

Chapter 64 Unified Development Code

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DRAFT – FOR DISCUSSION ONLY (1/11/19)

Article II Zoning Districts



Purpose: This Article divides the City into business industrial and residential districts and establishes the kind, character and use of structures and improvements within each district.

Cross-references: ⇔ ACA Chapter 52 (Planning, Zoning, and Subdivisions), Article 4 (Zoning), §§ 11-52-70 to -85

Sec. 64-11 Districts Established

The City of Mobile is divided into the following families of zoning districts:

Residential Single-Family (“RL”)
Residential Multi-Family (“RM”)
Neighborhood Center-Traditional (“NCT”)
Neighborhood Center-Suburban (“NCS”)
District Center (“DC”)
Downtown (“D”)
Downtown Waterfront (“DW”)
Corridor-Traditional (“CT”)
Corridor-Mixed (“CM”)
Commercial-Warehouse (“CW”)
Maritime (“M”)
Light industry (“IL”)
Heavy industry (“IH”)
Public-Institutional (“P”)
Planned Development (“PD”)
HO (Historic District Overlay)

The RL, RM, NCT, NCS, D, DW, M, CT, CM, IL, IH and CW districts are further defined based upon their building and site characteristics as defined in Article III.

Sec. 64-12 Zoning Map

The zoning districts are shown on the "Zoning Map of the City of Mobile." This map is adopted and made a part of this Chapter.

⇔ 64-86 (Interpretation of Zoning Map)

Sec. 64-13 Zoning of Annexed Land

1. All territory that is annexed to the City of Mobile is automatically assigned the “RL” Residential Single-Family classification until existing land uses are determined and a new zoning category is adopted.
2. In lieu of the “RL” district, the applicant for annexation may request pre-zoning pursuant to Code of Ala., Tit. 11, § 11-52-85 (rezoning contemporaneously with annexation).

Sec. 64-14 Residential Low Density (RL)



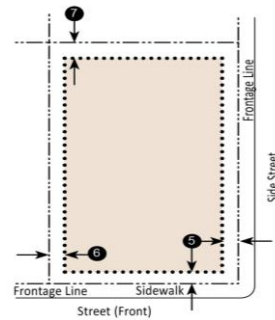
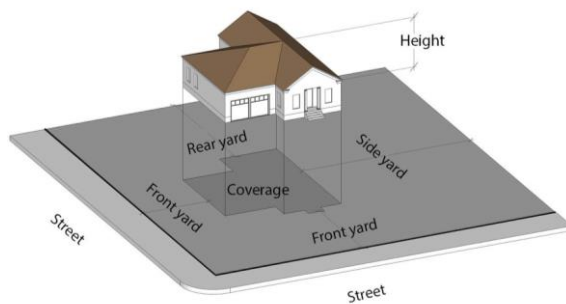
Purpose: the RL districts implement the Low Density Residential (LDR) category of the Future Land Use Plan. These districts are characterized by single-family residential neighborhoods and complementary uses. There are 3 RL Districts:

- *RL(A), which is designed for development on individual lots in traditional, single-family residential neighborhoods, typically lying east of I-65.*
- *RL(B), which is designed for development on individual lots in suburban, single-family residential neighborhoods, typically lying west of I-65 or south of I-10.*
- *RL(C) is suitable for conservation development site design (Site 2) for subdivision and master planned developments, and is required for subdivisions located in the O-PE district.*

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



	District →	RL(A)	RL(B)	RL(C)
	Composite Standards →	Site 1	Site 1	Site 2
		Building - A	Building – not regulated	Building A
1	Lot area (min)	4,000 sf*	7,200 sf*	n/a
2	Density (max)	n/a	n/a	6 du/ac
3	Coverage (max)	n/a	35%	n/a
4	Height (max)	35 feet	35 feet	35 feet
5	Front yard (min)	5 feet	15 feet	5 feet
6	Side yard (min)	5 feet	5 feet / 20 feet total	5 feet
7	Rear yard (minimum)	5 feet	8 feet	5 feet
8	Common open space (per DU)	n/a**	n/a**	2,500 sf **

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | * For RL(A) and RL(B), the minimum lot area is the lot area for a Lot of Record that exists as of the effective date of this chapter, if the lot is smaller than the amount prescribed in Row 1 | ** No open space is required for lots of record as of the effective date of this Chapter. Open space may be established pursuant to subdivision plat approval (⇔ see Subdivision Regulations Appendix).

Sec. 64-15 Residential Mixed (RM)

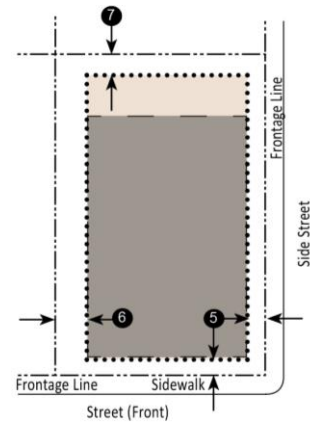
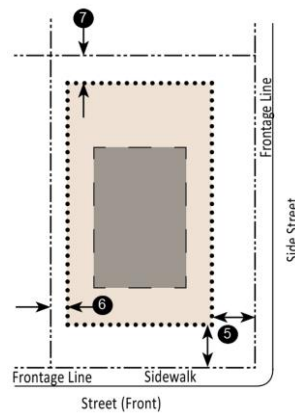


Purpose: the RM districts implement the Mixed Density Residential (MxDR) category of the Future Land Use Plan. There are 2 categories of RM districts: RMT for a combination of single- and two-family uses, and RMF for a mix of all residential types including apartments. Each category has 2 zoning districts with density and dimensional standards ranging by site and building type (see Article II).

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards

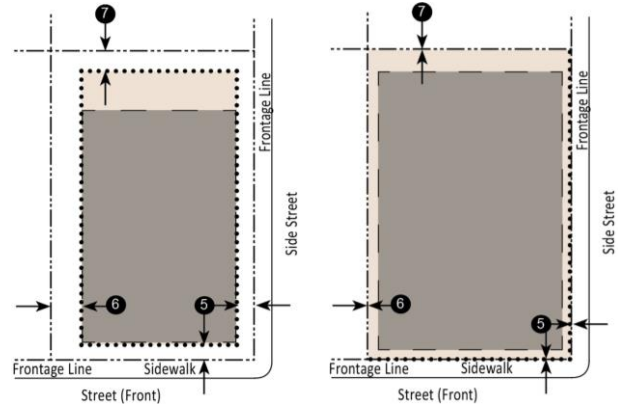


	District →	RMT(B)	RMT(A)
	Composite Standards →	Site 2 Building B	Site 3 Building B
1	Lot area (min)	n/a	n/a
2	Density (max)	25 du/ac	25 du/ac
3	Coverage (max)	45%	75%
4	Height (max)	35 feet	35 feet
5	Front yard (min)	15 feet	5 feet
6	Side yard (min)	5 feet / 14 feet total	10 feet total
7	Rear yard (min)	8 feet	5 feet
8	Common open space (per DU)	1,700 sf	400 sf
9	Landscaping percent (min)	10%	FT/5%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = frontage trees are required as provided in the Landscaping and Tree Preservation requirements (§ 64-56), and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk.

[RMF standards begin on next page]

Article II Zoning Districts | *Sec. 64-15 Residential Mixed (RM)*



District →		RMF(B)	RMF(A)
Composite Standards →		Site 2 Building B	Site 3 Building B
1	Lot area (<i>min</i>)	n/a	n/a
2	Density (<i>max</i>)	25 du/ac	50 du/ac
3	Coverage (<i>max</i>)	60%	90%
4	Height (<i>max</i>)	45 feet	45 feet
5	Front yard (<i>min</i>)	10 feet	0 feet
6	Side yard (<i>min</i>)	10 feet total	n/a
7	Rear yard (<i>min</i>)	8 feet	n/a
8	Common open space (<i>per DU</i>)	1,400 sf	150 sf
9	Landscaping percent (<i>min</i>)	10%	FT/5%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = frontage trees are required as provided in the Landscaping and Tree Preservation requirements (§ 64-56), and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk.

