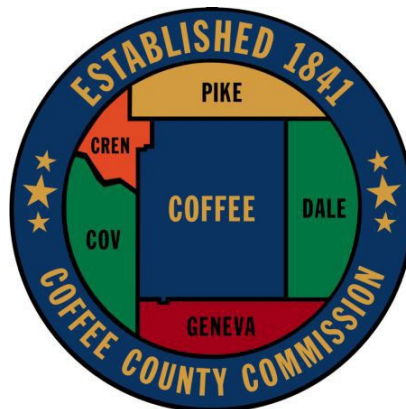


COMMUNITY DEVELOPMENT REGULATIONS

FOR

COFFEE COUNTY
ALABAMA



Prepared by the
COFFEE COUNTY ENGINEERS OFFICE

Adopted by the
COFFEE COUNTY COMMISSION
February 9, 2026

Effective Date
February 9, 2026

DISCLAIMER:

Any existing community or development established prior to the effective date of these Community Development Regulations that does not conform to the standards herein shall be considered a nonconforming community. However, any such nonconforming community shall comply with all applicable regulations, standards, and permitting requirements set forth in the Coffee County Community Development Regulations if the existing community proposes to change, alter, expand, or modify its current configuration, development footprint, or infrastructure. No nonconforming community may increase its density, expand its physical boundaries, or substantially alter its site plan without first obtaining approval under the current regulations. See Article 6 for more detail on changes to nonconforming communities.

Applicability of Community Development Regulations

The Coffee County Community Development Regulations shall apply to any development proposing the creation of two (2) or more lots or dwelling units intended for leasehold occupancy only, whether developed as a unified community or under single ownership or control.

Exception – Immediate Family Use:

An exception to these regulations may be granted for the creation of lots or dwelling units intended exclusively for occupancy by immediate family members of the property owner, provided that such lots or dwelling units are not leased, rented, or otherwise occupied by persons outside the owner's immediate family.

This exemption shall automatically terminate upon the lease, rental, or occupancy of any such lot or dwelling unit by a person who is not an immediate family member (Spouse, Parent or stepparent, Child or stepchild, Sibling or step-sibling, Grandparent, Grandchild, Parent-in-law or child-in-law) of the property owner. Upon termination of the exemption, the development shall be required to comply fully with the Coffee County Community Development Regulations or the Coffee County Subdivision Regulations, as applicable, prior to continued occupancy or leasing.

Any development proposing the sale or conveyance of individual lots or dwelling units shall not be governed by these Community Development Regulations and shall be required to comply with the Coffee County Subdivision Regulations and all other applicable requirements.

TABLE OF CONTENTS:

Article I.	Manufactured/Tiny Home Community Regulations.....	6
Section 1.01	Section Purpose.....	6
Section 1.02	Definitions	6
Section 1.03	General Requirements.....	6
Section 1.04	Approval Process for Manufactured/Tiny Home Communities.....	6
Section 1.05	Proposed Community Development Plan	8
	Proposed Community Development plan shall be drawn to a max 1:100 Scale and include the following: ...	8
Section 1.06	Permit to Develop	9
Section 1.07	Final Community Development Plan.....	9
Section 1.08	Lot and Density Requirements.....	9
Section 1.09	Access and Circulation	10
Section 1.10	Utilities and Infrastructure	10
Section 1.11	Minimum Building Setbacks and Buffering.....	10
Section 1.12	Mail Service Requirements.....	11
Section 1.13	Leasehold and Lot Sales	11
Section 1.14	Management and Maintenance.....	11
Section 1.15	Enforcement	11
Section 1.16	Addressing of Community.....	11
Article II.	Recreational Vehicle (RV) Park Regulations	12
Section 2.01	Purpose	12
Section 2.02	Definitions	12
Section 2.03	General Requirements for RV Parks.....	12
Section 2.04	Approval of the Community Development Plans.....	12
Section 2.05	Proposed Community Development Plan	14
Section 2.06	Permit to Develop	14
Section 2.07	Final Development Plan.....	14
Section 2.08	Lot and Density Requirements for RV Parks.....	14
Section 2.09	Access and Circulation for RV Parks	15
Section 2.10	Utilities and Infrastructure for RV Parks	15
Section 2.11	Minimum Building Setbacks and Buffering for RV Parks.....	16
Section 2.12	Tent Camping Areas within RV Parks.....	16
Section 2.13	Occupancy and Leasehold	16
Section 2.14	Management and Maintenance for RV Parks	17
Section 2.15	Enforcement	17

Article III. Combined Manufactured/Tiny Home Community and RV Park Development	18
Section 3.01 Purpose	18
Section 3.02 General Provisions.....	18
Section 3.03 Lot and Density Requirements.....	18
Section 3.04 Approval Process.....	18
Article IV. Apartment Complex Development Regulations.....	19
Section 4.01 Purpose	19
Section 4.02 General Development Standards.....	19
Section 4.03 Off-Street Parking Requirements.....	19
Section 4.04 Common Areas, Drainage Structures, and Maintenance.....	19
Section 4.05 Onsite Sewage Disposal Systems (Septic).....	20
Section 4.06 Driveway Access.....	20
Section 4.07 Refuse Collection.....	20
Section 4.08 Site Plan and Approval Process.....	20
Section 4.09 Mail Service Requirements.....	21
Section 4.10 Enforcement	21
Section 4.11 Addressing of Community.....	21
Article V. Townhome Community Development Regulation	22
Section 5.01 Purpose	22
Section 5.02 Definitions.....	22
Section 5.03 Applicability.....	22
Section 5.04 Approval of the Community Development Plans.....	23
Section 5.05 Proposed Community Development Plan	25
Section 5.06 Permit to Develop	25
Section 5.07 Final Development Plan.....	25
Section 5.08 Development Standards (Lot and Density)	25
Section 5.09 Access, Circulation, and Parking	25
Section 5.10 Common Areas, Drainage Structures, a Maintenance.....	26
Section 5.11 Refuse Collection.....	26
Section 5.12 Onsite Sewage Disposal Systems (Septic).....	26
Section 5.13 Mail Service Requirements.....	27
Section 5.14 Leasehold and Lot Sales	27
Section 5.15 Enforcement	27
Section 5.16 Addressing of Community.....	27
Article VI. Major Non-Conforming Community Developments	28

Section 6.01	Existing Major Non-Conforming Communities	28
Section 6.02	Limitations on Expansion	28
Section 6.03	Non-Retroactivity	29
APPENDIX	31

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Article I. Manufactured/Tiny Home Community Regulations

Section 1.01 Section Purpose

To establish standards for the development and operation of manufactured and tiny home communities within Coffee County, ensuring public health, safety, and general welfare, and promoting orderly growth.

Section 1.02 Definitions

- (a) **Manufactured Home:** A structure, transportable in one or more sections, which, in the traveling mode, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
- (b) **Tiny Home:** A dwelling that is generally 400 square feet or less in floor area excluding any loft space, built on a foundation or on a chassis (on wheels). For the purpose of these regulations, tiny homes on wheels shall be considered recreational vehicles if they are not permanently affixed to a foundation and are not connected to permanent utilities. Tiny homes on foundations shall be considered manufactured homes if they meet the definition above.
- (c) **Community/Park:** A parcel or tract of land under single ownership, or unified control, that has been planned and improved for the placement of manufactured or tiny homes for residential use.

Section 1.03 General Requirements

- (a) All manufactured/tiny home communities shall be developed in accordance with all applicable federal, state, and local laws, ordinances, and regulations.
- (b) The Community Developer or its designee shall submit a Community Development plan for approval by the County Commission.
- (c) A permit to develop must be obtained from the Coffee County Commission prior to beginning any construction or development of a Manufactured/Tiny Home Community.
- (d) A final plan for the Manufactured/Tiny Home Community must be recorded prior to any occupancy.

Section 1.04 Approval Process for Manufactured/Tiny Home Communities

This section details the general steps necessary to achieve approval of a Manufactured/ Tiny Home Community Development Plan in Coffee County.

