

ARTICLE 6. ESTABLISHMENT OF DISTRICTS

6.01 USE DISTRICTS

The City of Bay Minette, Alabama, is hereby divided into zoning districts as listed and described below and as shown on the Official Zoning District Map to regulate and restrict the height, number of stories and size of buildings or structures, the percentage of lots that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures, and land use for the purpose of promoting compatible land uses and standards that support a safe and desirable community to live and work.

6.02 RESIDENTIAL DISTRICTS

6.02.01 R-A, Rural Residential and Agricultural District

This district provides for large, open, un-subdivided land of three (3) acres or more that is vacant or is being used primarily for agricultural, forest, or other rural purposes. This zoning district is designed to protect the essentially open character of the district until it is timely to reclassify the land to appropriate residential, commercial or industrial categories.

6.02.02 R-1, Low Density Single Family Residential District

This district is provided to afford opportunity for choice of low density suburban residential environment consisting of single-family homes on large parcels of land.

6.02.03 R-2, Medium Density Single Family Residential District

This district is intended as a medium density single family urban residential district, with lots of moderate size.

6.02.04 R-3, Higher Density Single Family Residential District

This district is intended to provide for a higher density of single-family structures on smaller lots than those allowed in the R-1 and R-2 districts. Duplexes will be allowed as a Special Exception.

6.02.05 R-4, High Density Multi-Family Residential District

The intent of this district is to provide opportunity for high density single-family, duplex, and multi-family residential development in specified areas. Within this district it is also considered suitable to include other uses of a type deemed to be compatible with a good high-density living environment by providing for needed community services. Public or community water and sewer facilities are required.

6.02.06 R-5, Manufactured Home Residential District

The intent of this district is to provide space at appropriate locations consistent with community objectives for the establishment of permanent manufactured home parks or subdivisions and for the amenities conducive to an adequate living environment. Public or private community water and sewer facilities are required except where lots are equal to ADPH requirements for private wells and septic systems.

6.02.07 PUD, Planned Unit Development

This zoning district is to provide an opportunity for the best use of land, protection of valuable natural features in the community, provide for larger areas of recreational open space, more economical public services and opportunity for mixed use. The purpose of this provision is to encourage the unified development of tracts of land, much more creative and flexible concepts in site planning. The criteria for this zoning district can be found in *Article 11* of this Ordinance.

6.03 BUSINESS DISTRICTS

6.03.01 B-1, Local Business District

This district is intended to provide for limited retail convenience goods, personal service, and professional service establishments in residential neighborhoods and to encourage the concentration of these uses in one location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood.

6.03.02 B-2, General Business District

This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

6.03.03 DHB, Downtown Historic Business Overlay Zone

This Overlay Zone is established to provide opportunity for business development in the central business district. This overlay zone is not intended to impact use restrictions that are imposed by the underlying zoning district, but rather imposed or relaxed certain requirements to encourage business development. The Downtown Historic Business District Overlay Zone is shown on the current Zoning Map. Residential uses are considered an allowable secondary use that is intended to promote mixed use. Where mixed uses are approved, residential uses must locate above or behind the commercial use.

6.04 INDUSTRIAL DISTRICTS**6.04.01 M-1, Light Industrial District**

The purpose of this Light Industrial District is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. Industrial parks should be encouraged. Locations should be in accordance with comprehensive plans.

6.04.02 M-2, General Industrial District

It is the intent of this district to provide opportunity for the location of industrial, manufacturing, processing, warehousing, or research and testing operations that, due to employment of heavy equipment or machinery or to the nature of the materials and processes employed, require special location and development safeguards to prevent pollution of the environment by noise, vibration, odors or other factors, and may also require extensive sites for storage and parking, may require extensive community facilities or generate heavy motor traffic. Access to major transportation facilities is usually needed. Locations should be in accordance with comprehensive plans and special review is required for some.

6.05 DISTRICT BOUNDARIES

The boundaries of the above districts are hereby established as shown on the Official Zoning District Map of the City of Bay Minette. Where uncertainty exists with respect to the boundaries of any of the districts as shown on the Officially Adopted Zoning Map, the following rules shall apply:

- 6.05.01** Unless otherwise shown on said Zoning Map, the boundaries of districts are lot lines, the center lines of streets or alleys or such lines extended, railroad right-of-way lines, or the corporate limit lines as they existed at the time of enactment of this Ordinance.
- 6.05.02** Where district boundaries are approximately parallel to the center lines of streets, highways, or railroads, streams, reservoirs, or other bodies of water, or said lines extended, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
- 6.05.03** Where a public road, street or alley or other public property is officially vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street or alley.
- 6.05.04** In case the exact location of a boundary cannot be determined by the foregoing methods, the Zoning Administrator shall interpret the map and render a decision. Any such decision may be appealed to the Board of Adjustment.