



**CERTIFICATE OF AMENDMENT**

**CERTIFICATE OF SECRETARY**

I, the undersigned Secretary of the Planning Commission of the City of Gulf Shores, hereby certify to the Probate Judge of Baldwin County, pursuant to Ala. Code § 11-52-31, that I have prepared a true, correct, and complete copy of an amendment to the Subdivision Regulations of the City of Gulf Shores, said amendment having been approved by the Planning Commission of the City during their regular meeting of OCTOBER 26, 1999, and have attached for the use by the Probate Office.

Dated: 12-13-99

Brenda B. Fail  
Brenda B. Fail, Secretary

534264

State of Alabama, Baldwin County  
I certify this instrument was filed  
and taxes collected on:

2000 February -23 2:30PM

Instrument Number 534264 Pages 3  
Recording 7.50 Mortgage  
Deed Min tax  
Index DP 1.00  
Archive  
Adrian T. Johns, Judge of Probate

## PUBLIC NOTICE

During their regular meeting of October 26, 1999, the Planning Commission of the City of Gulf Shores, Alabama, conducted a Public Hearing in the Council Chamber of Gulf Shores City Hall, 1905 West 1st Street, to consider amending the Subdivision Regulations of the City of Gulf Shores by inserting the following section into Article VI in place of the current Section 6-3 and renumbering subsequent sections:

### ARTICLE VI

#### DESIGN AND IMPROVEMENT STANDARDS

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#### SECTION 6-3. Landscaping and Buffers

Landscaping. Landscaping shall be provided within all subdivision plats, residential (Section 6.4) and nonresidential (Article IX), according to the schedule specified below:

1. At a minimum ten (10) foot wide landscape buffer shall be provided between the rear or side lot line of any lot adjacent to an existing or proposed collector or arterial street (includes all county roads). Additional buffering shall be provided adjacent to state highways.
2. Where a proposed subdivision lies adjacent to property zoned or used for multi-family, commercial, or industrial purposes, lots shall be buffered by an appropriate landscape strip a minimum of ten (10) feet wide.
3. Landscape buffers described in numbers one or two immediately above shall adhere, at a minimum, to one of the following standards depending on the buffer need:
  - Be landscaped with a minimum of one tree (min. 8-10' height) and three shrubs (minimum size 5 gallon) for every 25 lineal feet of street frontage, or;
  - Be retained in a natural state and contain appropriate species and heights of natural vegetation to provide the desired buffer protection. In some instances additional plantings may be required to enhance the natural vegetation, or;
  - Be landscaped with a staggered double row of evergreen plantings that will within three years grow into nearly impervious visual barrier.
  - Additional plantings, fencing and/or buffer width may be required at the discretion of the Planning Commission to address individual site specific buffering needs.
4. Existing trees (excluding saplings) shall be retained unless otherwise impractical.
5. All retention/detention areas shall be sodded unless otherwise approved by the Planning Commission. The sodding of retention/detention slopes shall not be waived.
6. Appropriate landscaping shall also be provided for retention/detention areas. Landscape plans for these areas should emphasize perimeter plantings and screening, and provide for adequate shade and buffering.
7. Proposed and/or preserved landscaping shall be submitted in plan form for review by staff and the Planning Commission at the time of subdivision application.
8. Modifications or waivers of any of these requirements shall be made only by the Planning Commission and only where unique and inherent characteristics of the land proposed for

development warrant such deviations. It is the sole responsibility of the property owner to justify any requested waivers to the Planning Commission.

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SECTION 6-4. BLOCKS

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SECTION 6-5. LOTS FOR RESIDENTIAL SUBDIVISION

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SECTION 6-6. DRAINAGE AND INUNDATION

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SECTION 6-7. UTILITIES, GENERAL REQUIREMENTS

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SECTION 6-8. WATER SYSTEMS

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SECTION 6-9. SEWAGE SYSTEMS

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SECTION 6-10. EASEMENTS

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Brenda B. Fail, Secretary  
The Planning Commission