

**ARTICLE XI**

**SIGNS, PARKING AND LANDSCAPING**

**11.1 SIGNS.**

All signs shall encourage a positive visual environment in harmony with the natural beauty of the area.

**A. General Requirements.**

1. No sign, unless herein accepted, shall be erected, constructed, posted, painted, altered, maintained, or relocated, until the Building Inspector has issued a permit. Before any permit shall be issued, an application on official City forms which shall indemnify and hold harmless the City of Robertsdale and its assigns for all damages, demands, or expenses of every character which may in any manner be caused by the erection and use of said sign or sign structure, shall be filed together with such drawings and specifications as may be necessary to fully advise and acquaint the Building Inspector with the location, size, construction materials, manner of illuminating, and securing or fastening, and number of signs applied for and the wording of the sign or advertisement to be carried on the sign. All signs, which are electrically illuminated by neon or by any other means, shall require an electrical inspection. Each sign requiring a permit shall be clearly marked with the permit number and the name of the person or firm placing the sign on the premises. The absence of a proper ID tag shall be prima facie evidence that the sign or advertising structure is being operated in violation of this Ordinance.
2. Any permitted sign shall be subject to the size and height limitations imposed by this Ordinance for the use district in which said sign is located, except as otherwise provided herein.
3. No outdoor advertising sign or sign structure shall be placed upon any street or highway right-of-way except as otherwise provided herein.
4. No outdoor advertising sign or sign structure shall be placed at an intersection or location, which would obstruct the view of intersecting traffic.
5. No outdoor advertising sign shall be erected, relocated or maintained so as to prevent free ingress or egress from any door, window or fire escape.

6. No portion of any outdoor advertising sign shall be less than eight (8) feet above the level of a sidewalk or other pedestrian thoroughfare, nor shall be less than fifteen (15) feet above the level of a public driveway, alley or street.
  7. Signs shall be harmonious with the environment and with the nature of our special local characteristics of site, aesthetic tradition, and development potential. Signs made of natural woods and materials featuring earth tones and indirect external lighting are encouraged.
  8. No sign shall be larger than seventy-five (75) square feet, except where the name of a building or firm is to be attached across the front of a building.
  9. A sign permit shall be null and void if the sign for which the permit was issued has not been completed and erected within a period of six (6) months from the date of issuance of the permit.
- B. Nonconforming Signs. Any sign in existence prior to the effective date of this Ordinance, that is not in conformance with the requirements of this Ordinance shall be considered a nonconforming sign and shall be permitted to continue to exist, subject to the following conditions:
1. If any nonconforming sign is removed or destroyed or becomes 50% or more structurally deteriorated as determined by the Building Inspector, then the replacement sign shall be in conformance with the requirements of this Ordinance.
  2. Where a change in use, occupancy or ownership occurs which necessitates the altering of a sign in any manner, the altered or changed sign shall be in conformance with the requirements of this Ordinance.
  3. Any nonconforming sign prohibited under Section 11.54 of this Ordinance shall be removed or made to conform within ninety (90) days of the date of adoption of this Ordinance.
  4. The Zoning Board of Adjustment may, in special cases and for good reason, and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary or unique hardship, permit the erection of a sign not in conformance with the requirements of this Ordinance, and at its discretion, may require the posting of a bond in sufficient amount to protect the City against all liabilities that may result from the erection and use of such sign.
  5. No permits for additional signs shall be issued for any premises on which

there are non-conforming signs.

