

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, February 9, 2026, at the regular Gulf Shores City Council meeting, which begins at 4:00 p.m., in the Gulf Shores City Hall Council Chambers, to consider a Zoning Text Amendment – Public Notifications

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE  
TO AMEND ORDINANCE NO. 1584  
(ZONING ORDINANCE) ADOPTED JANUARY 1, 2010,  
AT ARTICLE 3: ADMINISTRATION BY CHANGING CERTAIN LANGUAGE AND  
REWRITING AS REQUIRED  
(ZTA25-09)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON \_\_\_\_\_, as follows:

**Section 1.** That Ordinance 1584 (Zoning Ordinance) adopted January 1, 2010, be and it is hereby amended by **adding** or changing certain language (and deleting ~~striketrough~~ text) and rewriting as follows:

§ 3-8. Procedure for Zoning Newly Annexed Land.

- A. **Prior to the City Council considering the annexation of property into the corporate limits, an applicant shall first request an initial zoning recommendation from the Planning Commission using the pre-zoning process as found in the manner set forth in §3-6 Zoning Amendments and/or the Code of Alabama § 11-52-85 Pre-zoning of Territory Proposed for Annexation by Municipality. Properties with an existing, single-family principal use, shall upon annexation be immediately zoned as follows:**
  - 1. **Initial zoning shall be R-1-1, R-1-2, R-1-3, or R-1-4, based on that which most closely corresponds to the adjacent properties and the minimum lot area in Table 7-1B, unless the pre-zoning process is followed.**

~~Land newly annexed into the City (except that property described in Subsections B and C below) shall be immediately placed into the R-1-4 District. Any change in this district classification shall be made as an amendment to this Ordinance in the manner set forth in §3-6 Zoning Amendments.~~

- B. ~~Those newly annexed lands that previously existed in a Baldwin County Zoning District 30 shall immediately and automatically be rezoned upon annexation from the Baldwin County Zoning classification to a comparable City zoning classification as listed in Table 3-9.~~
- C. ~~Those newly annexed lands that previously existed in Baldwin County Zoning District 25 shall immediately and automatically be rezoned upon annexation from the Baldwin County Zoning classification to a comparable city zoning classification as listed in Table 3-9 and shall be within the Fort Morgan Peninsula Overlay District (see §10-8):~~

- D. ~~Any development, including subdivisions and PUDs approved prior to annexation by the County or City and having prescribed area and dimensional regulations approved therewith, shall be honored by the City for the purpose of issuing Building Permits.~~
- E. ~~The provisions of Subsection C shall be retroactive to April 7, 1993.~~

**Table 3-9: Comparable Zoning for Land Annexed – from Baldwin County**

County Zoning – District 30	City Zoning	County Zoning – District 25	City Zoning
RA, ER	AG	RA, ER	AG
RR, R1(a), R1(b)	R-1-1	RR, R1(a), R1(b)	R-1-2 FM
R2(a)	R-1-2	R2(a)	R-1-2 FM
R2(b)	R-1-3	R2(b)	R-1-3 FM
R3	R-1-4	R3	R-1-4 FM
R4	R-2	R4	R-2 FM
R6	R-3	R6	BT-1 FM
MHP	R-5	MHP	R-5
B1	BN	B1	BN FM
B2	BG	B2	BG-1 FM
B3	BG	B3	BG-2 FM
MR, TR	BT-1	B4, MR, TR	BT-1 FM
OR	OS	OR	OS
M1, M2	IND	M1, M2	IND

**Section 2.** That the Gulf Shores Planning Commission heard this request at its December 16, 2025, meeting, and after holding a public hearing, voted to recommend this amendment.

**Section 3.** That the provisions of this Ordinance are severable and a determination of the invalidity of any portion of this Ordinance shall not affect the validity and enforceability of the remainder of the Ordinance.

**Section 4.** That this Ordinance shall become effective immediately after its adoption and publication as required by law.

Further, notification is given that any citizen or interested party may appear before Council on said date and will be given an opportunity to be heard, or may direct written comments to the City Clerk, c/o Gulf Shores City Hall, P O Box 299, Gulf Shores, AL 36547 or through email at (twaters@gulfshoresal.gov) prior to the meeting.