- (a) **Sketch Plan -** Whenever the development of a Manufactured/Tiny Home Community is proposed within the jurisdiction of these regulations, the developer is urged to consult early and informally with the County Engineer. The developer may submit sketch plans and data showing existing conditions within the site and in its vicinity along with the proposed layout and development of the community. The purpose of this sketch plan review is to afford the developer an opportunity to avail themselves of the advice and assistance of the County Engineer in order to facilitate the subsequent preparations and approval of plans.
- (b) **Proposed Community Development Plan Submission-** Following sketch plan review or in the event the developer does not submit a sketch plan for review, the developer shall submit a complete Application Assembly to the County Engineer for review of the Proposed Community Development Plan. The application shall be submitted at least thirty (30) days prior to any consideration for Proposed Community Development Plan approval by the County Commission. The Proposed Community Development Plan Application Assembly shall include each of the following:
 - (i) *A letter stating that the Proposed Community Development Plan is being submitted for review.*

- (ii) *At least five (5) 24x36" copies of the Proposed Community Development Plan prepared in accordance with the requirements detailed in this regulation.*
- (iii) *At least two (2) 24x36" copies of Construction Plans for all required improvements prepared in accordance with generally accepted engineering practices.*
- (iv) *Letter from the developer stating the name and contact information of the Licensed Professional Engineer, retained by the developer, who will be inspecting all construction of the required improvements and executing the "Engineer's Certificate of Construction" on the Final Community Development Plan.*
- (v) *Letter from the developer certifying that all Federal and State permits required for construction of the community shall be obtained prior to beginning construction.*
- (vi) *Copies of any off-premises drainage easement that may be required.*
- (vii) *Copy of the Health Department application for Large Flow Development part 1 (if applicable)*
- (viii) *Copy of most recent vesting deed or deeds which certifies the status of the title*
- (ix) *Proposed Community Development Plan review fee as established by the County*

**Failure to submit a complete Proposed Community Development Plan Application Assembly initially shall delay the consideration of such plan for approval by the County Engineer and the County Commission.*

- (c) **Review by County Engineer:** The County Engineer shall use this minimum thirty (30) day period to review the submitted Application Assembly and ensure its compliance with these regulations. In the event the Application Assembly does not meet these regulations, the County Engineer shall notify the developer that it is deficient. No further action will be taken by the County Commission or County Engineer until and unless the developer shall correct the deficiencies and resubmit the corrections to the County Engineer for his/her approval. If upon completion of the review the County Engineer determines that the Application Assembly complies with these regulations, he or she shall notify the developer in writing to the effect. The County Engineer shall also send proper notice of his/her recommendation for approval to each of the adjoining landowners, the affected utilities submitted by the developer, and the U.S. Army at Fort Rucker, AL.
- (d) **Commission Approval of Proposed Development Plan:** Once the County Engineer verifies that the Application Assembly meets the County Regulations, the Proposed Community Development Plan shall be submitted to the County Commission for their approval at the next regularly scheduled County Commission meeting. The County Commission shall approve the proposed plan in the event that the County Engineer has determined that the proposed plan meets these regulations.
- (e) **Permit to Develop:** Following the approval of the Proposed Community Development Plan by the County Commission, the County Engineer shall issue a Permit to Develop for the Proposed Community Development Plan. The Permit to Develop allows the developer to proceed with construction of the development in compliance with these regulations. Additionally, the developer may offer lots in the proposed community for lease; provided, however, that no leasing or placement of manufactured/tiny homes may be completed until after the Final Community Development Plan has been recorded in the office of the Probate Judge.
- (f) **Construction of Community:** Once the permit to develop has been issued, the developer may proceed with construction of the proposed community in accordance with these regulations. The developer shall have one (1) year from the date of issuance of the permit to develop to begin substantial work on the proposed development. If work does not begin within the one (1) year time frame, the proposed

plan must be resubmitted to the County Engineer and County Commission for approval as if the plan had never been submitted.

If any changes in the development plans of the approved proposed plan are required for any reason, the developer shall submit the proposed changes to the County Engineer prior to construction or implementation of the proposed changes. Approval of the County Engineer shall be required before any changes are constructed. Any changes or deviations from the approved proposed plans prior to the County Engineer's approval shall be in violation of these regulations and shall be subject to removal or correction at the expense of the developer.

Changes to the proposed community construction plans that do not change the overall layout of the community may be reviewed and approved by the County Engineer without the requirement of the proposed plan having to be resubmitted for approval by the County Commission. Any changes that do change the overall layout of the community shall require the proposed plan to be resubmitted for approval by the County Commission as if the original plan had never been submitted.

- (g) Final Community Development Plan Approval: A Final Community Development Plan shall be submitted to the County Engineer for approval of the proposed community once infrastructure construction is complete. At the point that the Final Community Development Plan is submitted for approval, the developer shall comply with each of the following:
 - (i) *Remit any applicable fees as required by these regulations.*
 - (ii) *Seven (7) copies of the Final Community Development Plan as approved by the County Engineer.*
 - (iii) *Final plan approval does not include the acceptance of roads into the county road system.*
 - (iv) *Once the Final Community Development Plan has been signed and recorded pursuant to these regulations, the developer may proceed with the actual leasing or placement of manufactured/tiny homes.*

Section 1.05 Proposed Community Development Plan

Proposed Community Development plan shall be drawn to a max 1:100 Scale and include the following:

- (a) The name of the rental community, the unique name of the community, the names and addresses of the owners and the names and addresses of the designer, engineer and/or surveyor
- (b) The date, scale and approximate north arrow.
- (c) The boundaries of the proposed rental community.
- (d) The proposed site plan of the community showing streets, street centerlines, direction and radius, driveways, open area, parking spaces, service buildings, watercourses, easements, manufactured home spaces and other items as may be required by the County Engineer to assure compliance with the standards contained in these regulations.
- (e) Names of adjoining property owners.
- (f) Location of any utilities and Names and addresses of Utility Companies
- (g) Surface water drainage plans
- (h) Topography Information
- (i) Typical Roadway Sections
- (j) Certification of Proposed Community Development by County Commission (Endorsement)*

- (k) Certification of registered surveyor and professional engineer*
- (l) Designation Statement*

*Refer to Appendix of this Regulation

Section 1.06 Permit to Develop

A Permit to Develop shall be obtained from the Coffee County Engineer prior to beginning any construction or development of a manufactured/tiny home community. This permit shall be valid for a period of one year, at that time substantial development work shall have begun or the permit shall expire.

Section 1.07 Final Community Development Plan

A Final Community Development Plan for the manufactured/tiny home community must be signed and recorded prior to any leasing of lots or placement of manufactured/tiny homes. This final plan shall include the following

- (a) The name of the rental community, the unique name of the community, the names and addresses of the owners and the names and addresses of the designer, engineer and/or surveyor
- (b) The Date, Scale and approximate north arrow
- (c) The final site plan of the community showing streets, street centerlines, direction and radius, driveways, open area, parking spaces, service buildings, water courses, easements, manufactured home spaces and other items as may be required by the County Engineer.
- (d) Surveyor's Certificate and Description of Land*
- (e) Engineer's Certificate of Engineering Design*
- (f) Certificate of Approval by the appropriate electric utility distributor*
- (g) Certificate of Approval by the appropriate water and sewer utility*
- (h) Certificate of Approval by the County Engineer of Coffee County (Endorsement)*
- (i) Certificate of Approval by the Coffee County Health Department*
- (j) Developer Maintenance Acknowledgement* (Note: Coffee County shall not maintain any infrastructure within the Development)
- (k) Designation Statement*

*Refer to the Appendix of this Regulation

Section 1.08 Lot and Density Requirements

- (a) Minimum Community Acreage: The manufactured/tiny home community shall have a minimum contiguous area of 3 acres.
- (b) Minimum Lot Frontage: Each individual manufactured/tiny home lot within the community shall have a minimum frontage of 50 feet on an internal community road.
- (c) Minimum Lot Size: Each individual manufactured/tiny home lot shall have a minimum area of 5,000 square feet.
- (d) Density: The maximum density for a manufactured/tiny home community shall not exceed 6 homes per acre.

