

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE
RAINBOW CITY COUNCIL

TO BE HELD AT **5:00 P.M., DECEMBER 22, 2025** IN THE CITY COUNCIL CHAMBERS
OF THE MUNICIPAL BUILDING.

Discussion will be held concerning Ordinance No. 612, an ordinance to amend the Zoning Ordinance No. 360 regarding the amendment of SECTION 103 as follows:

1. Effective on the date of adoption hereof, SECTION 103 of Ordinance No. 360, reads as follows:

Sec. 103. Patio or Garden Home.

- (a) Subdivision of lots for patio or garden homes shall be restricted to tracts with a minimum site area of three acres. The maximum density shall be seven dwelling units per acre. Dwelling units are figured on total acreage, which includes roads and rights-of-way.
- (b) The patio or garden home shall meet the following dimensional requirements:

Minimum lot area:	5,500 square feet
Minimum lot width:	55 feet
Minimum front yard:	30 feet (if septic tank is required, 20 feet if not septic tank is required)
Minimum side yard:	8 feet
Minimum rear yard:	15 feet
Maximum building height:	As may be determined by the International Building Code (IBC). For all other structures not addressed by the IBC, the maximum height shall not exceed 35 feet.

- (c) Patio or garden homes on adjacent lots to the rear or sides may own and maintain common party fences.
- (d) To permit zero lot-line development, one side yard may be reduced to zero, provided a five foot easement of maintenance is reserved on the adjoining lot, buildings are separated by at least 20 feet, and the adjoining lot is reserved for a patio or garden home, subject to IRC.
- (e) When two patio or garden homes are located on adjacent lots, their attached garages may share a common party wall at the lot line.
- (f) All utilities shall be placed underground.
- (g) All lots shall be served by public water and sewer.

2. Henceforth, Section 103 Patio or Garden Home of Ordinance 360 shall read, in total, as follows:

Sec. 103. Patio or Garden Home.

- (a) Subdivision of lots for patio or garden homes shall be restricted to tracts with a minimum site area of three acres. The maximum density shall be seven dwelling units per acre. Dwelling units are figured on total acreage, which includes roads and rights-of-way.
- (b) The patio or garden home shall meet the following dimensional requirements:

Minimum lot area: 5,500 square feet

Minimum lot width: 50 feet

Minimum front yard: 30 feet (if septic tank is required, 20 feet if not septic tank is required)

Minimum side yard: 8 feet

Minimum rear yard: 15 feet

Maximum building height: As may be determined by the International Building Code (IBC). For all other structures not addressed by the IBC, the maximum height shall not exceed 35 feet.

- (c) Patio or garden homes on adjacent lots to the rear or sides may own and maintain common party fences.

- (d) To permit zero lot-line development, one side yard may be reduced to zero, provided a five foot easement of maintenance is reserved on the adjoining lot, buildings are separated by at least 20 feet, and the adjoining lot is reserved for a patio or garden home, subject to IRC.
- (e) When two patio or garden homes are located on adjacent lots, they may share a common party wall at the lot line.
- (f) All utilities shall be placed underground.
- (g) All lots shall be served by public water and sewer.

This ordinance will repeal all ordinances or parts of ordinances in conflict with this ordinance. Public comments in support of or in opposition of this Ordinance will be received during this Public Hearing.

The City of Rainbow is committed to making meetings accessible to all. If you need accommodations please contact Beth Lee at least 24 hours before the meeting.

Legal notices of the public hearing have been posted as required by law at:

- 1. Rainbow City Municipal Building
- 2. Local Joe's
- 3. Rainbow City Public Library
- 4. www.rbcAlabama.com

BETH LEE
CITY CLERK/TREASURER
DECEMBER 1, 2025