

ARTICLE VIII

ESTABLISHMENT OF DISTRICTS

8.1 THE OFFICIAL ZONING MAP.

- A. Incorporation of the Zoning Map. The official zoning map, with all notations, references and other information shown thereon shall be the official zoning map, and is hereby made a part of this ordinance. The official zoning map is hereby made a public record and shall be kept permanently in the office of the city clerk, where the map will be accessible to the general public.
- B. Identification of the Official Zoning Map. The official zoning map shall be identified by the signature of the mayor, attested by the city clerk, signed and dated at the time of adoption of the ordinance.
- C. Map Amendment. If, in accordance with the provisions of this ordinance, changes are made in the district boundaries or other information portrayed on the official zoning map, changes shall be made on the map promptly after the amendment has been approved by the city council. Unauthorized alterations of the official zoning map shall be considered a violation of this ordinance and subject to penalties as prescribed under "penalties".

8.2 DISTRICT BOUNDARIES. The boundaries of the above districts are hereby established as shown on the zoning map of Robertsdale. Unless otherwise shown on said zoning map, the boundaries of districts are lot lines, the centerlines of streets or alleys or such lines extended, the centerline or railroad tracks, or the corporate limit lines, as they existed at the time of enactment of this ordinance. Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- A. Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways, or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.
- B. Where a district boundary line divides a lot in single ownership, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof; provided that such extensions shall not include any part of such a lot more than thirty-five (35) feet beyond the district boundary line.
- C. In circumstances not covered by the preceding rules, the zoning board of adjustment shall interpret the district boundaries.

8.3 RESIDENTIAL DISTRICTS

- A. R-1 Low Density Single-Family Residential District - This district is intended as a low-density residential suburban district consisting of single-family structures, associated accessory uses and other uses permitted by special exception.
- B. R-1A Medium Density Single-Family Residential District – This district is intended as a medium density suburban district consisting of single-family structures associated accessory uses and other uses permitted by special exception.
- C. R-1B High Density Single-Family Residential District – This district is intended as a high-density urban district consisting of single-family structures, associated accessory uses and other uses permitted by special exception.
- D. R-2 Medium Density Two-Family Residential District – This district is intended as a medium-density two family urban district, consisting of one and two family structures, associated accessory uses and other uses permitted by special exception.
- E. R-3 Limited Multi-Family Residential District - This district is intended as a medium to high density multi-family district, consisting of one, two and multi-family structures, associated accessory uses and other uses permitted by special exception.
- F. RMH Manufactured Home Residential District – This district is intended as a high-density residential district that allows for the establishment of manufactured home parks and subdivisions, consisting of single-family manufactured homes, accessory uses and other uses permitted by special exception.
- G. RGP Garden Patio Home Residential District – This district is intended as a high-density single-family residential district that allows for the construction of Garden Patio Homes, accessory uses and other uses permitted by special exception.
- H. RTH Townhouse Residential District – This district is intended as a high-density single-family residential district that allows for the construction of Townhouses, accessory uses and other uses permitted by special exception.

8.4 BUSINESS DISTRICTS

- A. B-1 Local Shopping District – This district is intended for the location of businesses that include limited retail, convenience goods, and personal service establishments in the general vicinity of residential neighborhoods, and to encourage concentration of these uses in one location for each residential area rather than in scattered sites throughout a neighborhood.
- B. B-2 General Business District – This district is intended for the location of business activities that may cause noise and generate heavy traffic flows. These uses will serve a regional as well as a local market, and require location in proximity to major transportation routes.
- C. B-3 Medical Business District – This district is intended for the location of medical services and allied fields to conduct activities pertaining to humans only, and to encourage the concentration of these medical facilities.
- D. I-1 Light Industrial District (Currently M-1) – The purpose of this district is to provide a suitable protected environment for the manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions and generate only small amounts of traffic. Industrial Parks are encouraged in this district.
- E. I-2 Heavy Industrial District – The purpose of this district is to provide locations from manufacturing and processing industries, service industries, warehousing, or research and testing operations that, due to employment of heavy equipment and/or machinery or to the nature of the materials and processes involved, require special locations and development safeguards to prevent pollution of the environment by noise, vibrations, odors or other factors. Such industries may require sites extensive in size and served by adequate utilities and transportation facilities.

8.5 SPECIAL ZONING DISTRICTS

- A. AG Agricultural District – The district is intended to establish and preserve areas of agriculture, conservation and such low intensity outdoors activities and uses that do not significantly change the natural character of the land or attract large numbers of people.
- B. MU Multi-Use District – The purpose of this district is to allow for partial residential occupation of designated areas of downtown business buildings. Such use of property allows for a more viable and appealing downtown community.
- C. PUD Planned Unit Development – The purpose of this district is to allow for the innovative design and development of a planned satellite community where multiple types of uses are allowed. Within such planned communities, the location of all residential, commercial, parks, playgrounds, recreational areas and open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another. (*See Article 12 for requirements*)
- D. FH-1 Flood Hazard District – This designation places the boundaries of the flood hazard district as specified in this ordinance hereunder, over all other districts. The boundaries of this district are shown on the official zoning map which is hereby incorporated by reference

This district is intended to provide protection from the hazards and financial losses caused by flooding of the residents, businesses, industries, and public uses of the community, and to protect sensitive natural resources and environments that may be damaged by improper use and development of floodways and floodway fringes.