Sec. 64-16 Neighborhood Center-Traditional (NCT)

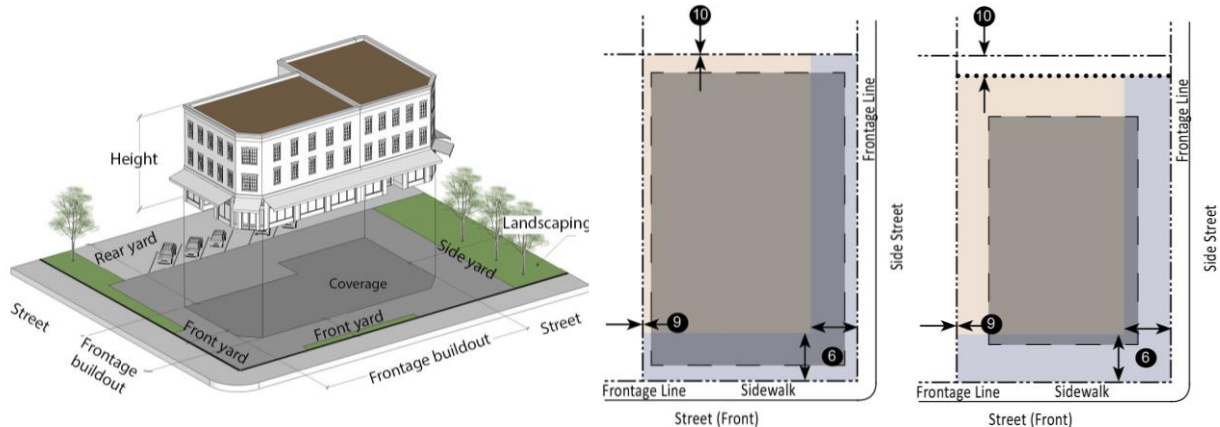


Purpose: the NCT districts implement the Neighborhood Center (NC) category of the Future Land Use Plan in traditional contexts. These are mixed use hubs typically found east of I-65.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



District →		NC-T(A)	NC-T(B)
Composite Standards →		Site 3, Building C	Site 3, Building D
1	Lot area (min)	n/a	n/a
2	Density (max)	10 du/ac	10 du/ac
3	Coverage (max)	90%	70%
4	Height (max)	48 feet	36 feet
5	Building Size	not applicable	1 block
6	Front yard (min)	0 feet	0 feet
7	Front yard (max)	18 feet	18 feet
8	Frontage Buildout (min)	80%	70%
9	Side yard (min)	n/a	n/a
10	Rear yard (min)	n/a	5 feet
11	Landscaping percent (min)	FT/2%	5%
12	Common civic space (min)	2%	4%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Coverage applies only to lots exceeding 4,000 sf. Civic buildings are exempt from build-to and frontage buildout requirements. For buildings that do not front on a public street, the maximum front yard distance may be measured from an interior street or drive aisle within the project site. Buildings may retain up to 24' of frontage for vehicular access to the rear of the property, and the required frontage buildout is reduced to accommodate any vehicular access up to 24'. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre and may count toward required landscaping.

Sec. 64-17 Neighborhood Center-Suburban (NCS)

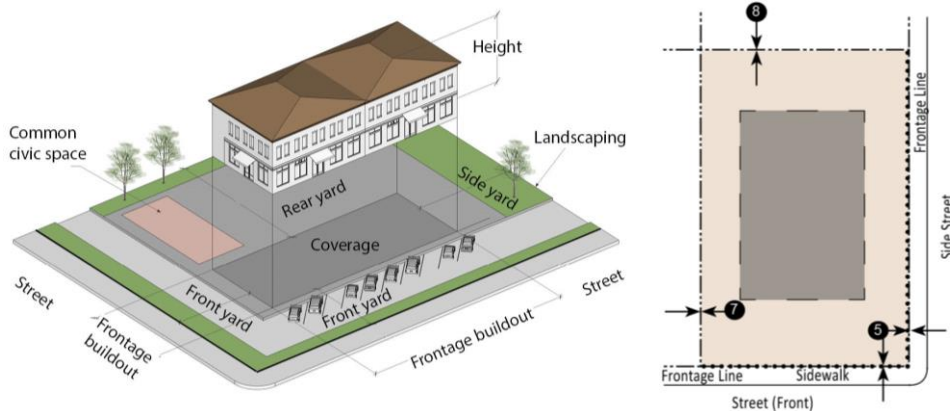


Purpose: the NCS districts implement the Neighborhood Center (NC) category of the Future Land Use Plan in suburban contexts. These are typically found west of I-65.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



Composite Standards →		Site 4, Building C or D
1	Lot area (<i>min</i>)	n/a
2	Density (<i>max</i>)	10 du/ac
3	Coverage (<i>max</i>)	60%
4	Height (<i>max</i>)	45 feet
5	Front yard (<i>min</i>)	0 feet
6	Frontage Buildout (<i>min</i>)	n/a
7	Side yard (<i>min</i>)	n/a
8	Rear yard (<i>min</i>)	n/a
9	Landscaping percent (<i>min</i>)	15%
10	Common civic space (<i>min</i>)	4%

Notes: “min” = minimum required | “max” = maximum allowed | “DU” = dwelling unit | “ac” = gross acres | “FT” = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Coverage applies only to lots exceeding 4,000 sf. Civic buildings are exempt from build-to and frontage buildout requirements. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 5 acres.

Sec. 64-18 District Center (DC)

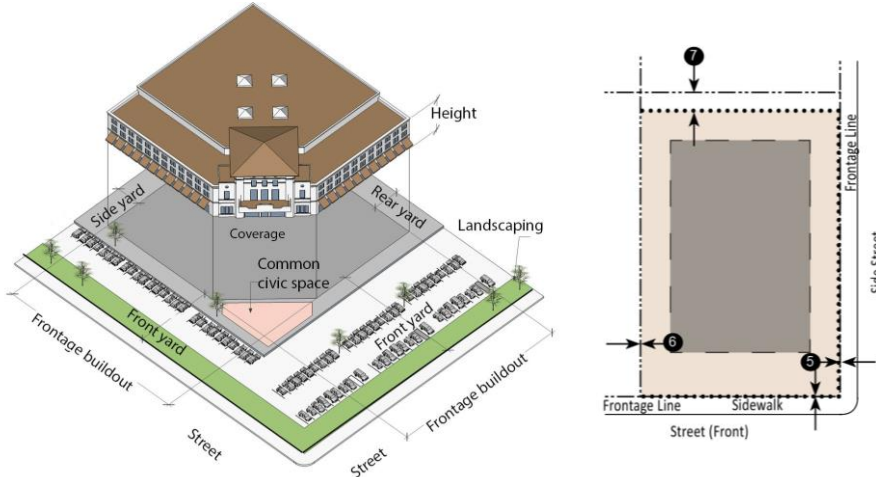


Purpose: the District Center (DC) districts implement the District Center category of the Future Land Use Plan. These are mixed use areas that serve multiple neighborhoods and have City-wide or regional market area.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



Composite Standards → Site 4, Building C, D

1	Lot area (min)	n/a
2	Density (max)	10 du/ac
3	Coverage (max)	70%
4	Height (max)	45 feet
5	Front yard (min)	0 feet
	Front yard (max)	n/a
	Frontage Buildout (min)	n/a
6	Side yard (min)	n/a
7	Rear yard (min)	5 feet
8	Landscaping percent (min)	12%
9	Common civic space (min)	8%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Coverage applies only to lots exceeding 4,000 sf. Civic buildings are exempt from build-to and frontage buildout requirements. Buildings may retain up to 24' of frontage for vehicular access to the rear of the property, and the required frontage buildout is reduced to accommodate any vehicular access up to 24'. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre and may count toward required landscaping.

Sec. 64-19 Downtown Development District (DDD)



Purpose: the Downtown Development District (DDD) Code implements the Downtown (DT) category of the Future Land Use Plan. Downtown is the mixed use area that serves as the City's commercial and employment center.

See Appendix C for the Downtown Development District Code.