- C. Exempt Signs. The following signs are exempt from the provisions of this Ordinance and may be erected or constructed without permit but in accordance with the structural and safety requirements of the current building codes:
1. Official traffic signs or sign structures, County or municipal information signs and provisional warning signs or sign structures, when erected or required to be erected by a governmental agency.
  2. Changing the copy on a bulletin board, poster board, display encasement, marquee, or changeable copy type sign.
  3. Temporary non-illuminated signs not more than thirty-two (32) square feet in area, erected in connection with new construction work and displayed on the premises during such time as the actual construction work is in progress. One sign, which shall not exceed ten (10) feet in height, is allowed for each street frontage. Such signs shall be removed upon completion of the project.
  4. Any sign on a truck, bus or other vehicle that is used in the normal course of a business for transportation and not for the sole purpose of advertising, except where a vehicle is offered for sale.
  5. Weather flags for providing information on weather conditions; one (1) set for each premises.
  6. Real estate signs, temporary in nature, non-illuminated, not exceeding six and one-half (6-1/2) square feet in area, advertising real estate for sale or lease or rent, or announcing contemplated improvements of real estate; one (1) sign for each street frontage.
  7. Temporary decorative flags, bunting, banners, pennants, streamers, and signs for recognizing holidays, conventions, grand openings, and other commemorative occasions. Said temporary decorations and signs shall be removed as soon as the commemorative occasion is over, and are not to remain after 30 days once the application is over.
  8. Political signs are exempt from the permit requirements of this Ordinance but are subject to the following regulatory controls:
    - a. Political signs shall not be erected, constructed, posted or painted on any public right-of-way, utility pole, tree, bench, fence, awning, stand pipe, nor attached to any City, County, State or Federal roadway marker, directional sign or informational sign.

- b. Political signs shall not be attached to any existing identification announcement or pricing sign for any business or commercial establishment.
  - c. Political signs shall not be located in such a manner as to materially obstruct the view of intersecting traffic, or to adversely affect ingress or egress from parking lots or driveways.
  - d. Political signs may be placed on private property in any zoning district within the city limits of Robertsdale. Political signs shall not exceed eight (8) feet in height.
  - e. Political signs not more than four (4) square feet in area may be attached to private or commercial vehicles used for transportation or business purposes.
  - f. Political signs for municipal elections may only be placed after a candidate has filed the required documents and fees with the City Clerk to run for office and must be removed within five (5) days after the election. (See Section 13.6 of the Zoning Ordinance regarding penalties for violations).
9. National flags and flags of political subdivisions of the United States and flags of bona fide civic, charitable, fraternal, and welfare organizations, when displayed from one (1) flag staff per premises in accord with United States Public Law 623 (Flag Display Practice); except when displayed in connection with a commercial promotion.
10. Non-advertising directional signs or symbols (e.g., entrance, exit, caution, slow, no trespassing) located on and pertaining to a parcel of private property.
11. One (1) identification sign, with or without bulletin board, per street frontage for public, charitable, educational or religious institutions, located on the premises of said institution and not exceeding seventy-five (75) square feet.
12. Memorial signs and historical markers, constructed of bronze, stone, or other incombustible material, after historical authentication and location is approved by the City Council of the City of Robertsdale.
13. One (1) each professional, announcement, or occupational sign non-directly illuminated and flat wall mounted, and/or premises or business location, provided the area of the sign or the combined areas of both signs, if two (2) signs are erected does not exceed five (5) square feet, and provided the premises or business location is without a permitted sign.

14. Non-commercial yard or garage sale temporary signs not exceeding eight (8) square feet erected on private property and which display the date(s) and address of the sale. Said signs shall be removed as soon as the sale is concluded.
  15. Signs attached to machinery or equipment which advertises only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending machines, newspaper racks, telephone booths, and gasoline pumps, provided the combined area of such signs does not exceed eight (8) square feet.
  16. Window signs which identify or advertise activities, services, goods, or products available within the building.
  17. One (1) each business or professional identification sign mounted to extend vertically below a marquee or canopy provided its area does not exceed six (6) square feet nor exceed the width of the marquee or canopy nor provide less than nine (9) feet of clearance above the sidewalk or pedestrian thoroughfare.
- D. Signs Prohibited in All Districts. The following signs are prohibited in all use districts:
1. Any sign erected or painted upon a fence, tree, standpipe, fire escape or utility pole, except the manufacturer's or installer's ID plate which shall not exceed 5x8 inches in size.
  2. Any sign, which uses the word "Stop" or "Danger" prominently, displayed and/or which is a copy or imitation of official traffic control signs except where such words are a part of an attraction title for a theater or other similar event or purpose.
  3. Signs, which contain flashing or intermittent illuminations, except as required for traffic control. Changing the copy on a bulletin board or changeable copy type sign which displays customary public information, such as time, date, temperature or other such information is deemed not to be flashing or intermittent illuminations.
  4. Portable signs, snipe signs, sandwich signs, or ladder type signs.
  5. Permanent signs that produce sound or noise; cause interference with radio; telephone, or other communication transmissions; produce or reflect motion pictures; emit visible smoke, vapor, particles, or odor; are animated or produce any rotation, motion or movement.

