

Chapter 64 Unified Development Code

Contents

Article I	General	
Sec. 64-1	Title.....	1
Sec. 64-2	Purpose.....	1
Sec. 64-3	Authority	1
Sec. 64-4	Applicability	1
Sec. 64-5	Consistency with Plans.....	2
Sec. 64-6	to.....	2
Sec. 64-10	Reserved.....	2

DRAFT – FOR DISCUSSION ONLY (1/11/19)

Article I General

Sec. 64-1 Title

This title is known and cited as the "City of Mobile Unified Development Code."

Sec. 64-2 Purpose

A. Generally

This Chapter coordinates the City's Zoning Regulations and Subdivision Regulations to ensure consistency in the application of development regulations, to accomplish the following purposes:

B. Zoning Regulations

The Zoning Regulations regulate the kind, character and use of structures and improvements to:

- Implement the Comprehensive Plan;
- Promote health and the general welfare;
- Lessen congestion in the public streets;
- Secure safety from fire, panic and other dangers;
- Provide adequate light and air;
- Prevent the overcrowding of land;
- Avoid undue concentration of population;
- Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- Conserve the value of buildings;
- Encourage the most appropriate use of land throughout the City; and
- Establish zoning districts with regulations that protect their character and their peculiar suitability for particular uses.

Sec. 64-3 Authority

A. Zoning Regulations

The Zoning Regulations are adopted under authority of Title 11, Chapter 52, Article 4, of the Code of Alabama.

B. Adoption

The City finds that the requirements for adoption of a zoning ordinance and subdivision regulations in the above-referenced statutes have been fulfilled.

Sec. 64-4 Applicability

A. Activities.

The Zoning Regulations apply to the erection, construction, reconstruction, alteration, repair or use of any building, structure or land within the City's Zoning Jurisdiction (see subsection 2 below).

B. Area of Jurisdiction (Zoning Jurisdiction)

The Zoning Regulations apply to all land within the corporate limits of the City of Mobile.

Article I General | *Sec. 64-5 Consistency with Plans*

Sec. 64-5 Consistency with Plans

The City finds that this Chapter is consistent with, and implements, the City's comprehensive plan (*Map for Mobile*), the *General Land Use Plan*, and the *Major Street Plan*.

Sec. 64-6 to

Sec. 64-10 Reserved.