Sec. 64-20 Downtown Waterfront (DW)

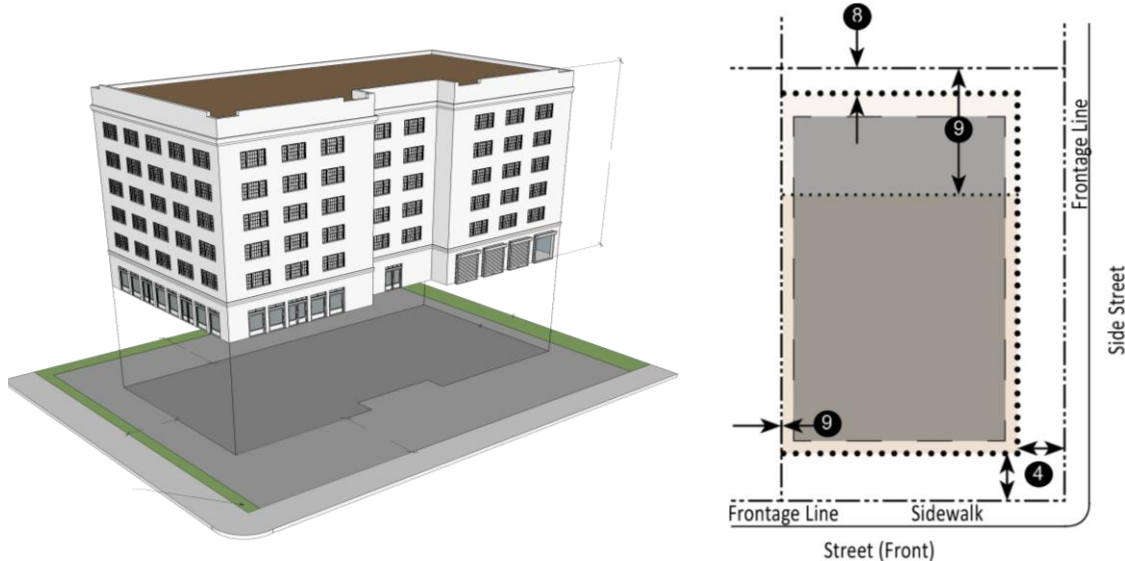


Purpose: the DW district applies to specific areas within the Downtown Waterfront category of the Future Land Use Plan. This district accommodates certain low impact commercial uses, along with mixed use residential and retail uses, multi-family residential, public facilities, as well as open spaces and access points along the Mobile River.

A. Permitted Uses

See Sec. 64-31 (Use Matrix).

B. Dimensional Standards



District → DW	
Composite Standards → Site 3, 5 or 6, Building C, E	
1	Lot area (min) n/a
2	Density (max) 80 du/ac
3	Coverage (max) 75%
4	Height (max) 100 feet
5	Front yard (min) 0 feet
6	Front yard (max) 36 feet
7	Frontage Buildout (min) 50%
8	Side yard (min) n/a
9	Rear yard (min) 5 feet
10	Rear yard (minimum from OHWL of Mobile Bay)) 35 feet
11	Landscaping percent (min) 5%
12	Common civic space (min) 10%

Notes: "min" = minimum required | "max" = maximum allowed | "ac" = gross acres. Coverage applies only to lots exceeding 4,000 sf. Buildings may retain up to 24' of frontage for vehicular access to the rear of the property, and the required frontage buildout is reduced to accommodate any vehicular access up to 24'. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre is counted toward required landscaping.

Sec. 64-21 Corridor-Traditional (CT)

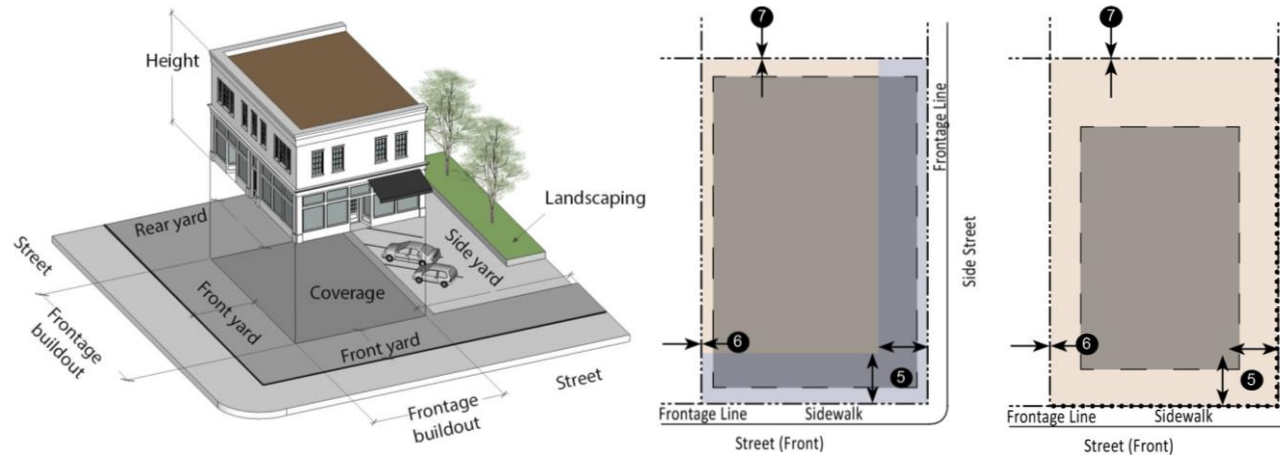


Purpose: the CT districts implement the Traditional Corridor (TC) category of the Future Land Use Plan. These districts are located primarily east of I-65, serving as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



District →		CT(A)	CT(B)
Composite Standards →		Site 3, Building C	Site 4, Building D
1	Lot area (min)	n/a	n/a
2	Density (max)	15 du/ac	10 du/ac
3	Coverage (max)	90%	70%
4	Height (max)	48 feet	36 feet
5	Front yard (min)	0 feet	0 feet
	Front yard (max)	18 feet	36 feet
	Frontage Buildout (min)	80%	70%
6	Side yard (min)	n/a	n/a
7	Rear yard (min)	n/a	n/a
8	Landscaping percent (min)	FT/5%	12%
9	Common civic space (min)	n/a	4%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Coverage applies only to lots exceeding 4,000 sf. Civic buildings are exempt from build-to and frontage buildout requirements. Buildings may retain up to 24' of frontage for vehicular access to the rear of the property, and the required frontage buildout is reduced to accommodate any vehicular access up to 24'. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre and may count toward required landscaping.

Sec. 64-22 Corridor-Mixed (CM)

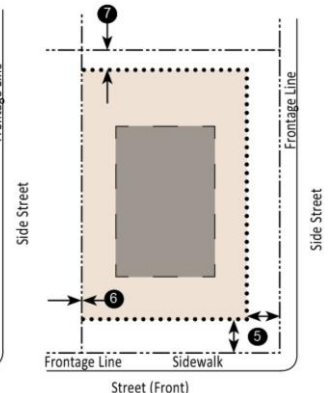
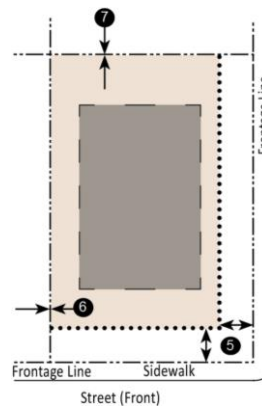
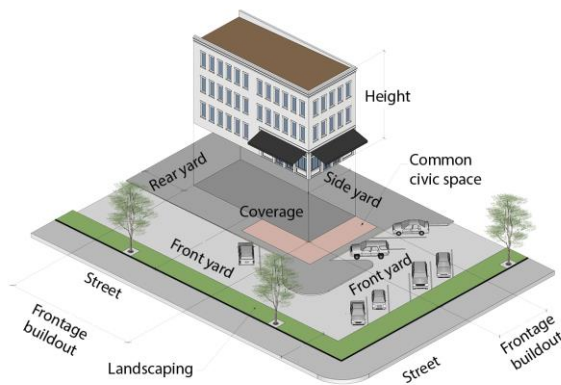


Purpose: the CM districts implement the Mixed Commercial Corridor (MCC) category of the Future Land Use Plan. These include transportation corridors west of I-65 serving primarily low-density (suburban) residential neighborhoods. These districts include a wide variety of retail, services and entertainment uses.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



	District →	CM(A)	CM(B)
	Composite Standards →	Site 4, Building C or D	Site 5, Building C or D
1	Lot area (min)	n/a	n/a
2	Density (max)	n/a	n/a
3	Coverage (max)	60%	50%
4	Height (max)	45 feet	45 feet
5	Front yard (min)	12 feet	12 feet
6	Side yard (min)	n/a	n/a
7	Rear yard (min)	n/a	5 feet
8	Landscaping percent (min)	15%	20%
9	Common civic space (min)	4%	8%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres. Coverage applies only to lots exceeding 4,000 sf. "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Civic buildings are exempt from build-to and frontage buildout requirements. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre.