**E. Maintenance and Removal of Signs.**

1. All signs shall be maintained in good condition and appearance. The Building Inspector, after due notice in writing to the owner, may cause to be removed, at owners expense, any sign which shows neglect or which appears abandoned or which becomes dilapidated or dysfunctional, or where the area for a distance of ten (10) feet around such sign is not kept free of weeds, rubbish, debris, or uncut grass.
2. Any sign associated with premises that have been vacated shall be either removed from the premises by the owner or lessee within three (3) months of the time of the vacation, or said sign shall be altered or resurfaced by the owner or lessee within the same time period so that it does not display letters, numerals, symbols, figures, designs, or any other device for visual communication that would pertain to the activity formerly associated with the vacated premises.
3. The Building Inspector shall remove or cause to be removed any sign erected or maintained on any public right-of-way within the City of Robertsdale which is in violation of any of the provisions of this Ordinance.
4. The erection or maintenance of any sign in violation of this Ordinance is a misdemeanor and shall be subject to the penalties set forth in Section 13.6 of this Ordinance.

**F. Directional Signs - Requirements**

1. Directional Signs. Directional Signs may be constructed by the City of Robertsdale, and shall be of such design and color scheme as selected by the City, from time to time, with the capacity to hold multiple Business Signs. These signs shall be located in the public right-of-ways as selected by the City, or on private property that the City of Robertsdale has acquired such legal right to locate such signs. The City is not obligated to provide a Directional Sign at any particular location. Directional Signs may be located within the Corporate Limits of the City of Robertsdale, or within its Police Jurisdiction.
2. Business Signs. Business Signs are signs of such design and color scheme as selected or specified by the City from time to time. Business Signs may only be located on a Directional Sign as provided by the City, and in accordance with City of Robertsdale policies governing such signs.

- G. Traffic Control Devices on Private Property. When the owner of real property allows it to be used by the public for the purpose of vehicular traffic and/or as a public or quasi-public parking lot for the use of customers, tenants or employees of said property, the owner shall erect and maintain all traffic control signs and other devices in accordance with the Alabama Manual on Uniform Traffic Control Devices any revisions thereof.
- H. Permitted Signs.
1. Unless otherwise specified in this Ordinance, the schedule in Section 11.1G5 contains requirements for signs permitted in each use district.
  2. Signs indicating the name of any fixed dwelling or mobile home subdivision; mobile home park; apartment, townhouse, condominium, or other residential or business complex permitted in any district; and signs for any use permitted by Right, with Planning Approval or as a special exception in any residential district, are permitted. Such signs shall not exceed seventy-five (75) square feet in area per face, two (2) faces, twenty-one (21) feet in height, and one (1) such sign per street frontage.
  3. Signs shall require a sign permit unless otherwise accepted elsewhere in this Ordinance.
  4. Gasoline or other motor vehicle fuel pricing signs, in addition to permitted name or identification signs, are permitted in any business or industrial district. Such signs shall not exceed seventy-five (75) square feet in area and must comply with the other sign requirements for the district in which they are located.

