

ORDINANCE NO. 2012 – 001

An ordinance to amend the zoning ordinance, entitled “Zoning Ordinance of Indian Springs Village, Alabama”, adopted June 20, 2006, as amended March 5, 2009, July 19, 2011 and further amended August 16, 2011.

This amendment clarifies any misunderstanding relative to the continued use of preexisting parcels that do not conform to the minimum area requirements of the respective zoning district.

BE IT ORDAINED BY THE TOWN COUNCIL OF INDIAN SPRINGS VILLAGE, ALABAMA, AS FOLLOWS:

ARTICLE III, Sections 2.0, 2.1 and 2.2 are amended to read as follows:

Section 2.0 Non-Conforming Uses

Within the districts established by this Ordinance or amendments that may be later adopted, there exist lots, structures, uses of land and structures, and characteristics of use which were lawful before the Ordinance or future amendments was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Ordinance or future amendment. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that non-conformities shall not be enlarged upon, expanded, nor used as grounds for adding other structures prohibited elsewhere in the same district.

2.1 Non-Conforming Lots of Record. Where a lot of record at the time of the adoption of this Amended Zoning Ordinance of the Town of Indian Springs Village or future amendments has less area or less width than herein required by the zoning district for said lot, said lot may nonetheless be used as a building site and shall be considered for all purposes a conforming lot of record. All lots will conform with all other regulations of this ordinance unless provided for otherwise by the Zoning Board of Adjustment.

2.2 Continuance. A lawful non-conforming use existing at the time of the effective date of this Ordinance or future amendments may be continued, except as hereafter provided, although such use does not conform with the provisions of this Ordinance.

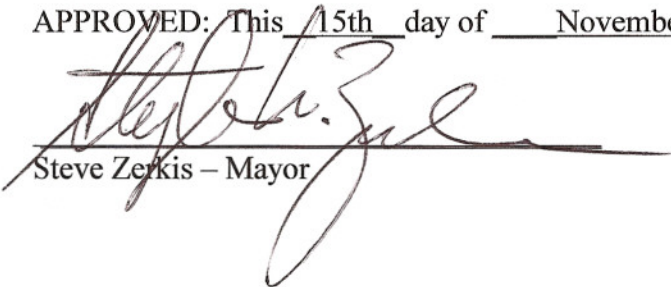
ORDINANCE NO. 2012 – 001 (cont'd)

ADOPTED: This 15th day of November, 2011.



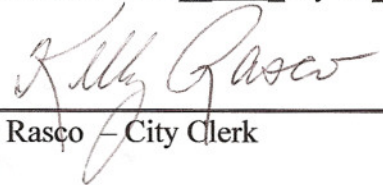
Herb Robins – Council Chairman Pro Tem

APPROVED: This 15th day of November, 2011.



Steve Zerkis – Mayor

ATTESTED: This 15th day of November, 2011.



Kelly Rasco – City Clerk