Sec. 64-23 Commercial-Warehouse (CW)

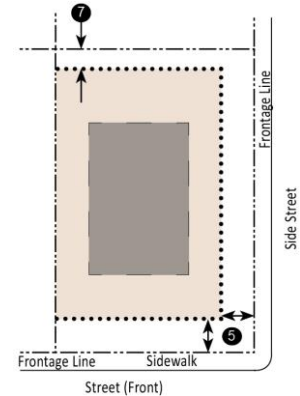
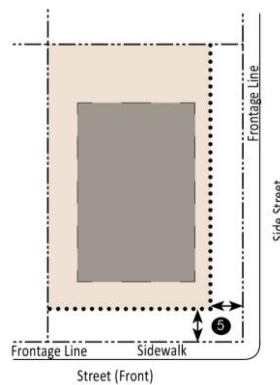
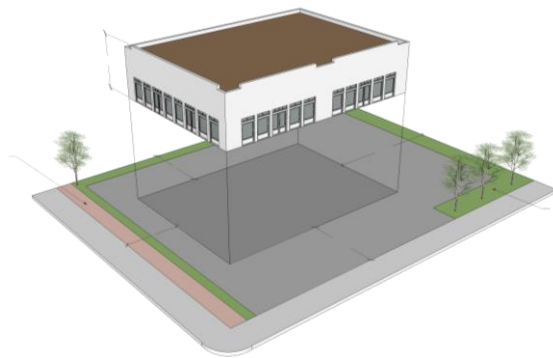


Purpose: the CW districts implement the Mixed Commercial Corridor (MCC) and Light Industry (LI) categories of the Future Land Use Plan. These include transportation corridors currently devoted to warehouse-type uses, and areas with access to transportation corridors that service Mobile's port and shipping economy. This section establishes two Commercial-Warehouse (CW) districts: CW(A), for less intensive warehouse buildings with smaller building sizes; and CW(B), with no restrictions on building size but with increased open space and landscaping.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



District →		CW(A)	CW(B)
Composite Standards →		Site 4, 5, or 6 Building C, D, E or F	Site 4, 5, or 6 Building C, D, E or F
1	Lot area (min)	n/a	n/a
2	Density (max)	n/a	n/a
3	Coverage (max)	60%	50%
4	Height (max)	45 feet	45 feet
5	Building size(max)	40,000 sf GFA	n/a
6	Front yard (min)	12 feet	12 feet
7	Side yard (min)	n/a	n/a
8	Rear yard (min)	n/a	5 feet
9	Landscaping percent (min)	15%	20%
10	Common civic space (min)	4%	8%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres. Coverage applies only to lots exceeding 4,000 sf. "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre.

Sec. 64-24 Maritime (MM, ML, and MH)

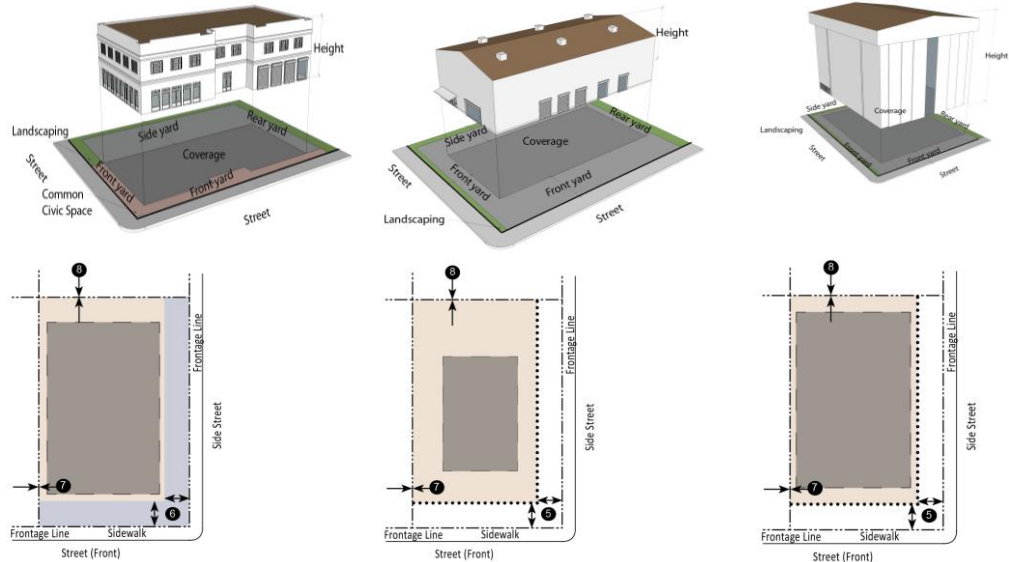


*Purpose: The M districts implement the Heavy Industry (HI) and Downtown Waterfront (DW) categories of the Future Land Use Plan. These include transportation corridors currently devoted to warehouse-type uses, and areas with access to transportation corridors that service Mobile's port and shipping economy. The M Districts protect deepwater resources by limiting the range of industrial uses. This section establishes three (3) Maritime (M) districts: (1) **Maritime Mixed Use (MM)**, which allows a mix of marine-oriented residential, commercial and recreational uses, subject to composite design standards; (2) **Maritime Light (ML)**, which includes maritime supporting, commercial uses within the Downtown Waterfront (DW) future land use category, and maritime light industrial and support activities that occur adjacent to water dependent uses, all of which are removed or buffered from residential uses; and (3) **Maritime Heavy (MH)** accommodates maritime, water-dependent uses within portions of the Downtown Waterfront (DW) future land use category. These include maritime industrial and port activities, with access to existing rail lines.*

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



	District →	MM	ML	MH
	Composite Standards →	Site 3, Building C	Site 5 or 6, Building E or F	Site 5 or 6, Building E or F
1	Lot area (min)	n/a	n/a	n/a
2	Density (max)	10	n/a	n/a
3	Coverage (max)	75%	50%	75%
4	Height (max)	45 feet	100 feet	200 feet
5	Front yard (min)	0 feet	12 feet	12 feet
6	Front yard (max)	12 feet	n/a	n/a
7	Side yard (min)	n/a	n/a	n/a
8	Rear yard (min)	n/a	n/a	n/a
9	Landscaping percent (min)	12%	12%	12%
10	Common civic space (min)	12%	not applicable	n/a

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres. Coverage applies only to lots exceeding 4,000 sf. "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Common civic space is calculated as a percent of gross lot area, and applies only to sites exceeding 1 acre.

Sec. 64-25 Light Industrial (IL)

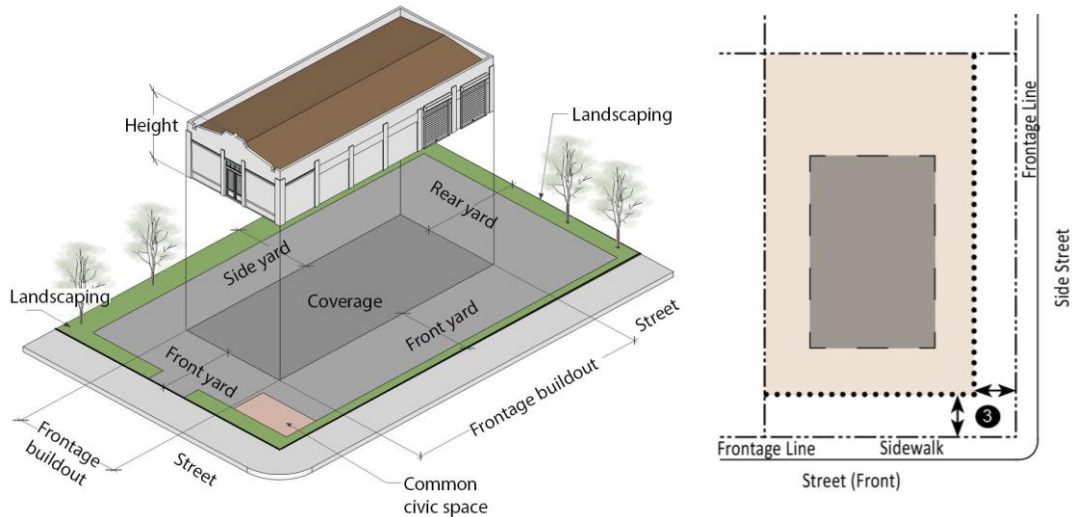


Purpose: the IL districts implement the Light Industry (LI) category of the Future Land Use Plan. These accommodate a variety of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



Composite Standards →		Site 5, Building E or F
1	Coverage (max)	50%
2	Height (max)	45 feet
3	Front yard (min)	12 feet
4	Landscaping percent (min)	12%

Notes: "min" = minimum required | "max" = maximum allowed | "ac" = gross acres | "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-56) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Common civic space is calculated as a percent of gross lot area.