5. Schedule of Permitted Sign Requirements.

a. Permitted signs in Agricultural and Residential (non-retail/non-business) Zoning Districts:

|                           | AG-1 – Agricultural District | R-1, R1A, R-1B – Low Density Residential | R-2, RMH, RGP, RTH – Medium Density Residential | R-3 High Density Residential |
|---------------------------|------------------------------|------------------------------------------|-------------------------------------------------|------------------------------|
| Type Sign permitted       | Free Standing                | Free Standing                            | Free Standing                                   | Free Standing                |
| Sign Face Area (Sq. Ft.)  | 75                           | 6.5                                      | 6.5                                             | 50'                          |
| Maximum Height            | 21'                          | 8'                                       | 8'                                              | 21'                          |
| Number of Faces           | 2                            | 1                                        | 1                                               | 1                            |
| Number of Signs Permitted | 1 Per Street Frontage        | 1 Per Street Frontage                    | 1 Per Street Frontage                           | 1 Per Street Frontage        |

b. Permitted signs in Local and General Business (retail and commercial – on premise signs only) Zoning Districts:

|                                                                                                                                                                                                                                                                                  | B-1 - Local Business  | B-2, MU - General Business | B-3 – Medical Use     | I-1, I-2 - Industrial | Notes   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|-----------------------|-----------------------|---------|
| Type Sign permitted                                                                                                                                                                                                                                                              | FS&BF                 | FS&BF                      | FS&BF                 | FS&BF                 | 1,2,3&4 |
| Sign Face Area (Sq. Ft.)                                                                                                                                                                                                                                                         | 160                   | 160                        | 32                    | 75                    | 1,2,3&4 |
| Maximum Height                                                                                                                                                                                                                                                                   | 35'                   | 35'                        | 10'                   | 10'                   | 1&2     |
| Number of Faces                                                                                                                                                                                                                                                                  | 2                     | 2                          | 2                     | 2                     | 1&2     |
| Number of Signs Permitted                                                                                                                                                                                                                                                        | 1 Per Street Frontage | 1 Per Street Frontage      | 1 Per Street Frontage | 1 Per Street Frontage | None    |
| Notes: (1) Free Standing – (FS), Building Front – (BF).<br>(2) Off Premise (OP) Advertising Signs Are Not Permitted<br>(3) For Retail Establishments Under 25,000 Sq. Ft.<br>(4) For Retail Establishments Over 25,000 Sq. Ft. – To Be Determined By Planning Commission/Council |                       |                            |                       |                       |         |



c. Permitted Shopping Center & Office Park Locator Signs: (2)

|                                                                                                                                                                                                                                                         | Under 25,000 Sq. Ft. | Over 25,000 Sq. Ft. |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|--|
| Sign Face Area (Sq. Ft.)                                                                                                                                                                                                                                | 160                  | ** (see note 1)     |  |
| Maximum Height                                                                                                                                                                                                                                          | 35'                  | 35'                 |  |
| Number                                                                                                                                                                                                                                                  | 1                    | 1                   |  |
| Number of Faces                                                                                                                                                                                                                                         | 2                    | 2                   |  |
| Zoning Class Allowed                                                                                                                                                                                                                                    | B-1, B-2, & MU       | B-1 & B-2           |  |
| <b>Notes:</b> (1) For Retail Establishments Over 25,000 Sq. Ft. - To Be Determined By the Planning Commission/Council<br>(2) No individual free standing signs shall be constructed where Shopping Centers or Office Parks location signs are provided. |                      |                     |  |

d. Billboards Off Premise – Off Site

|                          | Small.                            | Large.                                   |
|--------------------------|-----------------------------------|------------------------------------------|
| Sign Face Area (Sq. Ft.) | Up to 49                          | 50 to 385                                |
| Maximum Height           | 35'                               | 65'                                      |
| Number of Faces          | 2                                 | 2                                        |
| Distance Between Signs   | 50' radial                        | 1000' Radial                             |
| Zoning Class Allowed     | B-1, B-2, B-3, I-1, I-2, AG       | B-1, B-2, B-3, I-1, I-2, AG              |
| Lighting                 | Internal or Indirect Illumination | Digital, Internal or direct Illumination |