Section 1.09 Access and Circulation

- (a) Primary Access: Each manufactured/tiny home community shall have direct access to a public road that is in accordance to Coffee County's Driveway Policy.
- (b) Multiple Entrances: If multiple entrances are used for the community, they shall be spaced at no less than 200 feet apart.
- (c) Frontage Lots on County Road: Lots within the community that have frontage along a County Road shall not have direct access to that County Road. All access shall be to the internal roads within the community.
- (d) Access from State Highways: Any development that shall require access to an ALDOT Maintained State Highway shall coordinate with ALDOT for access requirements and permitting of access.
- (e) Development on County Road with ADT of 2500 vpd or greater: A Community that borders on or intersects an existing county road with an ADT greater than 2500 vehicles per day, may have to construct a left and/or right turn lane, as warranted in the Alabama Department of Transportation Access Management Manual, Current Edition.
- (f) Internal Roads: All internal community roads shall be privately owned and maintained by the community owner/operator and constructed to a minimum width of 20 feet with an all-weather surface (asphalt, double bituminous surface treatment, gravel, crusher-run, etc.) suitable for emergency vehicle access. The internal roads shall be designed to provide for the continuous flow of traffic, with cul-de-sacs with a radius of 50-feet being permissible. All internal roads shall have a design speed for horizontal and vertical alignment of 20 miles-per-hour.

Section 1.10 Utilities and Infrastructure

- (a) Water Supply: All manufactured/tiny homes shall be connected to a public water supply system where available. If a public water supply is not available, a community well system or individual wells meeting Alabama Department of Environmental Management (ADEM), or any other regulatory agency, regulations are required.
- (b) Wastewater Disposal (Septic Systems): On-site septic systems, shall conform to all regulations of the Alabama Department of Public Health, or any other regulatory agency. Proof of approval from the Alabama Department of Public Health for all septic systems shall be submitted to Coffee County prior to final plan approval or occupancy.
- (c) Stormwater Management: The community shall provide adequate stormwater drainage facilities designed to prevent erosion and mitigate adverse impacts on adjacent properties, in accordance with generally accepted engineering practices.
- (d) Solid Waste Disposal: Adequate provisions for solid waste collection and disposal shall be made for the entire community. The Coffee County Solid Waste Authority will not guarantee curbside solid waste collection on privately maintained roads.

Section 1.11 Minimum Building Setbacks and Buffering

- (a) Setbacks from Community Property Lines: All manufactured/tiny homes and accessory structures shall be set back a minimum of 20 feet from the exterior property lines of the manufactured/tiny home community.
- (b) Setback from County Roads: All manufactured/tiny home lots and/or community accessory structures shall be set back a minimum of 50 feet from the exterior property lines of the manufactured/tiny home community which abut a County Road.

(c) Setbacks within Community:

(i) *Front (from internal road): 10 feet*

(ii) *Side: 5 feet*

(iii) *Rear: 10 feet*

(d) Buffering: A privacy fence at least 6 feet in height shall be provided along the exterior property lines of the community where it abuts a residential subdivision or existing residential structure.

Section 1.12 Mail Service Requirements

Centralized delivery may be required by the United States Postal Service (USPS). The developer shall be responsible for contacting and complying with all USPS mail service requirements. After approval by the USPS Growth Manager, details of all required Centralized Mail Delivery Areas and equipment shall be shown in the Construction Plans

Section 1.13 Leasehold and Lot Sales

(a) All homes on the property within a manufactured/tiny home community shall be by leasehold only.

(b) No individual lots within the manufactured/tiny home community may be sold without conforming to Coffee County Subdivision Regulations. This would require the community to be re-platted as a traditional subdivision, meeting all applicable requirements, including but not limited to lot size, frontage, infrastructure, and public dedication of roads and utilities

Section 1.14 Management and Maintenance

The manufactured/tiny home community shall be under the unified control and management of a single entity responsible for the maintenance of all common areas, internal roads, and utilities. The Coffee County Commission nor any department under the Commission shall not be responsible for the maintenance of any internal roadway, structure, or drainage way within the manufactured/tiny home community.

Section 1.15 Enforcement

Failure to comply with these regulations may result in enforcement actions, including, but not limited to, the denial of permits, stop-work orders, fines, or legal action to compel compliance with the law.

Section 1.16 Addressing of Community

Coffee County E911 addressing regulations shall apply to all Manufactured/Tiny Home Communities. The Coffee County E911 office shall be contacted prior to submittal of the Proposed Community Development plan submittal to ensure proper addressing.

Article II. Recreational Vehicle (RV) Park Regulations

Section 2.01 Purpose

To establish specific standards for the development and operation of Recreational Vehicle (RV) Parks within Coffee County, ensuring public health, safety, and general welfare, and promoting orderly growth while distinguishing them from permanent residential communities.

Section 2.02 Definitions

- (a) **Recreational Vehicle (RV):** A vehicle which is built on a single chassis, 400 square feet or less when measured at the longest horizontal projections, self-propelled or permanently towable by a light duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. This includes travel trailers, fifth-wheel trailers, motor homes, and slide-in campers. Tiny homes on wheels, not permanently affixed to a foundation and not connected to permanent utilities, shall be considered Recreational Vehicles for the purpose of these regulations.
- (b) **Recreational Vehicle (RV) Park:** A parcel or tract of land under single ownership, or unified control, that has been planned and improved for the placement of recreational vehicles for temporary living quarters.
- (c) **Tent Camping:** The temporary placement and use of a portable shelter (tent) for recreational, camping, or travel purposes, without permanent foundation or utility connections, within a designated area of an RV Park.

Section 2.03 General Requirements for RV Parks

- (a) All RV Parks shall be developed in accordance with all applicable federal, state, and local laws, ordinances, and regulations.
- (b) The RV Park Developer or its designee shall submit a Proposed RV Park Development plan for approval by the County Commission.
- (c) A permit to develop must be obtained from the Coffee County Commission prior to beginning any construction or development of an RV Park.
- (d) A final plan for the RV Park must be recorded prior to any occupancy.

Section 2.04 Approval of the Community Development Plans

This section details the general steps necessary to achieve approval of an RV Park Development Plan in Coffee County.

- (a) **Sketch Plan-** Whenever the development of an RV Park Community is proposed within the jurisdiction of these regulations, the developer is urged to consult early and informally with the County Engineer. The developer may submit sketch plans and data showing existing conditions within the site and in its vicinity along with the proposed layout and development of the community. The purpose of this sketch plan review is to afford the developer an opportunity to avail themselves of the advice and assistance of the County Engineer in order to facilitate the subsequent preparations and approval of plans.
- (b) **Proposed Community Development Plan Submission -** Following sketch plan review or in the event the developer does not submit a sketch plan for review, the developer shall submit a complete Application Assembly to the County Engineer for review of the Proposed Community Development Plan. The application shall be submitted at least thirty (30) days prior to any consideration for Proposed Community Development Plan approval by the County Commission. The Proposed

Community Development Plan Application Assembly shall include each of the following:

- (i) *A letter stating that the Proposed Community Development Plan is being submitted for review.*
- (ii) *At least five (5) 24x36" copies of the Proposed Community Development Plan prepared in accordance with the requirements detailed in these regulations.*
- (iii) *At least two (2) 24x36" copies of Construction Plans for all required improvements prepared in accordance with generally accepted engineering practices.*
- (iv) *Letter from the developer stating the name and contact information of the Licensed Professional Engineer, retained by the developer, who will be inspecting all construction of the required improvements and executing the "Engineer's Certificate of Construction" on the Final Community Development Plan.*
- (v) *Letter from the developer certifying that all Federal and State permits required for construction of the community shall be obtained prior to beginning construction*
- (vi) *Copies of any off-premises drainage easement that may be require.*
- (vii) *Copy of the Health Department application for Large Flow Development part 1 (if applicable.*
- (viii) *Copy of most recent vesting deed or deeds which certifies the status of the title.*
- (ix) *Proposed Community Development Plan review fee as established by the County.*

*Failure to submit a complete Proposed Community Development Plan Application Assembly initially shall delay the consideration of such plan for approval by the County Engineer and the County Commission.

- (c) Review by the County Engineer: The County Engineer shall use this minimum thirty (30) day period to review the submitted Application Assembly and ensure its compliance with these regulations. In the event the Application Assembly does not meet these regulations, the County Engineer shall notify the developer that it is deficient. No further action will be taken by the County Commission or County Engineer until and unless the developer shall correct the deficiencies and resubmit the corrections to the County Engineer for his/her approval.

