

ORDINANCE NO. 2026 - 23

TO CREATE A NEIGHBORHOOD ENHANCEMENT PROGRAM WITHIN THE CITY OF CULLMAN, ALABAMA

BE IT ORDAINED BY THE CULLMAN CITY COUNCIL, AS FOLLOWS:

Section I. Purpose.

1. The purpose of this Ordinance is to provide guidelines for the removal of blighted and/or dangerous structures and reconstruction of high-quality residential homes in the City of Cullman, Alabama, promoting the public good and general welfare of our citizens through promoting economic development, trade, commerce, housing, industry, and employment opportunities in the City of Cullman, Alabama.

Section II. Development Area.

1. Development Area is the corporate limits of the City of Cullman, Alabama.

Section III. Qualifying Structure.

1. A qualifying structure, as determined by the Building Official, is a blighted or dangerous "residential" structure that needs to be demolished and removed, which is located within the city limits of Cullman, Alabama.

Section IV. Residential Enhancement.

1. Residential Enhancement, subject to approval by the Building Official, is the construction of a new residential structure with all exterior walls, including exposed foundation walls, being clad with the approved masonry materials. Smooth-faced standard concrete block is prohibited. Masonry cladding shall extend from grade to roof eaves. Gable end walls and dormers may be clad with any material permitted by the International Residential Code.

Section V. Non-Conforming Lots.

1. A Non-Conforming Lot is a property located in the city limits of Cullman that does not comply with the current zoning regulations due to subsequent changes in zoning laws.

Section VI. Neighborhood Enhancement Incentive Program.

1. Residential Enhancements, as defined in Section IV, on a non-conforming lot will qualify for reimbursement up to ten thousand dollars (\$10,000.00).
2. The removal of a qualifying structure and replacing with a Residential Enhancement, as defined in Section IV, will qualify for reimbursement up to twenty thousand dollars (\$20,000.00).

Section VII. Legal Authority.

- A. Amendment No. 772 of the Constitution of Alabama of 1901, as amended.
- B. Compliance with Amendment No. 772:
 1. Any proposed action under Amendment No. 772 must be taken at a public meeting.
 2. Notice describing the proposed action and those individuals and/or businesses to benefit therefrom must be published at least seven days in advance.

Section VIII. Process.

- A. Applications to and approval by the City Council of the City of Cullman, Alabama, upon recommendation by the Chief Building Official.
- B. The Applications shall be in written format to Building Official.

Section IX. Program Requirements.

- A. Improvements made in accordance with conditions and standards shall be approved by the City in advance.
- B. Improvements made by licensed/bonded contractor(s).
- C. Building permit obtained from the City prior to start of work.
- D. Containers for debris removal and construction waste must be obtained from the City of Cullman.

Section X. Amount; Payment Aid.

- A. (i) Up to \$10,000.00 for Residential Enhancement on a non-conforming lot;
- B. (ii) Up to \$20,000.00 for the removal of a qualifying structure and replacing with a Residential Enhancement;
- C. Paid upon written request with invoices of approved work after inspection and approval by the Building Official.

Section XI. Subject to Law-Imposed Requirement.

The amounts provided by the City under this program are, in accordance with Johnson v. Sheffield, 183 So. 265 (Ala. 1938), subject to the law-imposed requirement that, if necessary, there must first be paid from all funds and revenues of the City the legitimate and necessary governmental expenses of operating the City.

Section XII. Severability Clause.

Each and every provision of this Ordinance is hereby declared to be an independent provision and the holding of any provision hereof to be void or invalid for any reason shall not affect any other provision hereof, and it is declared that the other provisions of this Ordinance would have been enacted regardless of any provisions which might have been invalid.

Section XIII. Effective Date.

This Ordinance shall be effective following its passage, approval, and publication as required by law.

ADOPTED BY THE COUNCIL this the 23rd day of February, 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 23rd day of February, 2026.

Mayor

COUNCIL AGENDA REQUEST

Date: January 16, 2026

Department: Building Department Name: Brandon Lewis

Phone: 256-775-7214 Email: blewis@cullmanal.gov

Type of request (select all that apply):

- Alcohol License
- Budget Amendment
- Contract Approval
- Public Comment
- Special Event
- Other
- Annexation
- Change Order
- Petition
- Resolution
- Tax Abatement
- Bid Award
- Codification Change
- Proclamations
- Rezoning
- Variance

Reason for Request:

The intent is to clarify that the building department has authority to revoke or withhold building permits if the provisions of the ordinance are violated.

Supporting Documentation:

Attach supporting documentation.

Signature: 
4F082F079A02401

Approval Sequence:

1. Administration – City Clerk’s Office

Verifies form is completed and proper documentation is attached.

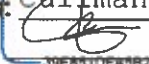
Approved to Move Forward Rejected Return to Requestor

Comments: ^{Signed by:} City Clerk
Signature: Wes Moore Date: January 16, 2026 | 2:19 PM CST
6F02210223EC457

2. Council Committee Chairperson

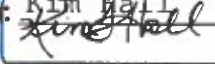
Ensures necessity of the requested expense.

Approved to Move Forward Rejected Return to Admin

Comments: ^{Signed by:} Cullman City Council Place 3
Signature:  Date: January 16, 2026 | 2:22 PM CST
39E8510FA9B245D

3. Council President

Approved for Council Agenda Rejected Return to Committee

Comments: ^{Signed by:} Kim Hall
Signature:  Date: January 16, 2026 | 2:35 PM CST
373F5C7200C692E

4. Administration – City Clerk’s Office

Added to Council Agenda Date of Meeting: 01/26/2026

Comments: ^{Signed by:} Wes Moore
Signature: Wes Moore Date: January 20, 2026 | 10:29 AM CST
8F02210223EC457