Sec. 64-26 Heavy Industrial (IH)

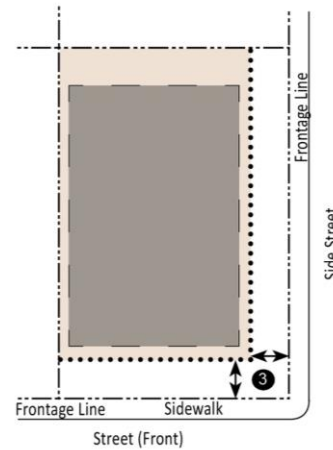
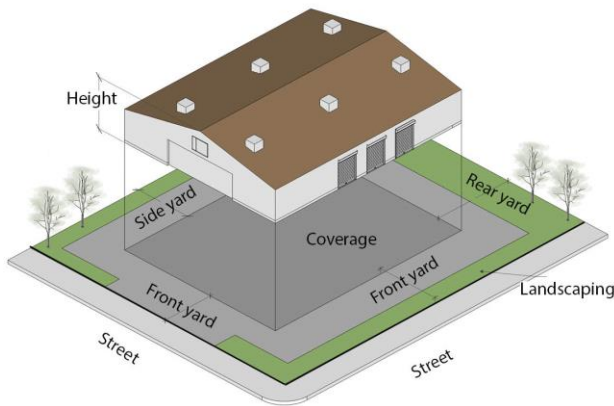


Purpose: the IH districts implement the Heavy Industry (HI) category of the Future Land Use Plan. These include high-impact industrial activities that are removed or buffered from residential and commercial uses.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



Composite Standards →		Site 5 or 6, Building E or F
1	Coverage (max)	75%
2	Height (max)	100 feet
3	Front yard (min)	12 feet
4	Landscaping percent (min)	12%

Notes: "min" = minimum required | "max" = maximum allowed | ac = gross acres.

Sec. 64-27 Public-Institutional (P)

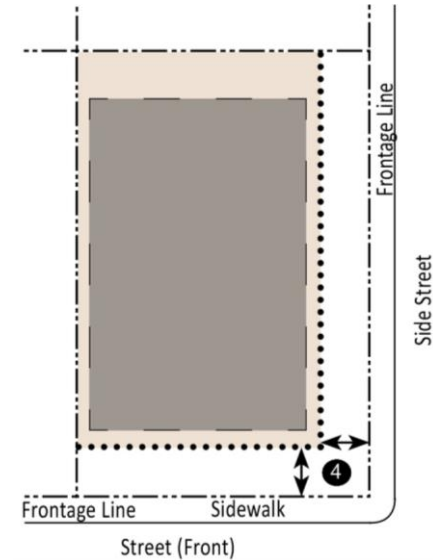
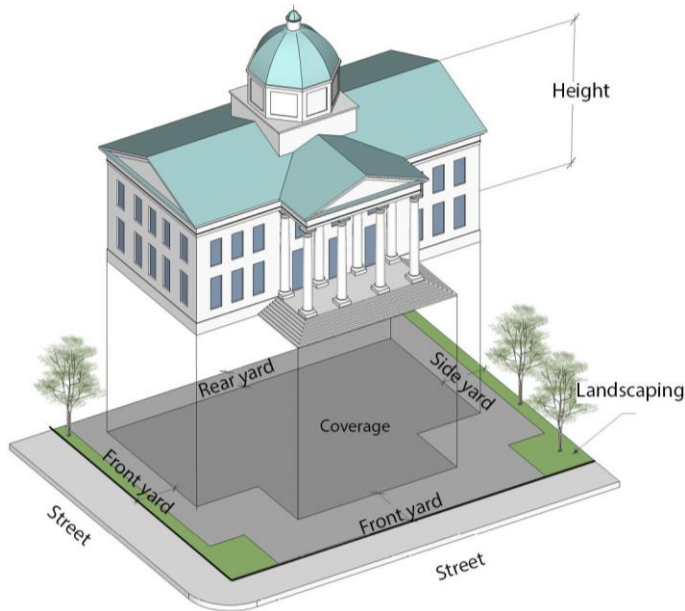


Purpose: the P districts implement the Institutional Land Use (INS) category of the Future Land Use Plan. land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity.

A. Permitted Uses

See Sec. 64-31 (Use Table).

B. Dimensional Standards



Composite Standards →		Site 5 or 6, Building E or F
1	Lot area (min)	n/a
2	Coverage (max)	75%
3	Height (max)	n/a
4	Front yard (min)	12 feet
5	Front yard (max)	n/a
	Side yard (min)	n/a
6	Rear yard (min)	n/a
7	Landscaping percent (min)	12%

Notes: "min" = minimum required | "max" = maximum allowed | ac" = gross acres.

Sec. 64-28 Neighborhood Conservation Overlay Districts (O)



Purpose: This section establishes overlay districts to implement area plans. Area plans are detailed plans focused on a portion of the city such as a special district, a neighborhood, or corridor.

A. Applicability

1. This section establishes overlay districts for the following areas, with the district symbol as indicated below:

Overlay District	Symbol	Reference
Africatown Overlay	O-AF	⇔ Appendix A, § 64-201
Peninsula Overlay	O-PE	⇔ Appendix A, § 64-202
Spring Hill Overlay	O-SH	⇔ Appendix A, § 64-203

2. The boundaries of each overlay district are established in the Zoning Map.

B. Standards

1. Each overlay district establishes dimensional, design and development standards that supplement the base zoning district regulations.
2. The standards for uses and development for each overlay district are established in Appendix A to this Chapter.
3. To the extent that a standard in an overlay district conflicts with a standard in the base zoning district or another standard in this Chapter, the overlay district standard controls.

Sec. 64-29 Planned Development (PD)



Purpose: the Planned Development district accommodates master planned development that cannot feasibly comply with the standards in any of the other zoning districts, and that demonstrates a high degree of design quality or accomplishes an important public purpose.

A. Applicability

1. This section establishes Planned Development districts that are applied at the request of a property owner.
2. An application for PD rezoning must include the following minimum contiguous land area:
 - (a) Areas east of I-65 and north of I-10: 5 acres, and
 - (b) Areas west of I-65 or south of I-10: 10 acres.

B. Generally

- ⇔ *The procedures for approving a PD rezoning are established in Article IV, § 64-77 (Rezoning and Text Amendments). A PD rezoning requires a concept plan approval at the time of rezoning, followed by a final development plan to be approved by the Director.*
1. The PD District is not available to reduce standards and requirements for development that occurs under the base zoning districts.
 2. The "PD" District is available in any future land use category, and provides a discretionary review process for projects that use alternative ways to implement the policies of Map for Mobile.

C. Permitted Uses

The uses permitted in the "PD" are established as a condition of rezoning.

D. Dimensional and Design Standards

1. Development and performance standards for the PD zoning district shall be established as a condition of rezoning approval.
2. The following otherwise applicable zoning standards and regulations shall be established as part of rezoning application and concept plans [⇔ *submittal requirements for rezoning application and concept plans are established in Art. XII, Sec. 64-194 (Application Checklists)*]:
 - (a) Permitted and prohibited uses,
 - (b) density,
 - (c) lot size,
 - (d) coverage,
 - (e) setbacks,
 - (f) building height,
 - (g) open or civic space,

- (h)** off-street and on-street parking and loading,
 - (i)** signs,
 - (j)** screening, landscaping or buffering,
 - (k)** building design,
 - (l)** site design,
 - (m)** tree preservation,
 - (n)** project phasing, and
 - (o)** compatibility standards.
- 3.** The submittal by the developer and the approval by the City of concept plans is a firm commitment by the developer that development will comply with the approved plans.