If upon completion of the review the County Engineer determines that the Application Assembly complies with these regulations, he or she shall notify the developer in writing to that effect. The County Engineer shall also send proper notice of his/her recommendation for approval to each of the adjoining landowners, the affected utilities submitted by the developer, and the U.S. Army at Fort Rucker, Alabama.

- (d) County Commission Approval of the Proposed Community Development Plan: Once the County Engineer verifies that the Application Assembly meets the County Regulations, the Proposed Community Development Plan shall be submitted to the County Commission for their approval at the next regularly scheduled County Commission meeting. The County Commission shall approve the proposed plan in the event that the County Engineer has determined that the proposed plan meets these regulations.
- (e) Permit to Develop: Following the approval of the Proposed Community Development Plan by the County Commission, the County Engineer shall issue a Permit to Develop for the Proposed Community Development Plan. The Permit to Develop allows the developer to proceed with construction of the development in compliance with these regulations. Additionally, the developer may offer lots in the proposed community for lease; provided, however, that no leasing or placement of manufactured/tiny homes may be completed until after the Final Community Development Plan has been recorded in the office of the Probate Judge.

- (f) Construction of the Community Development: Once the permit to develop has been issued, the developer may proceed with construction of the proposed community in accordance with these regulations. The developer shall have one (1) year from the date of issuance of the permit to develop to begin substantial work on the proposed development. If work does not begin within the one (1) year time frame, the proposed plan must be resubmitted to the County Engineer and County Commission for approval as if the plan had never been submitted.

If any changes in the development plans of the approved proposed plan are required for any reason, the developer shall submit the proposed changes to the County Engineer prior to construction or implementation of the proposed changes. Approval of the County Engineer shall be required before any changes are constructed. Any changes or deviations from the approved proposed plans prior to the County Engineer's approval shall be in violation of these regulations and shall be subject to removal or correction at the expense of the developer.

Changes to the proposed community construction plans that do not change the overall layout of the community may be reviewed and approved by the County Engineer without the requirement of the proposed plan having to be resubmitted for approval by the County Commission. Any changes that do change the overall layout of the community shall require the proposed plan to be resubmitted for approval by the County Commission as if the original plan had never been submitted.

- (g) Final Community Development Plan Approval: A Final Community Development Plan shall be submitted to the County Engineer for approval of the proposed community once infrastructure construction is complete. At the point that the Final Community Development Plan is submitted for approval, the developer shall comply with each of the following:
- (i) *Remit any applicable fees as required by these regulations.*
 - (ii) *Seven (7) copies of the Final Community Development Plan as approved by the County Engineer.*
 - (iii) *Final plan approval does not include the acceptance of roads into the county road system.*
 - (iv) *Once the Final Community Development Plan has been signed and recorded pursuant to these regulations, the developer may proceed with the actual leasing or placement of manufactured/tiny homes.*

Section 2.05 Proposed Community Development Plan

The submitted Proposed Community Development Plan shall comply with the Regulations provided in Section 1.05 of this regulation.

Section 2.06 Permit to Develop

A Permit to Develop shall be obtained from the Coffee County Engineer prior to beginning any construction or development of a RV Park. This permit shall be valid for a period of one year, at that time substantial development work shall have begun or the permit shall expire.

Section 2.07 Final Development Plan

A Final Community Development Plan for the RV Park must be signed and recorded prior to any leasing of lots or placement of manufactured/tiny homes. This final plan shall include requirements stated in Section 1.07 of this Regulation.

Section 2.08 Lot and Density Requirements for RV Parks

- (a) Minimum Community Acreage: The RV Park shall have a minimum contiguous area of 3 acres.

- (b) Minimum RV Space Frontage: Each individual RV space within the park shall have a minimum frontage of 25 feet on an internal community road or common area.
- (c) Minimum RV Space Size: Each individual RV space shall have a minimum area of 1,500 square feet.
- (d) Density: The maximum density for an RV Park shall not exceed 15 RV spaces per acre including any designated tent camping sites calculated at a comparable density.

Section 2.09 Access and Circulation for RV Parks

- (a) Primary Access: Each RV Park shall have direct access to a public road.
- (b) Multiple Entrances: If multiple entrances are used for the community, they shall be spaced at no less than 200 feet apart.
- (c) Frontage Lots on County Road: Lots within the RV Park that have frontage along a County Road shall not have direct access to that County Road. All access shall be to the internal roads within the community.
- (d) Access from State Highways: Any development that shall require access to an ALDOT Maintained State Highway shall coordinate with ALDOT for access requirements and permitting of access
- (e) Development on County Road with ADT of 2500 vpd or greater: A RV Park that borders on or intersects an existing county road with an ADT greater than 2500 vehicles per day, may have to construct a left and/or right turn lane, as warranted in the Alabama Department of Transportation Access Management Manual, Current Edition.
- (f) Internal Roads: All internal RV Park roads shall be privately owned and maintained by the community owner/operator and constructed to a minimum width of 20 feet with an all-weather surface (asphalt, double bituminous surface treatment, gravel, crusher-run, etc.) suitable for emergency vehicle access. The internal roads shall be designed to provide for the continuous flow of traffic, with cul-de-sacs with a radius of 50-feet being permissible. All internal roads shall have a design speed for horizontal and vertical alignment of 20 miles-per-hour.

Section 2.10 Utilities and Infrastructure for RV Parks

- (a) Water Supply: All RV spaces shall be provided with a connection to a potable water supply system. Public water supply is preferred where available. If a public water supply is not available, a community well system meeting Alabama Department of Environmental Management (ADEM), or any other regulatory agency, regulations is required.
- (b) Wastewater Disposal (Sewer/Septic Systems): Each RV space shall be provided with a connection to a sewage disposal system or access to a Sanitary Dump Station. On-site community septic system or individual septic systems (where specifically permitted for RV use) shall conform to all regulations of the Alabama Department of Public Health, or any other regulatory agency. Proof of approval from the Alabama Department of Public Health, or any other regulatory agency, for all septic systems must be submitted to Coffee County prior to final plan approval or occupancy.
- (c) Electrical Power: Each RV space shall be provided with an individual electrical outlet.
- (d) Sanitary Dump Station: If individual sewer connections are not provided at each RV space, a conveniently located sanitary dump station shall be provided within the park, designed and maintained in accordance with public health standards and shall conform to all regulations of the Alabama Department of Public Health, or any other regulatory agency. Proof of approval from the Alabama Department of Public Health, or any other regulatory agency, for all septic systems must be submitted to Coffee County prior to final plan approval or occupancy.

- (e) Stormwater Management: The park shall provide adequate stormwater drainage facilities designed to prevent erosion and mitigate adverse impacts on adjacent properties, in accordance with generally accepted engineering practices.
- (f) Solid Waste Disposal: Adequate provisions for solid waste collection and disposal shall be made for the entire park. The Coffee County Solid Waste Authority will not guarantee curbside solid waste collection on privately maintained roads.

Section 2.11 Minimum Building Setbacks and Buffering for RV Parks

- (a) Setbacks from Park Property Lines: All RVs and accessory structures shall be set back a minimum of 10 feet from the exterior property lines of the RV Park.
- (b) Setbacks within Park (RV Space to RV Space):
 - (i) *Front (from internal road): 10 feet*
 - (ii) *Side: 5 feet*
 - (iii) *Rear: 10 feet*
- (c) Buffering: A vegetative buffer or opaque fence at least 6 feet in height shall be provided along the exterior property lines of the park where it abuts a residential zoning district or existing residential use.

Section 2.12 Tent Camping Areas within RV Parks

- (a) Designated Areas: Tent camping shall only be permitted in areas specifically designated for such use on the approved RV Park plan. These areas shall be clearly identified and separated from RV spaces.
- (b) Minimum Tent Site Size: Each individual tent site shall have a minimum area of 600 square feet.
- (c) Spacing: A minimum clear distance of 10 feet shall be maintained between individual tent sites.
- (d) Utilities: Individual water, sewer, or electrical connections are not required for tent sites. However, access to potable water, communal restrooms, and solid waste disposal facilities must be conveniently located within the designated tent camping area or easily accessible from it. All on-site septic requirement from section 1.10 shall apply.
- (e) Fire Safety: Any fire rings or designated campfire areas within tent camping areas must comply with all local fire codes and safety regulations. Open ground fires outside of approved fire rings are prohibited.
- (f) No Permanent Structures: No permanent structures or foundations are permitted at individual tent sites.
- (g) Vehicle Parking: Designated parking for vehicles associated with tent camping shall be provided adjacent to or in close proximity to the tent sites, but not within the tent site itself.

