



**CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
MONDAY, JUNE 8, 2026 at 6:00 PM**

1. CALL TO ORDER

A. ROLL CALL

2. PRESENTATION

A. Multi-Family Residential Development Mortarium Ordinance Discussion

B. Recreation Center Discussion

3. ANYTHING ELSE DEEMED NECESSARY

4. ADJOURN

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2026-20**

**AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE
ACCEPTANCE AND PROCESSING OF CERTAIN APPLICATIONS FOR MULTI-
FAMILY RESIDENTIAL DEVELOPMENT PENDING COMPREHENSIVE
REVISIONS TO THE CITY’S LAND USE AND DEVELOPMENT ORDINANCE**

WHEREAS, the City of Daphne is currently engaged in a comprehensive review and overhaul of its Land Use and Development Ordinance (“LUDO”), including provisions relating to zoning classifications, development standards, density, infrastructure impacts, stormwater management, and compatibility of land uses;

WHEREAS, the City Council has determined that the existing provisions of the LUDO applicable to multi-family residential development may require substantial revision as part of that ongoing process;

WHEREAS, the City Council finds that the acceptance and processing of new applications for multi-family residential developments during the pendency of the LUDO overhaul could result in projects being reviewed under standards that are likely to be materially revised in the near future;

WHEREAS, the City Council further finds that a temporary moratorium of limited duration and scope is necessary to allow the City sufficient time to complete and consider such revisions in an orderly manner and to protect the public health, safety, and general welfare; and

WHEREAS, the City Council finds that this temporary moratorium is a reasonable and narrowly tailored measure intended to preserve the status quo while the City completes its ongoing planning and ordinance revision efforts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, as follows:

1. **Temporary Moratorium.** Effective immediately upon adoption of this Ordinance, the City shall not accept, process, or approve any application for rezoning, pre-zoning, site plan approval, master plan approval, planned development approval, or other development approval for any new multi-family residential development within the corporate limits of the City of Daphne. For purposes of this Ordinance, “multi-family residential development” shall include apartments, townhomes, condominiums, duplexes, and similar residential developments containing more than one dwelling unit on a single lot or unified development site.

2. **Exemptions.** This moratorium shall not apply to:

(a) applications determined by the City to be complete and accepted for review prior to the effective date of this Ordinance;

(b) applications currently pending before the Planning Commission or City Council as of the effective date of this Ordinance; or

(c) developments for which final site plan approval has already been granted prior to the effective date of this Ordinance.

3. **Effective Period.** The moratorium shall be effective immediately upon adoption and publication as required by law and shall remain in effect for a period of one hundred eighty (180) days unless sooner terminated or extended by action of the City Council.

4. **Severability.** Should any provision of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any provision of this Ordinance be pre-empted by State or Federal law or regulation, such decision of pre-emption shall not affect the validity of the remaining provisions of this Ordinance or its application to other persons or circumstances.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, ON THIS THE ____ DAY OF _____, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk