

Chapter 64 Unified Development Code

Contents

Article 1	General	1
Sec. 64-1-1	Title	1
Sec. 64-1-2	Purpose	1
Sec. 64-1-3	Authority	1
Sec. 64-1-4	Applicability	1
Sec. 64-1-5	Consistency with Plans.....	1

Article 1 General

Sec. 64-1-1 Title

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

Sec. 64-1-2 Purpose

A. Generally

This Chapter coordinates the City's Zoning requirements to ensure consistency in the application of development regulations and to regulate the kind, character and use of structures and improvements to:

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

Sec. 64-1-3 Authority

A. Zoning Regulations

This Chapter is adopted under authority of Title 11, Chapter 52 of the Code of Alabama.

B. Adoption

The City finds that the requirements for adoption of this Chapter have been fulfilled.

Sec. 64-1-4 Applicability

A. Area of Jurisdiction

This Chapter applies to all land within the corporate limits of the City of Mobile, as such corporate limits currently exist or may exist in the future.

Sec. 64-1-5 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*.