Section 2.13 Occupancy and Leasehold

- (a) Temporary Occupancy: Occupancy of an RV space within an RV Park is intended for temporary recreational, camping, travel, or seasonal use only. No RV space shall be used as a permanent dwelling. The maximum duration of stay for any RV within the park shall be limited to 180 days in any 12-month period, unless otherwise approved by the County Commission for specific seasonal purposes.
- (b) Leasehold Only: All RV spaces on the property within an RV Park shall be by leasehold only.

- (c) No Individual Lot Sales: No individual RV spaces or lots within the RV Park may be sold. The entire RV Park shall remain under single ownership or unified control. Should the owner desire to sell individual lots, the property must be re-platted as a traditional subdivision, conforming to all current Coffee County Subdivision Regulations.

Section 2.14 Management and Maintenance for RV Parks

- (a) The RV Park shall be under the unified control and management of a single entity responsible for the maintenance of all common areas, internal roads, utilities, and communal facilities (e.g., restrooms, laundry, if provided).
- (b) A clear set of rules and regulations for park occupants shall be established and provided to Coffee County prior to occupancy.
- (c) Common facilities such as restrooms, showers, and laundry facilities shall be provided and maintained in a clean and sanitary condition if the park intends to accommodate RVs without self-contained facilities.

Section 2.15 Enforcement

Failure to comply with these regulations may result in enforcement actions, including, but not limited to, the denial of permits, stop-work orders, fines, or legal action to compel compliance with the law.

Article III. Combined Manufactured/Tiny Home Community and RV Park Development

Section 3.01 Purpose

To permit and regulate the development of unified communities that integrate both permanent residential manufactured/tiny home lots and temporary recreational vehicle (RV) and tent camping sites.

Section 3.02 General Provisions

- (a) All applicable requirements in Article I (Purpose and Definitions) and Article II (General Requirements) of these regulations shall apply to the Combined Community Development.
- (b) A Combined Community Development shall be under unified ownership or control, planned for both Manufactured/Tiny Homes and RV/Tent Camping.
- (c) Areas for Manufactured/Tiny Homes shall comply with Article I of these regulations.
- (d) Areas for RVs and Tent Camping shall comply with Article II of these regulations.
- (e) A single Proposed and Final Community Development Plan shall clearly delineate areas for Manufactured/Tiny Homes and RV Park uses.

Section 3.03 Lot and Density Requirements

- (a) Minimum Community Acreage: The Combined Community Development shall have a minimum contiguous area of 3 acres
- (b) Designated Areas: The plan shall clearly define separate areas for Manufactured/Tiny Home lots and for RV spaces/Tent Camping sites
- (c) Density Calculation:
 - (i) *Manufactured/Tiny Home density shall not exceed 6 homes per acre within its designated area.*
 - (ii) *RV Park density (including tent sites) shall not exceed 15 RV spaces per acre within its designated area.*

Section 3.04 Approval Process

Approval of a Community Development that is a Combined Manufactured/Tiny Home Community and RV Park Development shall follow the any and all of the requirements set forth in this regulation where it applies (i.e. Sections 1.04 and 2.04).

Article IV. Apartment Complex Development Regulations

Section 4.01 Purpose

To establish standards for the design, development, construction, maintenance, and operation of apartment complexes (defined as developments containing four (4) or more dwelling units on a single lot or under unified control) within the unincorporated areas of Coffee County, ensuring public health, safety, and general welfare, and promoting orderly growth.

Section 4.02 General Development Standards

- (a) **Minimum Lot Area:** The minimum lot size for a new apartment complex shall be no less than five (5) acres.
- (b) **Density:** Maximum residential density shall not exceed ten (10) dwelling units per gross acre of the development site.
- (c) **Minimum Building Setbacks:**
 - (i) *Front Yard: Minimum twenty-five (25) feet from the public street right-of-way.*
 - (ii) *Side Yard: Minimum fifteen (15) feet.*
 - (iii) *Rear Yard: Minimum twenty-five (25) feet.*
 - (iv) *Buffer to Adjacent Single-Family Residential: A minimum thirty (30) foot wide landscape buffer shall be provided along any property line that abuts an existing single-family residential property not under the same ownership.*

Section 4.03 Off-Street Parking Requirements

- (a) **Required Parking Spaces:** A minimum of 1.75 parking spaces shall be provided for each dwelling unit. This total shall be calculated as:
 - (i) *Resident Parking: 1.5 paved off-street parking spaces per dwelling unit.*
 - (ii) *Visitor Parking: 0.25 paved off-street parking spaces per dwelling unit.*
- (b) **Design and Construction:**
 - (i) *All required parking spaces and driving aisles shall be paved with a hard, dustless surface (such as asphalt or concrete).*
 - (ii) *Required parking spaces shall not be located within any required front or street-side yard setback.*

Section 4.04 Common Areas, Drainage Structures, and Maintenance

- (a) **Common Open Space:** A minimum of fifteen (15) percent of the total gross site area shall be designated and developed as common open space and/or recreational area.
- (b) **Drainage Structures and Systems:** All drainage systems shall be designed by a professional engineer and comply with the Coffee County Subdivision Regulations and the County's Flood Damage Prevention Resolution.
- (c) **Maintenance and Upkeep:** The maintenance of all common areas, internal streets, and all drainage structures and systems within the development shall be the sole responsibility of the property owner or a formally established Homeowners/Property Owners Association (HOA/POA).

Section 4.05 Onsite Sewage Disposal Systems (Septic)

- (a) Compliance with State Law: All onsite septic systems must meet the latest requirements of the State of Alabama Department of Public Health (ADPH) Onsite Sewage Treatment and Disposal Rules.
 - (i) *Engineer Certification: The design of any Cluster or Community Wastewater System shall be prepared and certified by a licensed professional engineer.*
 - (ii) *Permitting and Installation: A permit must be submitted to and approved by the local Health Department prior to installation, and installation must be performed by an individual or company licensed by the Alabama Onsite Wastewater Board (AOWB).*

Section 4.06 Driveway Access

- (a) County Road Access (County Maintained Right-of-way):
 - (i) *Permit Required: A Driveway Permit Application must be submitted to and approved by the Coffee County Engineer's Office.*
 - (ii) *Spacing: Multiple driveways accessing a County Maintained Right-of-way shall be spaced a minimum of two hundred (200) feet apart.*
 - (iii) *Culvert Specifications (if required): Any required culvert shall meet the Coffee County Driveway Policy requirements.*
- (b) State Highway Access (State Maintained Right-of-way): Any driveway accessing a State Maintained Right-of-way must be reviewed and approved by the Alabama Department of Transportation (ALDOT).

Section 4.07 Refuse Collection

- (a) Service Requirement: All refuse collection for the apartment complex shall be provided by a commercial dumpster service.
- (b) Dumpster Capacity and Location: All dumpsters shall be of adequate size to serve the number of dwelling units and shall be located in an easily accessible area for service vehicles.
- (c) Screening: All dumpsters shall be surrounded by a fence or by appropriate landscaping to hide them from view from all adjacent residential properties and public streets. The enclosure must be constructed of durable materials compatible with the main building(s) and allow for adequate access and maneuvering by collection vehicles.

Section 4.08 Site Plan and Approval Process

- (a) Submission Requirement: Prior to any site disturbance or construction, a Proposed Development Site Plan and accompanying Site Construction Drawings shall be submitted.
- (b) Professional Certification: The Site Plan and all construction drawings must be prepared, sealed, and certified by a Licensed Professional Engineer registered in the State of Alabama.
- (c) Review Authority: The complete submittal shall be provided to the Coffee County Engineer for technical review of all infrastructure elements, including but not limited to, grading, drainage, driveways, and utilities.
- (d) Final Approval: Following review and recommendation by the Coffee County Engineer, the Proposed Development Site Plan shall be presented for final review and approval by the Coffee County Commission during a regular scheduled Coffee County Commission Meeting. No permits shall be issued and no construction shall commence until final approval is granted by the Commission.

