 62.0 USES ALLOWED. Uses allowed in each district are determined from the following table:

**ZONING DISTRICTS**

USES	R-1	R-2	R-3	A-O	B-1	B-2	B-3	M-1	M-2	R-4	R-5
Airport								C	C		
Animal Hospital					C						
Animal Shelter					C						
Apartments				C			C				Y
Assisted Living Facility					Y						
Bank/Financial Service					Y	Y	Y	Y	Y		
Bed and Breakfast Inn			E		C	C				E	E
Broadcast Studio					Y		Y	C	C		
Business Support Service					Y	Y	Y	Y	Y		
Business/Prof. Office					Y	Y	Y	Y	Y		
Car Wash					Y	C	E	E	E		
Cemetery					C		C				
Community Center					R	R	R				
Communication Tower**											
Community Service Club				C				C	C		
Construction Service					Y			Y	Y		
Convenience Store					Y	Y	Y				
Country Club					C		C				
Day Care Center					Y	Y	E	E	E		
Day Care Home			E							E	E
Duplex				Y						Y	Y
Emergency Care Home			E							E	E
Entertainment, Indoor					Y	Y	Y				

USES	R-1	R-2	R-3	A-O	B-1	B-2	B-3	M-1	M-2	R-4	R-5
Entertainment, Outdoor					C		C				
Family Care Home			E							E	E
Farm Support Business					Y		Y	C			
Farming, Forestry				Y							
Funeral Home					Y		Y				
Garden Center/Nursery					Y	Y	Y	C			
Heavy Industry									C		
Heliport								Y	Y		
Hobby Farm	C			C							
Home Improvement Center					Y		Y	C			
Home Instruction	C	C	C	C						C	C
Home Occupation*	C	C	C	C						C	C
Hotel					Y		Y				
Kennel				C							
Landfill, Inert									C		
Landfill, Sanitary									C		
Laundry Service					C	C	Y	Y			
Maintenance Service					Y		C	Y	Y		
Manufactured Home				C							
Manufactured Home Park				C							
Manufacturing, General								C	Y		
Manufacturing, Light								Y	Y		
Medical Clinic					Y	C	Y				
Medical Support Service					Y	C	Y				
Mini-Warehouse					C			E	E		
Modular Home***				C							

USES	R-1	R-2	R-3	A-O	B-1	B-2	B-3	M-1	M-2	R-4	R-5
Motel					Y		Y				
Multiplex											Y
Nursing Care Facility					C						
Open Air Market					C	C	C				
Patio Home			Y							Y	Y
Personal Services					Y	Y	Y				
Place of Worship	C	C	C	C	C	C	C			C	C
Public Assembly Center					C	C	C				
Public Facility	R	R	R	R	R	R	R	R	R	R	R
Public School	R	R	R	R						R	R
Public Utility Facility	R	R	R	R	R	R	R	R	R	R	R
Recreation, Indoor					Y	C					
Recreation, Outdoor					C		C				
Recreational Vehicle Park					C		C				
Rehabilitation Facility					Y		C				
Research Lab					C		C	Y	Y		
Resource Extraction									C		
Restaurant, Fast Food					C	Y	Y				
Restaurant, Standard					Y	Y	Y				
Restaurant, Take Out Only					C	Y	Y				
Retail, General, Unenclosed					Y	E	Y				
Retail, General, Enclosed					Y	Y	Y				
Rooming/Boarding House			E				Y			E	E
Salvage Yard									C		
School, Commercial					Y		Y	E	E		
Shopping Center					C	C	C				

USES	R-1	R-2	R-3	A-O	B-1	B-2	B-3	M-3	M-2	R-4	R-5
Single Family Dwelling	Y	Y	Y	Y						Y	
Townhouse										Y	Y
Transmission Tower**											
Vehicle Sales or Rental					Y		Y	C			
Vehicle Repair Service					Y	C	Y	C			
Vehicle Sales and Service					Y		Y				
Vehicle Service Station					Y	Y	Y	C			
Vehicle/Equipment Major, Sales and/or Repair					C		Y	Y	Y		
Warehousing/ Wholesale/ Distribution, Enclosed								Y	Y		
Warehouse/ Wholesale/ Distribution, Unenclosed								C	C		

Notes:

A blank cell indicated the use is not permitted.

Y - The use is permitted by right.

E - The use requires action by the Board of Adjustment as a special exception.

C - The use is conditional and requires review by the Planning Commission and action by the Town council.

R - The use is subject to statutory review by the Planning Commission and Town Council in accordance with Section 11-52-11 of the *Code of Alabama*, as amended.

\* - A Home Occupation may not occupy more than 25% of the building(s) on the property.

\*\* - Communication Towers, Communication Tower Sites and Transmission Towers are further subject to the provisions of a separate ordinance of the Town of Trinity regulating the siting of wireless telecommunication facilities.

\*\*\*- The term "modular home" shall be construed to mean and include any factory fabricated building, transportable in units and consisting of units designed to be assembled or incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears a seal of compliance with regulations of the Alabama Manufactured Housing Commission.