

STATE OF ALABAMA

COUNTY OF MADISON

RESOLUTION OF THE MADISON COUNTY COMMISSION

WHEREAS, on September 1, 2017, the Madison County Commission approved the current version of the Madison County Subdivision Regulations (the "Subdivision Regulations"); and

WHEREAS, the Madison County Commission desires to amend the Subdivision Regulations.

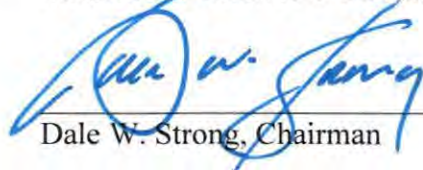
NOW, THEREFORE, BE IT RESOLVED by the Madison County Commission that Section 7.3 of the Subdivision Regulations is hereby amended and replaced with the following:

Section 7.3. Curbs and Gutters. Curbs and gutters and/or valley gutters, as applicable, are mandatory in all Subdivisions unless one or both of the following conditions are satisfied:

1. Such Subdivision is an Estate Lot Subdivision as defined herein.
2. Such Subdivision (a) consists of less than 25 acres, (b) is a continuation of an existing Subdivision of which no phase has been platted more recently than August 1, 2005, and (c) has a minimum lot size of 0.5 acres.

DONE this the 26th day of June, 2019.

MADISON COUNTY COMMISSION



Dale W. Strong, Chairman

ATTEST:



Kevin Jones
County Administrator

STATE OF ALABAMA

COUNTY OF MADISON

RESOLUTION OF THE MADISON COUNTY COMMISSION

WHEREAS, on September 1, 2017, the Madison County Commission approved the current version of the Madison County Subdivision Regulations (the “Subdivision Regulations”); and

WHEREAS, on June 26, 2019, the Madison County Commission approved an amendment to the Subdivision Regulations; and

WHEREAS, the Engineering Department of Madison County has recommended certain additional amendments to the Subdivision Regulations;

NOW, THEREFORE, BE IT RESOLVED by the Madison County Commission that the following sections of the Subdivision Regulations are hereby amended and replaced as follows:

1. The definition of “Townhouse Lot” within Section 3.2 of the Subdivision Regulations entitled Definition of Terms is hereby amended and replaced with the following:

“**TOWNHOUSE LOT:** A Lot created for a single Townhouse dwelling as part of a larger Townhouse dwelling group. A Townhouse Lot is not subject to any minimum Lot area or requirement for side Easements, except when the side lot is adjacent to a Public or Private Street.”

2. Section 5.2.19(2) of the Subdivision Regulations pertaining to Lots is hereby amended and replaced with the following:

“2. For the limited purpose of assignment of a “house number,” each Lot shall have a minimum of thirty (30) feet of Street frontage along a public Street unless such lot is a Townhouse Lot or a Utility lot as defined herein. In such case the lot shall have a minimum of twenty (20) feet of street frontage along a Public or Private Street.”

3. Section 5.2.21(3) of the Subdivision Regulations pertaining to Private Streets is hereby amended and replaced with the following:

“**Section 7.2.21(3) Design and Construction Standards.** Private Streets shall conform to the same standards regulating the design and construction of Public Streets. However, a developer may reduce the width of the pavement to no less than twenty four feet (24’) from face-of-curb to face-of-curb as long as the street meets the current fire code adopted by the State of Alabama.”

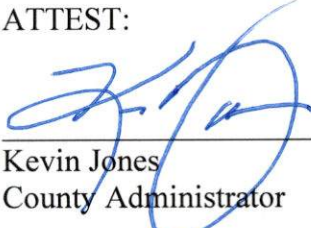
BE IT FURTHER RESOLVED, that this amendment shall take effect immediately upon its adoption by the Madison County Commission.

DONE this the 9th day of November, 2022.

MADISON COUNTY COMMISSION


Dale W. Strong, Chairman

ATTEST:


Kevin Jones
County Administrator