Section 4.09 Mail Service Requirements

Centralized delivery may be required by the United States Postal Service (USPS). The developer shall be responsible for contacting and complying with all USPS mail service requirements. After approval by the USPS Growth Manager, details of all required Centralized Mail Delivery Areas and equipment shall be shown in the Construction Plans

Section 4.10 Enforcement

Failure to comply with these regulations may result in enforcement actions, including, but not limited to, the denial of permits, stop-work orders, fines, or legal action to compel compliance with the law.

Section 4.11 Addressing of Community

Coffee County E911 addressing regulations shall apply to all Townhome Communities. The Coffee County E911 office shall be contacted prior to submittal of the Proposed Community Development plan submittal to ensure proper addressing.

Article V. Townhome Community Development Regulation

Section 5.01 Purpose

To establish development standards for townhome communities within Coffee County, Alabama, ensuring safe access, adequate infrastructure, consistent lot design, proper solid waste management, and the protection of public health, safety, and welfare. These regulations apply to all new townhome developments located in the unincorporated areas of Coffee County.

Section 5.02 Definitions

- (a) **Townhome:** A residential structure consisting of three (3) or more dwelling units of 500 square foot or greater, each separated by vertical fire-rated walls from foundation to roof, with each unit located on an individually platted lot with ground-floor access. Detached units shall apply with side setbacks in accordance with Section 5.07 of this Article.
- (b) **Townhome Development:** A coordinated residential project containing townhomes, internal streets, utilities, common areas, parking areas, and associated amenities, planned and constructed as a unified development. (c) **Dwelling Unit:** A single residential unit providing complete independent living facilities for one household.
- (c) **Lot (Townhome Lot):** A parcel of land created within a townhome development intended for exclusive ownership of one dwelling unit.
- (d) **Common Area:** Property not included in individually owned lots and intended for shared resident use, including private streets, parking areas, stormwater systems, recreation areas, and landscaped buffers.
- (e) **Property Management Company (PMC):** The entity legally responsible for ownership, maintenance, and management of private streets, parking areas, open space, dumpsters, stormwater structures, and all common facilities.
- (f) **Internal Roadway System:** A privately owned and PMC-maintained system of streets, drives, lanes, and parking aisles serving the townhome development.
- (g) **Private Street:** Any roadway within a townhome development that is not accepted for maintenance by Coffee County.
- (h) **Access Point (Drive Connection):** Any connection linking a development, street, driveway, or internal road to a County- or State-maintained roadway.
- (i) **Plat (Preliminary / Final):** A map prepared and approved in accordance with Coffee County Subdivision Regulations.

Section 5.03 Applicability

These standards apply to any development proposing townhome units constructed on individually platted lots with shared infrastructure and common areas. All townhome developments must comply with the following, in addition to these regulations:

- (a) Coffee County Driveway / Access Management Policy
- (b) ADEM and ADPH requirements
- (c) ALDOT access permitting (when applicable)

Section 5.04 Approval of the Community Development Plans

This section details the general steps necessary to achieve approval of a Townhome Development Plan in Coffee County.

- (a) Sketch Plan- Whenever the development of a Townhome Community is proposed within the jurisdiction of these regulations, the developer is urged to consult early and informally with the County Engineer. The developer may submit sketch plans and data showing existing conditions within the site and in its vicinity along with the proposed layout and development of the community. The purpose of this sketch plan review is to afford the developer an opportunity to avail themselves of the advice and assistance of the County Engineer in order to facilitate the subsequent preparations and approval of plans.
- (b) Proposed Community Development Plan Submission - Following sketch plan review or in the event the developer does not submit a sketch plan for review, the developer shall submit a complete Application Assembly to the County Engineer for review of the Proposed Community Development Plan. The application shall be submitted at least thirty (30) days prior to any consideration for Proposed Community Development Plan approval by the County Commission. The Proposed Community Development Plan Application Assembly shall include each of the following:
 - (i) *A letter stating that the Proposed Community Development Plan is being submitted for review.*
 - (ii) *At least five (5) 24x36" copies of the Proposed Community Development Plan prepared in accordance with the requirements detailed in these regulations.*
 - (iii) *At least two (2) 24x36" copies of Construction Plans for all required improvements prepared in accordance with generally accepted engineering practices.*
 - (iv) *Letter from the developer stating the name and contact information of the Licensed Professional Engineer, retained by the developer, who will be inspecting all construction of the required improvements and executing the "Engineer's Certificate of Construction" on the Final Community Development Plan.*
 - (v) *Letter from the developer certifying that all Federal and State permits required for construction of the community shall be obtained prior to beginning construction*
 - (vi) *Copies of any off-premises drainage easement that may be require.*
 - (vii) *Copy of the Health Department application for Large Flow Development part 1 (if applicable.*
 - (viii) *Copy of most recent vesting deed or deeds which certifies the status of the title.*
 - (ix) *Proposed Community Development Plan review fee as established by the County.*

*Failure to submit a complete Proposed Community Development Plan Application Assembly initially shall delay the consideration of such plan for approval by the County Engineer and the County Commission.

- (c) Review by the County Engineer: The County Engineer shall use this minimum thirty (30) day period to review the submitted Application Assembly and ensure its compliance with these regulations. In the event the Application Assembly does not meet these regulations, the County Engineer shall notify the developer that it is deficient. No further action will be taken by the County Commission or County Engineer until and unless the developer shall correct the deficiencies and resubmit the corrections to the County Engineer for his/her approval.

If upon completion of the review the County Engineer determines that the Application Assembly complies with these regulations, he or she shall notify the developer in writing to that effect. The

County Engineer shall also send proper notice of his/her recommendation for approval to each of the adjoining landowners, the affected utilities submitted by the developer, and the U.S. Army at Fort Rucker, Alabama.

- (d) County Commission Approval of the Proposed Community Development Plan: Once the County Engineer verifies that the Application Assembly meets the County Regulations, the Proposed Community Development Plan shall be submitted to the County Commission for their approval at the next regularly scheduled County Commission meeting. The County Commission shall approve the proposed plan in the event that the County Engineer has determined that the proposed plan meets these regulations.
- (e) Permit to Develop: Following the approval of the Proposed Community Development Plan by the County Commission, the County Engineer shall issue a Permit to Develop for the Proposed Community Development Plan. The Permit to Develop allows the developer to proceed with construction of the development in compliance with these regulations. Additionally, the developer may offer lots in the proposed community for lease; provided, however, that no leasing or placement of manufactured/tiny homes may be completed until after the Final Community Development Plan has been recorded in the office of the Probate Judge.
- (f) Construction of the Community Development: Once the permit to develop has been issued, the developer may proceed with construction of the proposed community in accordance with these regulations. The developer shall have one (1) year from the date of issuance of the permit to develop to begin substantial work on the proposed development. If work does not begin within the one (1) year time frame, the proposed plan must be resubmitted to the County Engineer and County Commission for approval as if the plan had never been submitted.

If any changes in the development plans of the approved proposed plan are required for any reason, the developer shall submit the proposed changes to the County Engineer prior to construction or implementation of the proposed changes. Approval of the County Engineer shall be required before any changes are constructed. Any changes or deviations from the approved proposed plans prior to the County Engineer's approval shall be in violation of these regulations and shall be subject to removal or correction at the expense of the developer.

Changes to the proposed community construction plans that do not change the overall layout of the community may be reviewed and approved by the County Engineer without the requirement of the proposed plan having to be resubmitted for approval by the County Commission. Any changes that do change the overall layout of the community shall require the proposed plan to be resubmitted for approval by the County Commission as if the original plan had never been submitted.

- (g) Final Community Development Plan Approval: A Final Community Development Plan shall be submitted to the County Engineer for approval of the proposed community once infrastructure construction is complete. At the point that the Final Community Development Plan is submitted for approval, the developer shall comply with each of the following:
 - (i) *Remit any applicable fees as required by these regulations.*
 - (ii) *Seven (7) copies of the Final Community Development Plan as approved by the County Engineer.*
 - (iii) *Final plan approval does not include the acceptance of roads into the county road system.*
 - (iv) *Once the Final Community Development Plan has been signed and recorded pursuant to these regulations, the developer may proceed with the actual leasing or placement of manufactured/tiny homes.*

Section 5.05 Proposed Community Development Plan

The submitted Proposed Community Development Plan shall comply with the Regulations provided in Section 1.05 of this regulation.

