

ARTICLE III. JURISDICTION, ZONING BOUNDARIES, DISTRICTS AND MAPS

Section 300. Jurisdiction.

The requirements of this Zoning Ordinance shall apply within the corporate limits of the Town of Pike Road as they exist at the time of adoption or as the corporate limits may be amended in the future.

All territory that is annexed to the corporate limits shall be considered to be in the AG District until otherwise classified.

Section 301. Districts

For the purposes of this Ordinance Pike Road is divided into: use districts that cover the entire corporate limits and overlay districts that only apply to designated areas. Where use and overlay districts overlap the requirements shall be cumulative. In the event of conflict the more restrictive requirement, whether set by the use or overlay district, shall apply.

301.01. The following use districts are established.

- AG Agricultural District
- RE Residential Estate District
- R-1 Residential District
- B-1 Neighborhood Business District
- B-2 General Business District
- O-I Office & Institutional
- I Industrial District

301.02. The following overlay districts are established.

- FH Flood Hazard
- HD Historic District

301.03. Multiple historic districts with identifying names may be created.

301.04. The boundaries of the above districts are established on the appropriate Zoning Map.

Section 302. Zoning Maps.

302.01. General Map. The boundaries of the above use districts are established as shown on the general Zoning Map of Pike Road. The map shall be identified by name and signature of the Mayor and attested by the Town Clerk. The general map may be used for display and publication.

302.02. Map Atlas. For purposes of maintaining a zoning map with greater detail, a map atlas containing and index and sectional maps may be used. All explanations included on the sectional maps are adopted and made a part of this Zoning Ordinance.

302.03. Overlay District Maps. The boundaries of overlay district maps shall be entered on supplemental zoning maps or be interpreted from maps prepared by other agencies. The overlay district maps shall be identified by name and signature of the Mayor and attested by the Town Clerk. All explanations included on the overlay district maps are adopted and made a part of this Zoning Ordinance.

Section 303. Location and Interpretation of District Boundaries.

The boundaries of zoning districts are shown on the Zoning Map(s). The exact location of district boundaries shall be determined using the following rules.

303.01. Corporate Limits. When district boundaries are indicated as following the corporate limits, the corporate limit lines shall be construed to be the district boundaries.

303.02. Lot Lines. When district boundaries are indicated as following the lot lines, the lot lines shall be construed to be the district boundaries.

303.03. Centerlines. When district boundaries are indicated as following the centerline of streets and alleys, railroads, waterways, or such lines extended, the centerlines or the extensions lines shall be construed to be the district boundaries.

303.04. Parallel Lines. When district boundaries are indicated approximately parallel to corporate limits, lot lines, the center lines of streets and alleys, railroads or waterways, or the extensions of these lines, the zoning district lines shall be construed as being parallel to and at the distance indicated on the Zoning Map. If no dimension is given on the zoning map, the distance shall be determined by use of the scale appearing on the Zoning Map.

303.05. Divisions of Land. When district boundaries divide a lot or land that is less than five acres in area and in single ownership, the district lines, unless specified by dimensions, shall be determined by use of the scale appearing on the Zoning Map. The district regulation applying to the majority of the lot or land area (51% or more) shall only be extended to the entire lot or land by a ruling made by the Zoning Board of Adjustment. Any other interpretations, adjustments or extensions of district boundaries involving two acres or more shall require rezoning.

303.06. Vacated Rights-of-Way. When a public right-of-way for a street, alley or other public land, or a private right-of-way such as a railroad, is officially vacated or abandoned through proper legal procedure as established by the Code of Alabama, 1975 as amended, the district regulations applicable to the property to which the vacated or abandoned land reverted shall apply to the vacated or abandoned land and the district boundary shall be adjusted accordingly without further action.

303.07. Interpretation by Zoning Board of Adjustment. In the case of any uncertainty, the Zoning Board of Adjustment shall, as authorized elsewhere in this Ordinance, determine the exact location of district boundaries.

Section 304.

304.01. Agricultural District (AG).

This District is intended to protect and preserve areas of Pike Road that are presently rural agricultural, or forested in character and use.

The standards developed for these areas are designed to permit development compatible with the preservation of their rural character and agricultural use, while not permanently foreclosing future development.

304.02. Residential Estates (RE)

The intent and purpose of this district is to provide for and protect the quiet and peaceful character of very low density, single family residential development and accessory uses normally necessary and compatible with such use. Regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single family dwellings situated on lots having an area of at least three (3) acres and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

304.03. Residential District (R-1).

The intent and purpose of this district is to provide for and protect the quiet and peaceful character of low to medium density, single family residential development and accessory uses normally necessary and compatible with such use. Regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single family dwellings situated on lots having an area of at least one (1) acre and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

304.04. Neighborhood Business District (B-1)

The intent and purpose of this district is to provide areas for retail trade and personal service enterprises designed to serve surrounding residential neighborhoods in which such uses shall be compatible. Commercial uses within this district shall depend chiefly on the surrounding neighborhoods rather than on the trade areas outside such neighborhoods. This district may also serve as an extension of an established commercial district and act as a zoning district buffer between such commercial district and residential districts. Such districts shall generally be centered at the intersections of arterials and/or collectors and shall be within walking distance of the area neighborhoods. Outside and open storage or display is not permitted. All storage and display shall occur entirely within a fully enclosed building.

304.05. General Business District (B-2)

This district is intended to be located along more dense areas of Highway 231 and certain arterials, primarily principal arterials, and provide goods and services to residents of the Town as well as the surrounding trade area. Because these uses are subject to the public view, which is a matter of important concern to the entire Town, they should provide an appropriate appearance, ample parking, controlled traffic movement, suitable landscaping, and protection for abutting residential areas from the traffic and visual impacts associated with commercial activity. All storage and display shall occur inside a fully enclosed building and/or outdoors behind the front building line. The Planning Commission may required that outdoor storage and display of equipment or merchandise, be surrounded by an opaque screen, the height and location of which shall be determined by the Commission. Vehicular display areas are exempt.

304.06. Office and Institutional District (O-I)

This district is intended to provide areas for the development of public, semi-public and private offices; healthcare and child care facilities; places of worship and special residential development. Such uses are supportive of the surrounding residential community and should gain access via an arterial or major collector road.

304.07. Industrial District (I)

The intent and purpose of this district is to provide areas for the development of limited manufacturing and industrial uses in which land uses are compatible with abutting districts, such as commercial districts, which will serve as transitional zones between the industrial uses and the lower intensity residential uses. Uses permitted in this district shall generate no objectionable odor, smoke, dust fumes, vibration or excessive noise. New limited industrial and related uses shall be located only in areas directly accessible to major roadways or railroads. Outside and open storage is permitted provided that such activities are screened from the public roadway by an appropriate combination of fencing and landscaping, when such storage is located between the front building line and the public roadway. Such storage shall not exceed the height of the screening except in areas behind the front building line. Outdoor operations other than parking are not permitted between the front building line and the public roadway unless such operations are screened from the public roadway.

304.08. Flood Hazard (FH).

This district is intended to account for the presence of flood hazards in and adjacent to the Town of Pike Road and to protect persons and property from flooding. See Flood Damage Prevention Ordinance hereby made a part of this Zoning Ordinance by reference.

304.09. Historic District (HD).

(RESERVED)