

**ARTICLE III
ESTABLISHMENT OF DISTRICTS**

Section 3.1 DIVISION INTO USE DISTRICTS

To order to classify, regulate and restrict the use of land or the location of buildings and structures designed for specific purposes, and to achieve the intent and purposes of this Ordinance, the Town of Fort Deposit is hereby divided into the following districts:

A-R	Agriculture- Rural Residential District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Multi-Family Residential District
MHS	Manufactured Home Park District
B-1	Neighborhood Business District
B-2	Community Business District
B-3	Highway Business District
B-4	General Business District
M-1	Light Industrial District
M-2	Heavy Industrial District
PUD	Planned Unit Development District

Section 3.2 ZONING MAP

The boundaries of the zoning districts are as shown on the map entitled "Zoning Map of Fort Deposit, Alabama", adopted herewith, which accompanies, and which, with all explanatory matter thereon, is hereby made a part of this Ordinance. The original zoning map, properly attested, shall remain on file in the office of the Town Clerk of the Town of Fort Deposit, Alabama and shall show thereon the date of adoption of said map.

Section 3.3 INTERPRETATION OF DISTRICT BOUNDARIES

The boundaries of the zoning districts are established as shown on the Zoning Map. Unless otherwise shown on said Zoning Map, the boundaries of districts are lot lines, the center lines of streets or alleys or such lines extended, railroad right-of-way lines, or the corporate limit lines as they existed at the time of enactment of this Ordinance.

Where any uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the official Zoning Map, the following rules shall apply:

- 3.3.1 Where district boundaries are indicated as approximately following the center lines or right-of-way lines of streets and alleys, lot lines, stream center lines, property lines, or corporate limit lines, such lines shall be considered to be such boundaries.

- 3.3.2 In subdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearing on the Zoning Map.
- 3.3.3 Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main track(s) of said railroad line.
- 3.3.4 Where physical or cultural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by the preceding rules, the Planning Commission shall interpret the district boundaries.

Section 3.4 USE CATEGORIES

Within each type of zoning district there are two general categories of uses enumerated as follows:

Permitted Uses - uses listed as "Permitted Uses" are permitted by right subject any conditions specified elsewhere in this Ordinance.

Conditional Uses - Uses listed as "Conditional Uses" are permitted upon review and approval by the Planning Commission as being in harmony with the orderly and appropriate development of the district in which the use is located. The Planning Commission's review shall consider the proposed conditional use's specific location as being appropriate in regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities; as not causing undue traffic congestion, or creating a traffic hazard; and as being compatible with adjacent land uses.

Section 3.5 DISTRICT PURPOSES

The purpose and intent of the use districts provided for in this Ordinance are as follows.

A-R Agriculture-Rural Residential District. This district is intended to provide for low-density residential development while allowing the continuation of agricultural or farm uses. It also serves to correlate growth with utility, service and transportation needs until more intensive urban development is warranted.

R-1 Single-Family Residential District. The purpose and intent of this district is to provide for and protect areas of traditional single-family detached dwellings at relatively low densities and free from incompatible land uses.

R-2 Single-Family Residential District. The purpose and intent of this district is to provide for and protect areas of single-family detached dwellings at moderate densities and free from incompatible land uses.

R-3 Multi-Family Residential District. The purpose and intent of this district is to provide areas for attached multi-family dwelling units, free from incompatible land uses.

B-1 Neighborhood Business District. This district is intended to provide locations for limited retail convenience goods and personal service establishments convenient to and serving the needs of adjacent neighborhoods. The trade area of uses in this district is generally less than community wide in extent. Business establishments should be compatible with the character of adjacent residential neighborhoods.

B-2 Community Business District. The purpose and intent of this district is to provide areas for community-wide and regional retail shopping establishments and services, which by their nature, are usually located with convenient access to major traffic arteries. Regulations are designed to establish an appropriate environment for the successful conduct of business for shoppers and to protect concentrations of retail trades and services from incompatible uses. It provides locations for a restricted range of retail businesses and services, offices and other compatible uses where an attractive appearance of buildings and premises is important.

B-3 Highway Business District. The purpose and intent of this district is to utilize the community's land resources along and in the vicinity of major highways and interchange areas in a manner that will provide quality commercial development and reserve such areas for the type of uses that are most appropriate for such location. Regulations are designed to protect retail businesses and services, and other compatible uses where an attractive appearance and major highway access is important.

B-4 General Business District. The intent of this district is to provide locations for a broad range of commercial activities. Generally this district is less restrictive than the Community Business District regarding the kinds of business uses permitted and the regulations imposed on the permitted uses. Uses permitted serve a regional as well as a local market. This district provides suitable locations for business or commercial activities with storage requirements which may not require the maintenance of attractive premises, and which require heavy truck traffic.

M-1 Light Industrial District. The purpose of this district is to provide suitable locations for industrial activities, which are clean, quiet, free from hazardous or objectionable emissions, and do not generate heavy truck traffic. Industrial parks and industries desiring attractive surroundings are encouraged in this District.

M-2 Heavy Industrial District. This district is intended for industrial activities which require special locations due to the employment of heavy equipment or machinery; appearance of premises and structures, generation of heavy truck traffic, and large site requirements.

MHP Manufactured Home Park District. The purpose and intent of the MHP Manufactured Home Park District is to provide appropriate locations for the establishment of manufactured home parks within which space may be leased or rented.