Section 5.06 Permit to Develop

A Permit to Develop shall be obtained from the Coffee County Engineer prior to beginning any construction or development of a RV Park. This permit shall be valid for a period of one year, at that time substantial development work shall have begun or the permit shall expire.

Section 5.07 Final Development Plan

A Final Community Development Plan for the RV Park must be signed and recorded prior to any leasing of lots or placement of manufactured/tiny homes. This final plan shall include requirements stated in Section 1.07 of this Regulation.

Section 5.08 Development Standards (Lot and Density)

- (a) Minimum Development Area: The development shall have a minimum contiguous area of three (3) acres.
- (b) Maximum Density: Maximum residential density shall not exceed eight (8) dwelling units per gross acre of the development site.
- (c) Minimum Lot Requirements:
 - (i) *Minimum Lot Area: One thousand five hundred (1,500) square feet per lot.*
 - (ii) *Minimum Lot Frontage: Fifteen (15) feet on a street or approved parking area.*
- (d) Minimum Building Setbacks:
 - (i) *Setback from Exterior Boundary: Thirty (30) feet from all exterior boundary lines of the development.*
 - (ii) *Setback from Public Street Right-of-Way: Thirty (30) feet.*
 - (iii) *Internal Setbacks (from internal street, parking area, and adjacent units):*
 - a) Front (Internal Street): Ten (10) feet.
 - b) Side (Internal): Zero (0) feet (for attached units). Five (5) feet (for detached units)
 - c) Rear: Five (5) feet.
- (e) Easements: Utility and maintenance easements shall be required along lot lines as approved by the County Engineer.

Section 5.09 Access, Circulation, and Parking

- (a) County Road Access (County Maintained Right-of-way)
 - (i) *Permit Required: A Driveway Permit Application must be submitted to and approved by the Coffee County Engineer's Office.*
 - (ii) *Spacing: Multiple driveways accessing a County Maintained Right-of-way shall be spaced a minimum of two hundred (200) feet apart.*
 - (iii) *Culvert Specifications (if required): Any required culvert shall meet the Coffee County Driveway Policy requirements.*

- (b) State Highway Access (State Maintained Right-of-way): Any driveway accessing a State Maintained Right-of-way must be reviewed and approved by the Alabama Department of Transportation (ALDOT).
- (c) Internal Roadway Design Standards: The Internal Roadway System shall consist of Private Streets owned and maintained by the PMC.
 - (i) *Minimum Pavement Width: Twenty-two (22) feet for two-way roadways.*
 - (ii) *Design: Roads must be designed in accordance with generally accepted engineering practices.*
- (d) Parking Requirements: A minimum of two (2) paved off-street parking spaces shall be provided for each dwelling unit. All required parking areas must be owned and maintained by the PMC.
 - (i) *All required parking spaces and driving aisles shall be paved with a hard, dustless surface (such as asphalt or concrete).*
 - (ii) *Required parking spaces shall not be located within any required front or street-side yard setback.*

Section 5.10 Common Areas, Drainage Structures, a Maintenance

- (a) Common Open Space: A minimum of ten (10) percent of the total gross site area shall be designated and developed as common open space and/or recreational area.
- (b) Drainage Structures and Systems: All drainage systems shall be designed by a professional engineer and comply with the Coffee County Subdivision Regulations and the County's Flood Damage Prevention Resolution.
- (c) Maintenance and Upkeep: The maintenance of all common areas, internal streets, and all drainage structures and systems within the development shall be the sole responsibility of the property owner or a formally established Homeowners/Property Owners Association (HOA/POA).

Section 5.11 Refuse Collection

- (a) Service Requirement: All refuse collection for the Townhome Development shall be provided by a commercial dumpster service.
- (b) Dumpster Capacity and Location: All dumpsters shall be of adequate size to serve the number of dwelling units and shall be located in an easily accessible area for service vehicles.
- (c) Screening: All dumpsters shall be surrounded by a fence or by appropriate landscaping to hide them from view from all adjacent residential properties and public streets. The enclosure must be constructed of durable materials and allow for adequate access and maneuvering by collection vehicles.

Section 5.12 Onsite Sewage Disposal Systems (Septic)

- (a) Compliance with State Law: All onsite septic systems must meet the latest requirements of the State of Alabama Department of Public Health (ADPH) Onsite Sewage Treatment and Disposal Rules.
 - (i) *Engineer Certification: The design of any Cluster or Community Wastewater System shall be prepared and certified by a licensed professional engineer.*
 - (ii) *Permitting and Installation: A permit must be submitted to and approved by the local Health Department prior to installation, and installation must be performed by an individual or company licensed by the Alabama Onsite Wastewater Board (AOWB).*

Section 5.13 Mail Service Requirements

Centralized delivery may be required by the United States Postal Service (USPS). The developer shall be responsible for contacting and complying with all USPS mail service requirements. After approval by the USPS Growth Manager, details of all required Centralized Mail Delivery Areas and equipment shall be shown in the Construction Plans

Section 5.14 Leasehold and Lot Sales

- (a) All homes on the property within a townhome community shall be by leasehold only.
- (b) No individual lots or units may be sold without conforming to Coffee County Subdivision Regulations. This would require the community to be re-platted as a traditional subdivision, meeting all applicable requirements, including but not limited to lot size, frontage, infrastructure, and public dedication of roads and utilities

Section 5.15 Enforcement

Failure to comply with these regulations may result in enforcement actions, including, but not limited to, the denial of permits, stop-work orders, fines, or legal action to compel compliance with the law.

Section 5.16 Addressing of Community

Coffee County E911 addressing regulations shall apply to all Townhome Communities. The Coffee County E911 office shall be contacted prior to submittal of the Proposed Community Development plan submittal to ensure proper addressing.

Article VI. Major Non-Conforming Community Developments

Section 6.01 Existing Major Non-Conforming Communities

Any Community Development that was lawfully established and contains lots, spaces, or dwelling units placed or constructed prior to the adoption of the Coffee County Community Development Regulations, and which does not conform to the standards herein, shall be classified as a Major Non-Conforming Community. Such communities may continue to operate in their existing configuration, subject to the limitations of this section.

Section 6.02 Limitations on Expansion

No expansion, enlargement, or extension of a Major Non-Conforming Community shall be permitted unless the expanded portion of the Community fully complies with the current Coffee County Community Development Regulations and receives approval of a Community Development Plan and Permit to Develop.

- (a) For purposes of this section, expansion shall include, but not be limited to:
 - (i) *An increase in the number of lots, spaces, or dwelling units*
 - (ii) *Expansion of the community boundary or use of additional acreage*
 - (iii) *Construction or extension of private internal roadways or infrastructure to serve additional lots, spaces, or dwelling units*
- (b) **Sixty-Five Percent (65%) Replacement Threshold-** When sixty-five percent (65%) or more of the total lots, spaces, or dwelling units within a Major Non-Conforming Community have been replaced, whether cumulatively over time or as part of a single phase or project, the Community shall thereafter be required to conform in its entirety to the current Coffee County Community Development Regulations.
- (c) **Calculation of the 65% Threshold**
 - (i) *Baseline Count-The baseline shall be the total number of legally established lots, spaces, or dwelling units existing within the Community at the time of adoption of the Coffee County Community Development Regulations, or at the time the Community was first documented by the County, whichever is later.*
 - (ii) *Replacement Determination-A lot, space, or dwelling unit shall be considered replaced when any of the following occur:*
 - a) Removal of an existing structure and placement of a new structure
 - b) Substantial reconstruction requiring removal of the original structure or foundation
 - c) Relocation of a structure onto a lot or space previously occupied by a different structure
 - (iii) *Exclusions- The following activities shall not be considered replacement:*
 - a) Routine maintenance and repair
 - b) Interior remodeling
 - c) Minor exterior repairs not involving removal or replacement of the structure

- d) Cumulative Accounting- Replacement shall be calculated cumulatively, regardless of:
- e) Phasing
- f) Ownership changes
- g) Length of time between replacements
- (iv) *County Determination- The County Engineer, or his or her designee, shall determine when the 65% replacement threshold has been reached based on permits, inspections, approved plans, aerial imagery, or other reliable documentation.*
- (v) *Full Compliance Requirement- Upon determination that the 65% replacement threshold has been met:*
 - a) No additional Permits to Develop or placement permits shall be issued until a Community Development Plan demonstrating full compliance with current regulations is submitted and approved.
 - b) The Community shall thereafter be regulated as a conforming Community Development under the Coffee County Community Development Regulations.

