

**ARTICLE 3  
ESTABLISHMENT OF DISTRICTS**

(rev. 08/19/2008 unless otherwise noted)

- 3.01 ESTABLISHMENT OF DISTRICTS**
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To achieve the purposes of this Ordinance, the Municipality of Orange Beach is hereby divided into the following use districts:

**3.01 ESTABLISHMENT OF DISTRICTS**

<u>Symbol</u>	<u>District</u>
RS-1	Family Residential District (Lot Width $\geq$ 75')
RS-2	Single-Family Residential (Lot Width $\geq$ 50', $\geq$ 75')
RS-3	Single-Family Residential District (Lot Width $\geq$ 50', $\geq$ 75')
RM-1	Multi Family Residential District (Low Density)
RM-2	Multi Family Residential District (High Density)
BR-1	Beach Resort District (Low Density)
BR-2	Beach Resort District (High Density)
MHP	Mobile Home Park District
MHS 1	Mobile Home Subdivision District (Large Lot)
MHS 2	Mobile Home Subdivision District (Small Lot)
NB	Neighborhood Business District
MR	Marine Resort District
GB	General Business District
I-1	Industrial District
RVP	Recreational Vehicle Park
AG	Agricultural District
GOV	Governmental Use District

PUD	Planned Unit Development (rev. 10/16/2007)
PUD-R	Planned Unit Development-Reserve (rev. 03/18/2008)
RO	Retail Office District (rev. 01/15/2008)
ROD	Restricted Height Overlay District This district shall encompass the entire area within the City Limits except for the following areas: the south side of Alabama State Highway 182 (Perdido Beach Boulevard) from the western City Limits to Perdido Pass, north of Highway 182 and south of the State Park and the municipal property west of Highway 161, north of Highway 182 and south of Cotton Bayou east of Highway 161, all of that area in the City Limits on Perdido Key, and north of the Intracoastal Waterway.
BOD	Beach Overlay District – This district shall encompass the property lying south of Alabama State Highway 182 from the western City limits to Perdido Pass, north of Highway 182 and south of the State Park and the City property west of Highway 161, north of Highway 182 and south of Cotton Bayou east of Highway 161, and all of that area in the City limits on Perdido Key.

### 3.02 USE DISTRICTS

#### 3.0201 RS-1: Single-Family Residential District (Lot Width > 75 feet)

This District exists for the protection of areas which are, or are planned to be, developed for single family detached dwellings and are generally situated on lots of moderate or large size together with associated accessory uses. Duplexes are permitted as a conditional use under specific conditions some of which are being located on residential collector streets or on a navigable waterway. (rev. 08/21/2007)

#### 3.0202 RS-2: Single-Family Residential District (Lot Width > 50 feet)

This District exists to protect areas which have previously been subdivided into lots of fifty (50) to seventy-five (75) foot width for the purpose of developing single-family detached dwellings. No new land will be zoned into this use District. (rev. 08/19/2008)

#### 3.0203 RS-3: Single Family Residential District (Lot Width > 50 feet)

This District exists to protect areas which have previously been subdivided into lots of twenty-five (25) to fifty (50) foot width for the purpose of developing single-family detached dwellings. No new land will be zoned into this use District or subdivided into lots width less than fifty (50) feet. (rev. 08/19/2008)

#### 3.0204 RM-1: Multi Family Residential District (Low Density)

This District is intended to provide appropriate locations for the development of duplexes, cluster homes, townhouses, and apartments within a suitable residential environment.

### **3.0205 RM-2: Multi Family Residential District (High Density)**

This District is intended to provide appropriate locations for the development of high density multi-family housing.

### **3.0206 BR-1: Beach Resort District (Low Density)**

This District is intended to provide appropriate locations, south of Alabama Highway 182, for single and two family residences and low density multi-family residences and hotels/motels which may have supporting businesses structurally contained in the multi-family or hotel building. It further provides for open spaces based on height and ground coverage of buildings to preserve open views of the beach and dune areas.

### **3.0207 BR-2: Beach Resort District (High Density)**

This District is intended to provide appropriate locations, south of Alabama Highway 182, for single and two family residences and high density multi-family residences and hotels/motels which may have supporting businesses structurally contained in the multi-family or hotel building. It further provides for open spaces based on height and ground coverage of buildings to preserve open views of the beach and dune areas.