I. Other Requirements.

1. Signs for any residential use permitted in any non-residential district must comply with the requirements for signs permitted in residential districts.
2. Each establishment in a shopping center or each business premises in B-1, B2 B-3, and I-1, I-2, and M-U districts may acquire an additional permit for a front or side wall mounted sign of a size not to exceed the lesser of three hundred (300) square feet or twenty (20) percent of the front or side surface area of the building or portion of building. Signs mounted on mansards, marquees, and awnings are deemed to be wall signs.
3. A temporary advertising sign will be permitted to the owner for the development of a individual business premise, shopping center premise, new commercial/ industrial business, subdivision, mobile home park, and mobile home subdivision, provided the area of each sign shall not exceed thirty-two (32) square feet, is non-illuminated, mounted from the ground within the confines of the development and the height no greater than ten (10) feet for no more than one (1) sign, either single or double faced, per street frontage. Permits shall be issued for a period of six (6) months. An additional six (6) month permit may be issued if the Building Inspector has determined that the promotion of the development is active and the temporary sign meets the maintenance requirements in Section 11.1E of this Ordinance. The temporary sign will be removed when a permitted permanent sign is erected.
4. A temporary sign will be permitted on each premises for a new business or a business starting in a new location where the premises is without a permitted permanent sign for a period of not more than sixty (60) days or until mounting of a permanently permitted sign, whichever occurs first, provided the temporary sign does not exceed thirty-two (32) square feet, is non-illuminated, mounted from the ground to a height not to exceed then (10) feet. Said sign may be single or double faced.
5. Temporary decorative signs, flags, pennants, banners, streamers, bunting, flying paraphernalia, and tethered inflatable signs may be permitted to a premises owner for no more than fourteen (14) continuous calendar days in any six (6) month period.
6. A permanent or temporary sign, erected on private or public property, not exceeding six (6) square feet to denote the route to any city, town, village, historic or religious place, shrine, public building or facility, school, hospital, healthcare facility, public meeting or public event when authorized by the City Council.

7. All existing non-conforming signs and billboards are hereby grandfathered. At such time as any existing non-conforming sign or billboard is removed or destroyed, any replacement sign or billboard shall be in conformance with the provisions of this Ordinance. No new signs or billboards will be permitted in any zone, nor shall a permit be issued for any permitted on-premises sign for any premises on which there exists a grandfathered non-conforming sign or billboard unless the off-premises sign or billboard is first permanently removed.
8. Temporary Business Promotional Signs, such as of a movable nature maybe permitted to the affected owner for no more than 14 days in a 6-month period. However, any displays of this nature must confirm to size and height requirements as set forth in Ordinance.

#### 11.2 LANDSCAPING.

A landscape plan may be required for any development within the City of Robertsdale, but is mandatory for all multi-family developments including apartments, townhouses, condominiums and Planned Unit Developments, and for all business and industrial developments. Such plan shall be submitted to the City Engineer prior to commencing any stripping of land or construction activities. The plan shall clearly show what existing trees, shrubbery and other vegetation will be retained; and what trees, shrubbery and other vegetation will be added to complete the final landscaping of the property. No trees greater than six (6) inches in diameter shall be removed unless it can be shown that the tree is a safety hazard to pedestrians, property or vehicular traffic; that it is diseased or weakened by age, storm, fire or other injury; that it is absolutely necessary to construct proposed improvements without incurring significant additional costs; or that it is necessary for the installation of solar energy equipment. In such case, the developer shall be required to plant replacement trees at least six (6) feet tall and one (1) inch in diameter for each tree removed and the landscaping plan shall show the placement of the proper number of required new trees. The plan shall include renderings by a design professional and any other documentation required by the Planning Commission, and the commission can modify or change, as they feel prudent in meaning the landscaping theme of the effected area.

- A. All new developments along County, State and Federal highways and other major arterials shall be set back fifty (50) feet from the right-of-way and shall maintain a minimum of ten (10) feet of the required fifty (50) foot setback as a greenbelt along the entire front width of the property except where curb cuts provide ingress and egress. Said greenbelt shall be planted with trees, shrubs and grass or other ground cover so that an attractive appearance is presented as detailed in the developer's required landscape plan. No landscaping application will reduce visibility of egress or ingress to said site.

