

ORDINANCE NO. 03-2003

AN ORDINANCE in pursuance of the authority granted by Title 11, Chapter 52, Articles 1 through 4 inclusive, of the 1975 Code of Alabama, to provide the establishment of districts within the corporate limits of the Town of Pike Road, Alabama; to regulate within such districts the height, number of stories and size of buildings and other structures, the percent 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, and to provide methods of administration of this Ordinance and penalties for the violation thereof.

ARTICLE I. TITLE, PURPOSE AND JURISDICTION.

Section 100. Title.

This Ordinance shall be know as and may be referred to as the *Zoning Ordinance of Pike Road, Alabama,*” and may be cited as the *Zoning Ordinance*. Said Zoning Ordinance includes maps of the Town that depict the boundaries of zoning districts.

Section 101. Purpose.

This Zoning Ordinance has been formulated and adopted to promote the health, safety and general welfare, including progressive growth, convenience and the protection of property values, of the citizens of Pike Road, Alabama, by:

- A.** Providing methods to preserve and maintain a healthful environment for the benefit of present and future generations by providing standards to control the amount of open space and impervious surfaces within a development; to control the intensity of development in areas of sensitive natural resources or natural features in order to reduce or eliminate adverse environmental impacts.
- B.** Controlling and regulating the growth of Pike Road, concentrating development in areas where adequate sewerage facilities, roads, and schools can be provided, and limiting development in areas where these facilities are not and should not be provided.
- C.** Regulating and restricting the location and use of buildings, structures, and land for trade, industry, residences, and other uses.
- D.** Providing standards for all types of dwelling units so that all the people may have access to decent, sound, and sanitary housing.
- E.** Lessening the danger of congestion of traffic on the roads and highways, limiting excessive numbers of intersections, driveways, and other friction

points, minimizing other hazards, and insuring the continued usefulness of all elements of the existing highway system for their planned function.

- F. Securing safety from fire, panic, flood, and other dangers.
- G. Providing adequate privacy, light, and air.
- H. Securing economy in local governmental expenditures.
- I. Conserving property values throughout Pike Road.

Each purpose listed above serves to balance the interest of the general public of Pike Road and those of individual property owners.

Section 102. Jurisdiction.

This Ordinance shall apply to all areas within the corporate limits of the Town of Pike Road, Alabama.

Section 103. Interpretation.

The requirements of this Ordinance shall be interpreted as minimum requirements.

When the requirements imposed by the Zoning Ordinance are either more or less restrictive than comparable requirements in any other applicable ordinance, code or regulation, the provisions that are more restrictive or impose higher standards shall apply.