### **3.0208 MHP: Mobile Home Park District**

This District is intended to provide appropriate locations for mobile home and recreational vehicle parks and to establish guidelines to ensure sound residential environments.

### **3.0209 MHS-1: Mobile Home Subdivision (Large Lot)**

This District is intended to provide for sound and healthy living environments sufficient to meet the unique needs of inhabitants living in mobile homes, to protect mobile home groups from encroachment by incompatible land uses and encourage the consolidation of mobile homes into mobile home subdivision districts.

### **3.0210 NB: Neighborhood Business District**

This District is intended to provide locations for a restricted range of retail and professional businesses and services. No metal sided commercial or retail building will be allowed in this district.

### **3.0211 MR: Marine Resort District**

This District is intended to provide waterway adjacent locations suitable for resort marinas, including boat docking, mooring, and storage facilities (wet and dry) for pleasure craft and charter fishing boats. These marinas may also provide facilities for the repair, fueling, and maintenance of these boats. This District will also allow restaurants, shops, and services which cater to the marina trade, but these businesses must be located in conjunction with and contained within a marina complex. This District will also

allow single family and multi-family residences. Hotels/motels with supporting businesses structurally contained within the hotel/motel are permitted in this District.

**3.0212 GB: General Business District**

This District is intended to provide locations for retail trades and services that serve the resident and seasonal populations of the City and visitors. Types of uses permitted are restricted to those that are compatible with the City's resort character.

**3.0213 RO: Retail Office District**

This district is intended to provide appropriate locations for offices and less intense commercial uses. It is intended to be more restrictive than GB but less restrictive than NB. This district is designated to provide the necessary office and retail uses without permitting by right in appropriate intense commercial/industrial type uses. (rev. 01/15/2008)

**3.0214 I-1: Industrial District**

This District is intended to provide locations for heavier commercial and light industrial activities which will not detract from the general livability and resort character of the City because of hazardous operations, unsightly appearance of buildings and surroundings, objectionable emissions, or other factors.

**3.0215 RVP: Recreational Vehicle Park**

This District is intended to provide appropriate locations for recreational vehicle parks and to establish guidelines to ensure sound planning and positive effect on surrounding environments.

**3.0216 AG: Agricultural District**

This District is intended to provide appropriate locations for farming, forestry, and agricultural purposes.

**3.0217 ROD: Restricted Height Overlay District**

This district is intended to provide safe guards to the surrounding environment by guiding building form in a way that is more consistent with the historic form and character of a particular area and to assist in preserving the visual resources of the City. The end result being a positive effect on traffic congestion, and the health, safety and welfare of the citizens of Orange Beach.

**3.0218 GOV: Governmental Use District**

This district is intended to provide an umbrella zoning category for all municipal, county, state and federal land uses. Uses may include, but are not limited to, passive and active recreation, open space, essential services for waste water treatment, potable water supply, fire, police, administration (city hall and other offices), library, and any other government-related essential services facilities, including structures, buildings and land.

### **3.0219 PUD: Planned Unit Development District**

This district is intended to provide flexibility in densities, setbacks, uses, open space and other bulk and area requirements for property that would otherwise be mandated by the zoning ordinance and subdivision regulations. (rev. 07/03/2007)

### **3.0220 PUD-R: Planned Unit Development-Reserve**

This district is intended for tracts of over two hundred fifty (250) acres in size which have been recently annexed to the City. All tracts of two hundred fifty (250) acres or greater shall be zoned PUD-R at the time they are annexed. This zoning will be a "holding" zone to help the owner/developer take a comprehensive approach to the planning and zoning of the property. No development can occur on the property until the applicant submits a preliminary and final plan as specified in Article 7 of this ordinance. The development of the property can be by phases allowing the owner to respond to any market changes. (rev. 03/18/2008)

### **3.0221 BOD: Beach Overlay District**

This district is intended to provide view corridors, interconnection of properties by public walkways, public beach accesses and progressive building height and design criteria to assist in the preservation of the visual resources of the City. The end result being a positive effect on the health, safety, and welfare of the citizens of Orange Beach.

## **3.03 ZONING MAP**

Said Zoning Districts are bounded as shown on the map entitled "Official Zoning Map of the Municipality of Orange Beach, Alabama", adopted herewith, which accompanies, and with all explanatory matter therein, is hereby made a part of this Ordinance. The original and updated version of the Zoning Map, properly attested, is and shall remain on file in the office of the City Clerk.