Section 6.03 Non-Retroactivity

Nothing in this section shall be interpreted to:

- (a) Require immediate modification of existing non-conforming lots, spaces, or dwelling units solely due to adoption of these regulations; or
- (b) Prohibit normal maintenance necessary to maintain safe and habitable conditions.

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APPENDIX

(Proposed Community Development Plan)

CERTIFICATE OF PROPOSED COMMUNITY DEVELOPMENT PLAN APPROVAL BY THE COUNTY COMMISSION

In that all the requirements of Proposed Community Development Approval have been fulfilled, this Proposed Community Development Plan was given Approval by the Coffee County Commission on _____, 20_____. The Proposed Community Development Plan Approval does not constitute approval of the Final Plan. This Certificate of Proposed Plan Approval shall expire and be null and void on _____, 20_____.

Signature: _____
(typed name of County Engineer)

Signature: _____
(typed name of Commission Chairman)

(Proposed Community Development Plan)

SURVEYOR'S CERTIFICATE OF PROPOSED COMMUNITY DEVELOPMENT PLAN

Community Boundary Description:

A tract or parcel of land lying in the _____ of Section _____, Township _____ North, Range _____ East, Coffee County, Alabama, and being more particularly described as follows:

(Insert Legal Description of Boundary of Community)

I, _____, a licensed surveyor in the State of Alabama, do hereby certify that I have prepared this Proposed Community Development Plan for _____ Community in accordance with the Community Development Plan of Coffee County.

Signature: _____
(typed name of Surveyor)

Alabama Professional Surveyor License Number: _____

(Proposed Community Development Plan)

CERTIFICATE OF ENGINEERING DESIGN BY A PROFESSIONAL ENGINEER

I hereby certify that the Proposed Community Development Plan for _____,
Community has been prepared by me or under my direct supervision.

I further certify that, to the best of my knowledge, information, and belief, the engineering design shown on this plan conforms to the current applicable engineering standards, sound engineering principles, and all relevant local, state, and federal codes and regulations for Coffee County, Alabama, including, but not limited to, the Coffee County Community Development Regulations as amended.

This certification is based on my professional judgment and the information available at the time of plan preparation.

Signature: _____
(typed name of Engineer)

Alabama Professional Engineer License Number: _____

(Final Community Development Plan)

SURVEYOR'S CERTIFICATE OF FINAL COMMUNITY DEVELOPMENT PLAN

Community Boundary Description:

A tract or parcel of land lying in the _____ of Section _____, Township _____ North, Range _____ East, Coffee County, Alabama, and being more particularly described as follows:

(Insert Legal Description of Boundary of Community)

I hereby certify that I have surveyed the property shown on this Community Development Plan and that the plan is a true and correct representation of the survey. I further certify that all monumentation shown thereon exists as depicted or will be set as indicated prior to the recording of this plan.

This survey was performed under my direct supervision, and to the best of my knowledge, information, and belief, the plan accurately reflects the property boundaries, dimensions, and other features as observed and calculated in accordance with the current Alabama Minimum Technical Standards for Land Surveying and all applicable local, state, and federal codes and regulations for Coffee County, Alabama.

Signature: _____
(typed name of Surveyor)

Alabama Professional Surveyor License Number: _____

(Final Community Development Plan)

CERTIFICATE OF ENGINEERING DESIGN BY A PROFESSIONAL ENGINEER

I hereby certify that the Final Community Development Plan for _____,
Community has been prepared by me or under my direct supervision.

I further certify that, to the best of my knowledge, information, and belief, the engineering design shown on this plan conforms to the current applicable engineering standards, sound engineering principles, and all relevant local, state, and federal codes and regulations for Coffee County, Alabama, including, but not limited to, the Coffee County Community Development Regulations as amended.

This certification is based on my professional judgment and the information available at the time of plan preparation.

Signature: _____
(typed name of Engineer)

Alabama Professional Engineer License Number: _____

(Final Community Development Plan)

CERTIFICATE OF APPROVAL BY THE COFFEE COUNTY HEALTH DEPARTMENT

The lot(s) on this Community Development Plan are subject to approval or deletion by the Coffee LHD. No representation is made that any lot on this plan will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plan as if set out hereon.

I hereby approve the within plan for the recording of same in the Probate Office of Coffee County, Alabama, this ____ day of _____, 20____.

Signature: _____
(typed name of Environmentalist)

(Final Community Development Plan)
DEVELOPER'S GUARANTEE OF MAINTENANCE

The undersigned Developer, _____, hereby guarantees to Coffee County, Alabama, that all improvements within this development (e.g., roads, drainage, common areas) shall be maintained in perpetuity.

It is explicitly understood and agreed that the maintenance of the property developed under this Community Development Plan, including all internal roads, drainage, and common facilities, **shall NOT be the responsibility of Coffee County, Alabama.** Maintenance responsibilities for these areas shall remain with the Developer, and/or their successors, assigns, or an established Homeowners Association (HOA) or property management entity for the duration of the community's existence.

Developer agrees to repair or reconstruct any defects upon written notice from Coffee County, at no cost to the County.

Signature: _____
(typed name of Signature Authority)

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF ALABAMA) COUNTY OF COFFEE)

I, _____, Notary Public in and for said County, in said State, hereby certify that (corporate officer's name), whose name as (title) of the (corporation name), is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this _____ day of _____, 20 _____

Notary Public

(Final Community Development Plan)

CERTIFICATE OF APPROVAL BY THE ELECTRIC UTILITY

The undersigned, as authorized by the (name of electric utility) hereby approved the within plan for the recording of same in the Probate Office of Coffee County, Alabama, this ____ day of _____, 20____.

Signature: _____
(typed name of Signature Authority)

(Final Community Development Plan)

CERTIFICATE OF APPROVAL BY THE WATER AND SEWER UTILITY

The undersigned, as authorized by the (name of water and sewer, if available, utility) hereby approved the within plan for the recording of same in the Probate Office of Coffee County, Alabama, this ____ day of _____, 20____.

Signature: _____
(typed name of Signature Authority)

(Final Community Development Plan)

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Coffee, Alabama, hereby certifies approval of this plan for the recording of same in the Probate Office of Coffee County, Alabama, this ____ day of, 20____.

Signature: _____
(typed name of Coffee County Engineer)

(Both Proposed and Final Community Development Plan)

DESIGNATION STATEMENT - RECREATIONAL VEHICLE (RV) PARK

This plan establishes (Name of RV Park Development), an RV Park designated for temporary recreational vehicle and tent camping use only, developed in accordance with, and subject to, the Coffee County Community Development Regulations, as adopted and amended. This property shall remain under single ownership or unified control, and no individual RV spaces or tent camping sites shall be sold.

DESIGNATION STATEMENT - COMBINED COMMUNITY DEVELOPMENT

This plan establishes (Name of Community), a combined Manufactured/Tiny Home Community and Recreational Vehicle (RV) Park, developed in accordance with, and subject to, the Coffee County Community Development Regulations, as adopted and amended. The designated areas for manufactured/tiny homes and RV/tent camping are shown hereon. This property shall remain under single ownership or unified control, and no individual lots or spaces shall be sold without conforming to Coffee County Subdivision Regulations.

DESIGNATION STATEMENT – MANUFACTURED/TINY HOME COMMUNITY DEVELOPMENT

This plan establishes (Name of Community), a Manufactured/Tiny Home Community developed in accordance with, and subject to, the Coffee County Community Development Regulations, as adopted and amended. This property shall remain under single ownership or unified control, and no individual lots or spaces shall be sold without conforming to Coffee County Subdivision Regulations.