- B. A minimum of five (5) feet contiguous side and rear landscaping buffer shall be required in the landscape plan. Such area shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the expanse of contiguous parking areas and to present an attractive appearance as determined by the Zoning Enforcement Officer. Adjacent property owners may jointly agree on the establishment of a common landscaped area between their properties that meets the requirement of this Section; provided that such agreement and the planting and maintenance of the common area shall be binding upon both parties and their successors, interests and assigns.
- C. All new businesses primarily related to car, truck or other vehicle service and repair shall be so designed and constructed that service or repair bays shall be located on the sides or the rear.
- D. Junk yards shall be buffered with vegetation and opaque fencing at a minimum height of 6 ft., so as to achieve a complete visual screen of the yard and its ancillary operations.

### 11.3 PARKING AREAS.

The design and appearance of parking areas should be compatible with the character of the area. The following standards shall be observed in the construction of off-street parking areas accommodating six (6) or more parking spaces.

- A. At least ten (10) percent of the total interior area intended for off-street parking shall be suitably landscaped;
- B. Such landscaping shall include the placement of shade trees at intervals of approximately twelve (12) parking spaces; such trees shall be a minimum height of 6 feet at planting and 1" in diameter at time of planting.
- C. Interior portions of the parking area shall be broken by provision of landscaped islands;
- D. A maximum of twelve (12) parking spaces in a row will be permitted without an island;
- E. Each separate landscaped area must be a minimum of twenty-five (25) square feet if it is to be counted toward the minimum landscaped area requirements;
- F. Landscaped areas shall be protected from vehicular encroachment by the use of curbing or wheel stops;
- G. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for watering and maintaining all landscaping in a healthy, neat, and orderly

condition, replacing it when necessary, and keeping it free of refuse and debris.

11.4 (This Section not used).

11.5 OFF-STREET AUTOMOBILE STORAGE.

**Table 11.5 Off-Street Automobile Storage**

|                                                                      |                                                                                                 |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Amusement and Recreation Services (not otherwise specified).....     | 1 space/150 s.f.                                                                                |
| Auditoriums, Stadiums, Coliseums, or other such places of assembly.. | 1 space/50 s.f. of assembly area                                                                |
| Barbershop/Beauty Parlor.....                                        | 1 space/station plus 1 space/employee                                                           |
| Bed and Breakfast.....                                               | 1 space for owner/manager plus 1 space/sleeping room                                            |
| Billiard or Pool Hall.....                                           | 2 spaces/table                                                                                  |
| Boarding House.....                                                  | 1 space for owner/manager plus 1 space/sleeping room                                            |
| Bowling Alley.....                                                   | 3 spaces/lane plus spaces required for accessory uses                                           |
| Car wash                                                             |                                                                                                 |
| Full-service.....                                                    | 1 space/2 employees plus 2 stacking spaces and 1 drying space per cleaning station              |
| Self-service.....                                                    | 2 stacking spaces and 1 drying space per wash stall                                             |
| Childcare Facility.....                                              | 1 space/2 employees plus 1 space/classroom                                                      |
| Church.....                                                          | 1 space/4 fixed seats                                                                           |
| Cocktail Bar.....                                                    | 1 space/75 s.f.                                                                                 |
| Convenience Store.....                                               | 1 space/200 s.f. plus accessory uses                                                            |
| Daycare Center.....                                                  | 1 space/2 employees plus 1 space/classroom                                                      |
| Dry Cleaning and Laundry Shop.....                                   | 1 space/2 employees plus 1 space/truck plus 1 space/300 s.f.                                    |
| Funeral Parlor/Mortuary.....                                         | 1 space/50 s.f. of chapel and vestibule                                                         |
| Game Room or Arcade.....                                             | 1 space/150 s.f.                                                                                |
| Garage, repair.....                                                  | 1 space/2 employees plus 1 space/indoor service bay                                             |
| Gas Station.....                                                     | 1 space/2 employees plus 1 space/indoor service bay plus 1 space/200 s.f. for convenience store |
| Greenhouse or Nursery.....                                           | 1 space/employee plus 1 space/800 s.f. of lot area                                              |
| Group Home.....                                                      | 1 space/2 beds                                                                                  |
| Gymnasium.....                                                       | 1 space/50 s.f. of assembly area                                                                |
| Health spa.....                                                      | 1 space/100 s.f.                                                                                |
| Hospital.....                                                        | 1 space/3 beds plus 1 space/staff doctor plus 1 space/3 employees                               |
| Hotel.....                                                           | 1 space/room plus 1 space/3 employees                                                           |
| Industrial Uses.....                                                 | 1 space/500 s.f.                                                                                |
| Kennel.....                                                          | 1 space/employee plus 1 space/1,000 s.f.                                                        |
| Laundromat.....                                                      | 1 space/2 washing machines                                                                      |
| Library.....                                                         | 1 space/2 employees plus 1 space/500 s.f.                                                       |

