

Proposed Zoning Text Changes: Red words are being added and words proposed to be deleted are struck through.

ARTICLE 5. – ESTABLISHMENT OF DISTRICTS

5-1.B. Overlay Districts. In addition to the base zoning districts, the following overlay districts are hereby established to provide supplemental provisions for special areas within the City:

1. Walking Area Overlay District. Refer to §10-1.
2. Lagoon Pass Overlay District. Refer to §10-2.
3. Beach Area Overlay District. Refer to §10-3.
4. Business and Industrial Park Overlay Zone. Refer to §10-4.
5. Airport Overlay Districts. Refer to §10-5.
6. Fort Morgan Peninsula Overlay District. Refer to §10-6. The Fort Morgan Peninsula Overlay District is established to preserve and protect the character of the Ft. Morgan Peninsula by modifying City zoning district regulations to closely approximate the zoning district regulations applied to the area by Baldwin County's Zoning District 25. Uses permitted in the Ft. Morgan Peninsula Overlay District follow the uses allowed in the applicable base zoning district, unless otherwise stated.
7. Plash Island/Bon Secour River Overlay District. Refer to §10-7.
8. Single Family and Duplex Tourist Rental ~~Waterway Village~~ Overlay District. Refer to §10-8.

ARTICLE 10. - OVERLAY DISTRICTS

10-1. Intent

The purpose of an overlay district is to allow for the application of specific regulations to distinct geographic areas within the City. These geographic areas warrant special consideration due to their unique situations or prominent locations. Existing conditions and development are such that it is impractical to apply underlying zoning district regulations and achieve the goals of the City as established in the Future Land Use Plan.

The effect of an overlay district will be to encourage property development which will maintain the unique characteristics of an area or create a new character of development as envisioned by the City's Future Land Use Plan. It is the intent of this article to provide an instrument for establishing supplemental standards for overlay districts.

10-2. Procedure

- A. General. The supplemental standards for Overlay Districts are pre-determined as set forth in this Article. Once these determinations have been incorporated into a plan, then projects shall be processed in accordance with the procedures of Article 3-3. Site Plan Review.
- B. Deviations. Deviations from strict compliance with underlying zoning and overlay district standards may be allowed if such deviations are found to comply with the goals and intent of the Future Land Use Plan. Applications requesting deviations from zoning standards shall follow the Conditional Use Permit review and approval process (Article 3-4. *Conditional Use Permit (CUP)*).

10-8. Waterway Village Overlay District

- F. 2. ~~Deviations from strict compliance with the WV-O regulations may be allowed after review and approval of the City Council if such deviations are found to comply with the general purpose and standards of the WV-O District.~~ Special Districts.