

ARTICLE II
TITLE, JURISDICTION AND PURPOSES

Section 2.1 TITLE

This ordinance and all subsequent amendments, attachments and supplements thereto shall be known and may be cited as the "Zoning Ordinance of the Town of Fort Deposit, Alabama".

Section 2.2 JURISDICTION

This Zoning Ordinance and the Zoning Map shall govern and regulate all land within the town limits of Fort Deposit, Alabama. If additional territory is annexed to the Town of Fort Deposit at a subsequent date, that land shall be zoned A-R Agriculture-Rural Residential District until and unless changed to another zone in accordance with the amendment procedure set forth herein. The Planning Commission shall, within forty-five (45) days of the date of annexation, make a study of the annexed land, hold a public hearing regarding the zoning of said land and recommend the appropriate zoning of the newly annexed land to the Town Council.

Section 2.3 PURPOSES

The zoning regulations and districts as set forth in this Ordinance are made for the purpose of guiding development to meet existing and future needs and to protect, promote and improve the public health, safety, convenience, order, prosperity, and general welfare of the Town of Fort Deposit. In furtherance of these aims, this Ordinance is intended to serve the following purposes:

- 2.3.1 To provide for the establishment of districts within the corporate limits of the Town of Fort Deposit, Alabama.
- 2.3.2 To regulate within such districts the type, height, number of stories and size of buildings and other structures.
- 2.3.3 To regulate within such districts the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population and the use of buildings, structures and land.
- 2.3.4 To insure that these regulations have been made with reasonable consideration, among other things, of the character of each district and its peculiar suitability for particular uses, and with a view of promoting desirable living conditions and the sustained stability of neighborhoods, protecting property against blight and depreciation, securing economy in governmental expenditures, and conserving the value of land, buildings and structures.

- 2.3.5 To lessen congestion in the streets and provide for off-street vehicle parking and off-street loading and unloading of vehicles.
- 2.3.6. To provide for methods of administration of this Ordinance and penalties for the violation thereof.
- 2.3.7 To provide for the establishment of a Board of Adjustment to assist in certain phases of the administration of this Ordinance.