Sec. 64-30 Historic District Overlay (HO)



Purpose: the City of Mobile has worked vigorously to protect and enhance its numerous historic resources. Many of the city's historically significant properties have been restored and maintained Through the enactment of the historic preservation maintenance ordinance and minimum housing codes. However, vacant structures and underutilized land within these historic districts remain. To encourage more development activity, the historic district overlay (HDO) promotes and encourages development within the city's historic districts and other identified areas.

The historic district overlay (HDO) establishes flexible land development requirements that preserve and maintain the existing character of historically significant areas by formulating site development standards that:

- allow compatible or similar development within the city's historic districts and other defined areas; and*
- simplify and streamline the review and approval process by reducing the necessity for variances and waivers.*

The site design elements to be addressed by the HDO deal specifically with guidelines formulated for the "building envelope" (i.e. setbacks, site coverage, and building height requirements).

A. Applicability

The regulation and criteria set forth in this section apply only to the zoning district's dimensional standards. It does not apply to standards establishing permitted, conditional or prohibited land uses, or the development standards established in Article IV (including trees, landscaping, parking, or buffers).

B. Permitted Uses

See Sec. 64-31 (Use Table).

C. Dimensional Standards

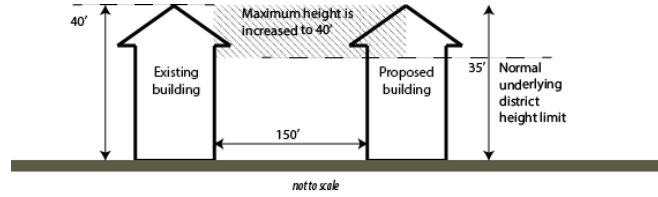
The following dimensional standards apply to structures located in the Historic District Overlay Boundary (see Historic District Boundary Map, Appendix C). If there are no existing buildings within 150 feet of the proposed development, then the dimensional standards are determined using the dimensions and placement of the buildings on the next adjoining block within the HO district.

[⇔ *Note: the Historic District Guidelines may apply and supersede the requirements of Art. II and III.*]

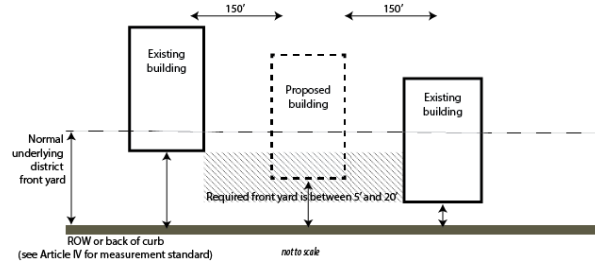
[DIMENSIONAL STANDARDS CONTINUED ON NEXT PAGE]

Article II Zoning Districts | *Sec. 64-30 Historic District Overlay (HO)*

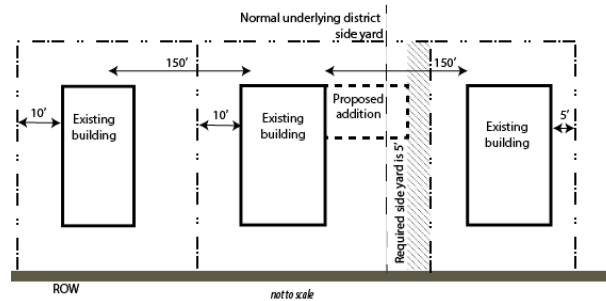
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|---|------------------------------|---|
| 1 | Lot area (<i>min</i>) | See underlying zoning district |
| 2 | Coverage (<i>max</i>) | 50% (except for lots zoned NC-1, CM, IL and IH). Where existing buildings on adjacent lots exceed this amount, the coverage requirement shall increase to the average of the adjacent lots. If one of the adjacent lots is vacant, the coverage requirement will increase to the coverage of the adjacent lot that is not vacant. |
| 3 | Height (<i>max</i>) | No higher than the highest building on the same side of the street within 150 feet of both sides (exclusive of right-of-way) of the proposed building site (except for lots zoned CM, IL or IH). |



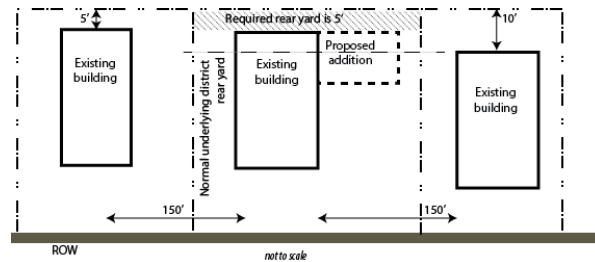
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|---|------------------------------------|---|
| 4 | Front yard (<i>min-max</i>) | The front yard shall be no greater or lesser than the setback of those structures on the same side of the street within 150 feet of both sides (exclusive of right-of-way) of the proposed building site. |
|---|------------------------------------|---|



- | | | |
|---|-------------------------------|---|
| 5 | Side yard (<i>min</i>) | <ul style="list-style-type: none"> At least the side yards of those structures on the same side of the street within 150 feet of both sides (exclusive of right-of-way) of the proposed building site. Additions to an existing structure may align with the existing building. For corner lots, side yards on side streets may be no less than the side yard setback of the other corner lots, along the same side street, at the same intersection. If there is no structure by which to measure, then the setback requirements of section 64-54.A.3 shall apply. |
|---|-------------------------------|---|



- | | | |
|---|-------------------------------|---|
| 6 | Rear yard (<i>min</i>) | <ul style="list-style-type: none"> At least the rear yards of those structures on the same side of the street within 150 feet of both sides (exclusive of right-of-way) of the proposed building. An addition to an existing structure may align with the existing building. If a side or rear setback is less than five (5) feet from the property line, gutters and downspouts shall be provided. |
|---|-------------------------------|---|



Notes: "min" = minimum required | "max" = maximum allowed | ac" = gross acres.

Sec. 64-31 Use Table



Purpose: This section identifies the uses permitted in each zoning district family, and how those uses are permitted (i.e., by right or as a conditional use). Each use is defined in Article X (Definitions & Rules of Interpretation).

A. Permitted uses

The Use Table (see Table 64-42-1) establishes uses permitted within each zoning district, and how they are permitted. The uses permitted in each of the zoning districts established in this Article are defined as follows:

P	Allowed By Right	Uses in the Use Table identified by "P" in any column are permitted by right in that particular district subject to the conditions specified in Article VI or elsewhere in this Chapter.
C	Conditional Uses	Uses in the Use Table identified by "C" in any column are permitted only if a conditional use permit is approved authorizing the use (see Article V, Procedures). Conditional uses are also subject to any conditions and limitations specified in Article VI or imposed as a condition of conditional use permit approval. See Article XII for application information.
A	Accessory	Uses in the Use Table identified with an "A" are permitted only as an accessory use to another use that is permitted as a by right or conditional use in the applicable district.
	Not Permitted	Uses in the Use Table identified by a blank cell are not permitted in that particular district.
	Uses not listed	<p>If a requested use is not specifically listed in the Use Table, the Director shall determine whether the use is permitted by right or as a conditional use. This determination shall be based upon the similarity in nature and character to one or more uses that are listed in the Use Table. In making this determination, the Director may refer to the following factors as guidance:</p> <ul style="list-style-type: none"> • Whether the use has similar visual, traffic, environmental and similar impacts as an expressly listed use. The Director may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use, or • Whether the use is within the same industry classification as another permitted use. In making this determination, the Administrator may refer to the most recent edition of the <i>North American Industry Classification Manual</i> (Executive Office of the President, Office of Management and Budget, 2017) ("NAICS"). If the use is not defined in the NAICS, the Administrator may refer to the American Planning Association, <i>Land-Based Classification Standards LBCS Tables</i> (April 1, 2001).

⇒ *This decision is appealable to the Board of Adjustment (see Article V)*

B. Compliance with District Requirements

1. Any by-right, conditional or accessory use permitted in any district must comply with the requirements of the district in which it is located unless the Board of Adjustment approves a variance from those requirements.
2. Every use in any district other than RL, IL or IH, or as specifically noted in the Use Table, shall be conducted entirely within a completely enclosed structure (except for accessory uses).

