



CITY COUNCIL AGENDA ITEM

SUBJECT: ZTA25-10 Walking Area Overlay District Zoning Text Amendment

STAFF CONTACT: Andy Bauer, Zoning Administrator

COUNCIL MEETING CYCLE: March 2, 2026, City Council Committee of the Whole

RECOMMENDED COUNCIL ACTION: Staff and the Planning Commission recommend approval of the Zoning Text Amendment as drafted.

BACKGROUND/SUMMARY: The proposed Zoning Text Amendment will modify the definition of Walking Area Overlay District, update the Official City of Gulf Shores Zoning Map to expand the Walking Area Overlay District boundaries, and add a savings clause for existing single-family, and duplex dwellings to allow them to be rebuilt if destroyed.

The goal of the amendment is to expand the Walking Area Overlay District to further implement the recommendations of the Land Use Plan and Vision 2025 Plan to create a dense, mixed-use, pedestrian-oriented downtown district in the beach area. The Walking Area Overlay District is intended to provide supplemental provisions for development within the blocks around the intersection of Gulf Shores Parkway and Beach Boulevard and to transform this area into a mixed-use, pedestrian friendly downtown.

RELATED ISSUES: Not Applicable

PREVIOUS COUNCIL ACTIONS: On June 13, 2005, Ordinance No. 1329 was adopted by City Council, creating the Walking Area Overlay District. Beach Area Zoning and Overlay District.

FINANCIAL IMPACT: Not Applicable

KEY DATES: Not Applicable

ATTACHMENTS: Staff Report, Presentation