**CITY OF ROBERTSDALE*****The Hub of Baldwin County*****Land Use Ordinance**

|                                                             |                                                                     |
|-------------------------------------------------------------|---------------------------------------------------------------------|
| Lodging House.....                                          | 1 space for owner/manager plus 1 space/sleeping room                |
| Manufacturing.....                                          | 1 space/500 s.f.                                                    |
| Miniature golf course.....                                  | 1 space/hole                                                        |
| Mini-warehouse.....                                         | 4 spaces/1,000 s.f. of office plus 1 space/employee                 |
| Motel.....                                                  | 1 space/room plus 1 space/3 employees                               |
| Nightclub.....                                              | 1 space/75 s.f.                                                     |
| Nursing Home.....                                           | 1 space/2 beds                                                      |
| Office                                                      |                                                                     |
| Government Office.....                                      | 1 space/500 s.f.                                                    |
| Medical/Dental Office.....                                  | 4 spaces/examining room                                             |
| Private Club.....                                           | 1 space/100 s.f.                                                    |
| Racquetball Club.....                                       | 1 space/court                                                       |
| Residential.....                                            | 2 spaces/dwelling unit                                              |
| Rest Home.....                                              | 1 space/2 beds                                                      |
| Restaurant                                                  |                                                                     |
| Drive-in Only.....                                          | 1 space/serving station plus 1 space/2 employees plus 1 space/table |
| Drive-through Only.....                                     | 1 space/2 employees plus 1 space/table                              |
| Sit-Down Only.....                                          | 1 space/100 s.f. (including outdoor dining areas)                   |
| Combination Drive-through/Sit-down.....                     | 1 space/100 s.f. (including outdoor dining and/or activity areas)   |
| Retail Sales/Rental                                         |                                                                     |
| Boat.....                                                   | 1 space/500 s.f.                                                    |
| Carpet.....                                                 | 1 space/500 s.f.                                                    |
| Furniture.....                                              | 1 space/500 s.f.                                                    |
| Lumber and Building Materials.....                          | 1 space/500 s.f.                                                    |
| Machinery and Equipment.....                                | 1 space/500 s.f.                                                    |
| School                                                      |                                                                     |
| Business or Trade.....                                      | 1 space/2 employees plus 1 space/200 s.f.                           |
| High School, College or Junior College.....                 | 1 space/2 employees plus 1 space/10 students                        |
| Kindergarten, Elementary and Middle/Junior High School..... | 1 space/2 employees plus 1 space/classroom                          |
| Self-Service Storage Facility.....                          | 4 spaces/1,000 s.f. of office plus 1 space/employee                 |
| Skating Rink.....                                           | 1 space/5 rated patron capacity                                     |
| Tavern.....                                                 | 1 space/75 s.f.                                                     |
| Tennis Club.....                                            | 1 space/court                                                       |
| Theater.....                                                | 1 space/6 seats                                                     |
| Vehicle Sales/Rental.....                                   | 1 space/4 employees                                                 |
| Video Arcade.....                                           | 1 space/150 s.f.                                                    |
| Warehousing.....                                            | 1 space/2,000 s.f.                                                  |
| Wholesale establishment.....                                | 1 space/1,000 s.f.                                                  |