Article II Zoning Districts | Sec. 64-31 Use Table

Table 64-42-1 Use Table

Residential – Commercial / Mixed Use Districts									
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. VI)									
	Use Category	RL	RM	NC-T	NC-S	DC	CT	CM	CW
Residential									
Residences									
	Dwelling, single-family detached	P	P				P		
	Accessory dwelling unit	A	A				A		
	Apartment House	P	P	P		P	P		
	Cottage Court	P	P				P		
	Dwelling, two-family (duplex)		P				P		
	Dwelling, Multi-Family		P	P			P		
	Live/Work Dwelling	C	P	P		P	P		
	Manufactured home	P							
	Manufactured Housing Land Lease Community	C							
	Mobile home								
	Townhouse / Row house		P	P		P	P		
	Zero lot line home	P	P						
Group Living:									
	Rooming and Boarding		C						
	Community housing							C	P
	Community residential facility	P	P	P		P	P	P	P
	Life care or continuing care services		C	C		P	P	P	P
	Retirement home or elderly housing		P	C			P		
	Residential Care Facilities		C			P	P	P	P
Lodging / Short-Term Rental									
	Bed and breakfast	C	C	P		P	P	P	
	Hotel / Motel			C		C	C	P	p
	Recreational vehicle park							P	C
	Short-term rental*	C	P						
Commercial / Mixed Use									
Animal Services:									
	Animal hospital (indoor)			P		P	P	P	P
	Animal services, generally							P	C
Day Care:									
	Adult day care		C	C		P	P	P	P
	Child Day Care		C	C		P	P	P	P
Financial Services:									
	Automated teller machine, stand alone			C		A	C	P	
	Financial institution			P		P	P	P	p
	Alternative Financial Service Provider*							P	P
Food & Beverage Sales / Service:									
	Bar / Lounge*			C		P	P	P	P
	Farmers market		C	P		P	P	P	
	Food preparation					P	P	P	p
	Grocer			P		P	P	P	P
	Mobile vendor			C					
	Restaurant	C		P		P	P	P	P
	Restaurant, drive-in							P	P
	Restaurant, drive-thru*			C		P	C	P	P
	Seafood Processing								
	Snack or beverage bars			P		P	P	P	P
Mixed Use:									
	Mixed use building			P		P	P	P	p
Office, Business & Professional:									
	Office			P		P	P	P	P
Personal / Business services:									
	Bail bond services							P	
	Building maintenance services							C	P
	Business support services			P		P	P	P	p
	Courier, messenger and delivery services			P	P	P	P	P	P
	Day Labor Service					P		P	P
	Funeral & interment services				P	P	C	P	P
	Crematorium							P	
	Linen/Uniform Supply					P		P	P
	Maintenance & repair services					P	C	P	P
	Personal services			P	P	P	P	P	P
	Dry Cleaning			P	P	P		P	P
Retail sales:									
	Convenience store			P	P	P	P	P	P
	Convenience store (with gasoline sales)				P	P	C	P	P
	Hardware / home improvement stores and building materials				P	P		P	P
	Machinery and Equipment Rental and Leasing					P		P	P
	Manufactured Home Dealers							P	P
	Nonstore retailers			P	P	P	P	P	P
	Nursery/Horticulture/Farm Supply				P	P		P	P
	Retail, general			P	P	P	P	P	P
	Package Store (Liquor)			P	P	P	P	P	P
Automotive:									
	Auto repair					P		P	P
	Truck repair							P	P
	Automobile / Light Truck / RV / Personal Water Craft / Motorcycle dealership				P	P		P	P
	Heavy truck / farm equipment / construction equipment dealer								P
	Car Wash				P	P	C	P	P
	Gasoline sales*				P	P	C	P	P

Article II Zoning Districts | Sec. 64-31 Use Table

Residential – Commercial / Mixed Use Districts									
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. VI)									
	Use Category	RL	RM	NC-T	NC-S	DC	CT	CM	CW
	Gasoline sales, without repair*				P	P	C	P	P
	Truck stop							P	P
Public/Civic/Institutional Assembly:									
	Cemetery/mausoleum	C	C				C	P	
	Religious land use	C	P	P	P	P	P	P	P
	Exhibition, convention, or conference facility					P		P	C
	Club or lodge (private)	C	C	C	P	P	P	P	P
Government / Non-Profit:									
	Armory							C	C
	Correctional Facilities								C
	Vehicle / equipment maintenance facility								C
	Public Safety Facility	C	C	P	P	P	P	P	P
	Social assistance, welfare, and charitable services			P	P	P	P	P	P
	Postal services			P	P	C	C	C	P
Education:									
	Business college / technical school			C	P	P	P	P	P
	Vocational school								P
	School (public or private)	C	C	C	C	C	C	C	C
	Personal instructional services			P	P	P	P	P	P
Maritime:									
	Kayak / Canoe Launch	C	C	C	C	C			
	Marina / Port								P
	Marine supply and chandlerly								P
	Port Storage or Warehouse								P
Medical:									
	Hospital			C	P	P	C	P	P
	Clinic, dental or medical*			P	P	P	P	P	P
Arts, Entertainment, & Recreation:									
	Adult entertainment enterprise*							P	P
	Amphitheater								C
	Art Studio	C	C	P		P	P	P	P
	Civic Space	C	C	C	C	C	C	C	P
	Cultural facility	C	C	P	C	P	P	P	P
	Entertainment facility			C	C	P	C	P	P
	Health/fitness club			P	C	P	P	P	P
	Recreational Facility, Indoor			C	C	P	C	P	P
	Recreational Facility, Outdoor or Major	C	C	C	C	P	P	P	P
	Night club*			P	P	P	C	P	P
	Theater			P	P	P	C	P	P
	Youth organization camp	C	C						
Industrial / Production Manufacturing & Employment:									
	Contractor								C
	Data Processing, Hosting, and Related Services (including data centers)				C	P		C	P
	Industrial Launderer								P
	Manufacturing, General							C	C
	Manufacturing, Light						C	C	P
	Media Production					P		C	P
	Mining & quarrying								
	Oil and mining support activities								
	Research and development						C	C	C
	Stone cutting								P
Warehousing, Storage & Distribution:									
	Building and landscaping materials supplier							C	P
	Float Barn								P
	Freight depot (railway and truck)							C	P
	Machinery and heavy equipment sales and service							C	P
	Self-service storage facility						C	P	P
	Oil & gas storage*								
	Outdoor storage							C	P
	Vehicle towing and storage facility								P
	Wholesale distribution, warehousing and storage								P
	Wholesale distribution, warehousing and storage (less than 40,000 sf GFA)							C	P
Infrastructure Transportation / Parking:									
	Ground passenger transportation (e.g. taxi, charter bus)							P	C
	Heliprot / miscellaneous air transportation					C		P	C
	Parking facility*			C	P	P	C	P	P
	Passenger depot						C	C	C
	Railroad facilities						C	P	C
	Railroad right-of-way	C	C				C	C	C
	Transit shelter	C	P	P	P	P	P	P	P
Utilities:									
	Utility, Minor	C	C	C		C	C	P	P
Communications facilities:									
	Communications facility								P
	Telecommunications Facility*			C	C	C	C	C	P
	Weather or environmental monitoring station	C	C	P	P	P	P	P	P
Waste-related:									
	Recycling transfer station							C	P
Agriculture									
	Agriculture & Forestry	C							

Article II Zoning Districts | *Sec. 64-31 Use Table*

Residential – Commercial / Mixed Use Districts									
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. VI)									
Use Category	RL	RM	NC-T	NC-S	DC	CT	CM	CW	
Community garden	P	P	P	P	P	P	P		
Community Supported Agriculture	C	C	C	C	C	C	C		
Greenhouse							C		C
Accessory									
Accessory building or structure	A	A	A	A	A	A	A	A	A
Accessory dwelling unit*	A	A							
Accessory schools		A	A		A				
Accessory retail and personal service, office, or recreational use	A	A	A		A	A	A		
Accessory use (generally)	A	A	A		A	A	A	A	
Caretaker or guard			A		A	A	A		
Construction yard	A	A	A		A	A	A	A	
Dumpster*	A*	A	A	A	A	A	A	A	A
Fences and walls*	A	A	A	A	A	A	A	A	A
Home occupation*	A	A	A		A	A	A	A	
Mechanical equipment*	A	A	A	A	A	A	A	A	A
Parking garage, private*	A	A	A		A	A	A	A	
Pharmacy, accessory			A		A	A	A		
Recreational facility, accessory			A		A	A	A		
Recycling drop-off center		A	A		A	A	A	A	A
Sign, Generally*	A	A	A		A	A	A		
Sign, Banner*			A		A	A	A		
Sign, Menu Board*						A	A		
Sign, Off-Premise*						A	A	A	A
Swimming pool	A	A	A	A	A	A	A	A	A
Wharf and dock shed									A
Miscellaneous									
Adaptive Reuse*	P	P	P	P	P	P	P	P	P
Temporary Uses*	U	U	U	U	U	U	U	U	U

Article II Zoning Districts | Sec. 64-31 Use Table

Industrial / Employment Districts						
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. VI)						
Use Category	MM	ML	MH	IL	IH	P
Residential						
<i>Residences</i>						
Cottage Court	C					
Dwelling, Multi-Family	P					
Live/Work Dwelling	P	C				
Townhouse / Row house	P					
Lodging / Short-Term Rental						
Hotel / Motel	P	P				
Recreational vehicle park	P					
Commercial / Mixed Use						
<i>Animal Services:</i>						
Animal services, generally				P	P	
<i>Financial Services:</i>						
Financial institution	P			P	P	A
<i>Food & Beverage Sales / Service:</i>						
Bar / Lounge*	P	P				
Farmers market	P	P				
Food preparation		P				
Grocer	P	P				
Mobile vendor	P	P	P			
Restaurant	P	C	C			
Restaurant, drive-in				P		
Seafood Processing	P	P	P			
Snack or beverage bars	P	P	P	P		
<i>Mixed Use:</i>						
Mixed use building	P	P		P		
<i>Office, Business & Professional:</i>						
Office	P	P	P	P	P	P
<i>Personal / Business services:</i>						
Bail bond services	C	P	C			
Building maintenance services		P	P	P	P	
Business support services	P	P	P	P		
Courier, messenger and delivery services	P	P		P		
Day Labor Service		P	P	P	P	
Crematorium				P	P	
Linen/Uniform Supply				P	P	
Maintenance & repair services		P	P	P	P	
Personal services				P	P	
Dry Cleaning				P	P	
<i>Retail sales:</i>						
Convenience store	P			P	P	
Convenience store (with gasoline sales)	P			P	P	
Hardware / home improvement stores and building materials				P	P	
Machinery and Equipment Rental and Leasing		P	P	P	P	
Manufactured Home Dealers				P		
Nonstore retailers	C			P	P	
Retail, general	P					
Package Store (Liquor)	P					
<i>Automotive:</i>						
Auto repair				P	P	
Truck repair				P	P	
Automobile / Light Truck / RV / Personal Water Craft / Motorcycle dealership				P	P	
Heavy truck / farm equipment / construction equipment dealer				P	P	
Car Wash				P		
Gasoline sales*				P	P	
Truck stop				P	P	
Public/Civic/Institutional						
<i>Assembly:</i>						
Religious land use	C			P		
Exhibition, convention, or conference facility	P					
Club or lodge (private)	P			P		
<i>Government / Non-Profit:</i>						
Armory				P	P	P
Correctional Facilities				C	P	P
Vehicle / equipment maintenance facility				P	P	
Public Safety Facility	P	P	P	P	P	P
Social assistance, welfare, and charitable services						
Postal services	C		C	C	C	P
<i>Education:</i>						
Business college / technical school						
Vocational school		P	P	P	P	
School (public or private)						P

Article II Zoning Districts | Sec. 64-31 Use Table

Industrial / Employment Districts							
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. VI)							
	Use Category	MM	ML	MH	IL	IH	P
Maritime:							
	Kayak / Canoe Launch	P	C				P
	Marina / Port	C	P		P	P	P
	Marina / Port, Public	C					
	Marine Cargo Handling and Dry Dock Services			P			
	Marine Freight Transportation			P			
	Marine Navigational and Other Services			P			
	Marine Passenger Transportation		C				
	Marine supply and chandlery	C	P	P	P	P	
	Port Storage or Warehouse	C	P	P	P	P	
	Public Boat Launch	P	C	C	C	C	P
Arts, Entertainment, & Recreation:							
	Amphitheater	C					P
	Art Studio	P					
	Civic Space	P		C	C	C	P
	Cultural facility	P					P
	Entertainment facility	P					
	Health/fitness club	P					
	Recreational Facility, Indoor	P					
	Theater	P					
	Youth organization camp						P
Industrial / Production							
Manufacturing & Employment:							
	Boat Building	C	P	P	C	P	
	Coal Handling Operation*					C	
	Contractor		P	P	P	P	
	Data Processing, Hosting, and Related Services (including data centers)				P	P	
	Industrial Launderer		C		P	P	
	Manufacturing, General		P	P	P	P	
	Manufacturing, Intensive					C	
	Manufacturing, Light				P	P	
	Media Production	P	P		P	P	
	Mining & quarrying					C	
	Oil and gas company (drilling and exploration)		C	C	C	P	
	Oil and mining support activities		P	P	P	P	
	Research and development		P	P	C	P	
	Shipyards		C	P	C	P	
	Stone cutting		P		P	P	
	Welding, Metal Fabrication, and Pipefitting		P	P			
Warehousing, Storage & Distribution:							
	Boat storage facility		P	P			
	Building and landscaping materials supplier		P	P	P	P	
	Float Barn		P		P		
	Freight depot (railway and truck)		P	P	P	P	
	Fuel Distribution					C	
	Petroleum Recovery / Recycling			P			
	Machinery and heavy equipment sales and service				P	P	
	Self-service storage facility				P	C	
	Oil & gas storage*					C	
	Outdoor storage		P	P	P	P	
	Petroleum Recovery			C		C	
	Vehicle towing and storage facility				P	P	
	Wholesale distribution, warehousing and storage		P	P	P	P	
	Wholesale distribution, warehousing and storage (less than 40,000 sf GFA)		P	P	P	P	
Infrastructure							
Transportation / Parking:							
	Airport				P	P	P
	Dredged Material Management Facility			C		C	C
	Ground passenger transportation (e.g. taxi, charter bus)		P		P		P
	Heliport / miscellaneous air transportation				P	P	P
	Parking facility*	C	P		P		P
	Passenger depot		P	P	P	P	P
	Railroad facilities		P	P	P	P	P
	Railroad right-of-way	P	P	P	P	P	P
	Transit shelter	P	P	P	P	P	P
Utilities:							
	Utility, Major				C	C	P
	Utility, Minor	C		C	P	P	P
Communications facilities:							
	Communications facility	P	P		P	P	
	Telecommunications Facility*	C	C	P	P	P	P
	Weather or environmental monitoring station	P	P	P	P	P	P
Waste-related:							
	Composting facility				P	P	
	Hazardous waste disposal					C	
	Hazardous waste transfer					C	
	Junkyard					C	
	Recycling plant				P	P	
	Recycling transfer station			C	P	P	
	Remediation Services				C	P	
	Solid waste disposal					C	
	Solid waste facility					C	
	Solid waste transfer					C	
	Waste Management Services, Other				C	P	

Article II Zoning Districts | *Sec. 64-32 to*

Industrial / Employment Districts							
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. VI)							
	Use Category	MM	ML	MH	IL	IH	P
Agriculture							
	Agriculture & Forestry				P	P	P
	Community garden						P
	Community Supported Agriculture						C
	Greenhouse				P	P	
Accessory							
	Accessory building or structure	A	A	A	A	A	A
	Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A
	Accessory use (generally)	A	A	A	A	A	A
	Caretaker or guard				A	A	A
	Construction yard				A	A	A
	Dumpster*	A	A	A	A	A	A
	Fences and walls*	A	A	A	A	A	A
	Home occupation*						
	Mechanical equipment*	A	A	A	A	A	A
	Parking garage, private*				A	A	A
	Pharmacy, accessory						
	Recreational facility, accessory				A	A	
	Recycling drop-off center				A	A	A
	Sign, Generally*				A	A	A
	Sign, Banner*				A	A	A
	Sign, Menu Board*				A		
	Sign, Off-Premise*				A	A	
	Swimming pool	A	A	A	A	A	A
	Wharf and dock shed	A	A	A			
Miscellaneous							
	Adaptive Reuse*	P	P	P	P	P	P
	Temporary Uses*	U	U	U	U	U	P

Sec. 64-32 **to**

Sec. 64-40 **Reserved.**