- A. All other uses. Any use not covered by this chapter shall require one parking space for each three hundred (300) square feet of gross floor area in the building.
- B. Measurement of Area. For the purpose of this section, "floor area" shall mean the gross floor area of all floors of a building, plus any additions to an existing building. The total parking area includes access drives to parking spaces within the actual parking area; however, storage lanes for drive-up service shall be in addition to access drives to parking spaces.
- C. Existing Parking. Any building which meets the parking requirements of this ordinance on the effective date hereof or at any subsequent time, shall continue to comply fully with all requirements thereof. Any existing building which partially meets the requirements of this ordinance on the effective date thereof or at any subsequent time shall thereafter continue to comply as nearly with these requirements as the highest degree of compliance reached.
- D. General. No off-street parking required for a building or structure shall during its life be occupied by or counted as off-street parking for another building or structure, but may be counted as yard space.
- E. Parking space. An off-street space, enclosed or unenclosed, shall not be smaller than 10 (ten) feet wide by 19 (nineteen) feet deep, exclusive of driveways. In the case of angle parking, there shall be a 10 (ten) feet by 19 (nineteen) feet rectangular area space provided within the confines of the parking space, and exclusive of driveways. For two-way driveways, parking spaces shall be accessed by a driveway with a minimum width of 24 (twenty-four) feet. For one-way driveways, parking spaces shall be accessed by a driveway with a minimum width of 16 (sixteen) feet.
- F. Design. No parking space shall be so designed as to require the vehicle therein to back onto a public street, with the exception of single- and two-family residences. All off-street parking areas except those for single- and two-family residences and mobile homes shall be surfaced according to the city's specifications.
- G. Storage lanes. All non-residential establishments providing drive-up services shall provide lanes for access to drive-up facilities in order to avoid traffic congestion on public rights-of-way.

**11.6 OFF-STREET LOADING AND UNLOADING.**

In business and industrial districts, each structure hereafter erected or altered shall be provided with adequate off-street loading and unloading facilities as specified in the district schedule. Such space is to be in addition to space required for parking and obstructions to vehicles loading and unloading.

**11.7 CORNER VISIBILITY IN RESIDENCE AND LOCAL BUSINESS DISTRICT.**

In any district requiring a front yard setback, no fence, wall, shrubbery, sign, marquee, or other obstruction to vision between the heights of three and one-half (3-1/2) feet and fifteen (15) feet above street level shall be permitted within twenty (20) feet of the intersection of the right-of-way lines of two (2) streets or railroads, or of a street and a railroad right-of-way line.

Accessory structures within twenty-five (25) feet of the rear lot line of a corner lot shall be set back the minimum front yard depth required on the side street.

**11.8 FUTURE STREET LINES.**

On any lot which, at the time of adoption of this ordinance or at the time this ordinance is changed by amendment hereafter, may be reduced in area by widening a public street to a future street line as indicated on the "major street plan" or as same may be hereafter amended, the minimum required yards, the minimum required lot area, the minimum required lot width and the maximum building area shall be measured by considering the future street lines as the lot line of such lot.

**11.9 ABATEMENT OF NOISE, SMOKE, GAS, VIBRATION, FUMES, DUST, FIRE AND EXPLOSION HAZARD OR OTHER NUISANCE.**

The zoning board of adjustment may require the conduct of any use, conforming or nonconforming, which results in unreasonable noise, gas, smoke, vibration, fumes, dust, fire or explosion hazard or nuisance to surrounding property to be modified or changed to abate such hazard to health, comfort, and convenience. The board of adjustment may direct the municipal building inspector to issue an abatement order, but such order may be directed only after a public hearing by the said board, notice of which shall be sent by registered mail to the owners and/or operators of the property on which the use is conducted in addition to due notice of advertisement in the same manner used to advertise hearings on zoning changes.

A hearing to consider issuance of an abatement order shall be held by the board of adjustment either upon petition signed by any person affected by the hazard or nuisance,



or upon the initiative of the board. An abatement order shall be directed by the board of adjustment only upon reasonable evidence of hazard or nuisance, and such order shall specify the date by which the hazard or nuisance shall be abated.

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