

2.3.25 ***Planning District 25.***

2.3.25.1 Effective Date

On June 19, 1992, a majority of qualified electors in Planning District 25 voted to institute County Zoning. On November 16, 1993, the County Commission adopted the Planning District 25 Zoning Map and Ordinances.

2.3.25.2 District Boundaries

A legal description of the boundaries for Planning District 25 may be found under Appendix A.

2.3.25.3 Local Provisions for Planning District 25

(a) Multiple family buildings in the “RMF-6, Multiple Family” district may be erected to a maximum height of seven (7) habitable stories. The required side yards shall be increased by 4-feet for each additional story over two (2) habitable stories. The maximum impervious surface ratio shall not exceed .50.

(b) No PRD development is allowed to exceed maximum height requirements by more than 10-feet or 1 story.

(c) Off-street Parking.

As a supplement to Section 15.2, Parking Schedule, the following off-street parking requirements shall be applicable to single family dwellings and two-family dwellings:

1. Up to Four (4) Bedrooms: Two (2) spaces per dwelling unit.
2. Up to Six (6) Bedrooms: Three (3) spaces per dwelling unit.
3. Seven (7) Bedrooms and more: Four (4) spaces per dwelling unit, plus one (1) additional space per dwelling unit for every bedroom over eight (8).

(d) Dune Walkovers.

1. A used in this section, the following definition shall apply:

Dune walkover. A raised walkway constructed for protecting the beach and dune system between mean high tide and the construction control line from damage which may result from anticipated pedestrian traffic to the beach.

2. A dune walkover shall be constructed to the following standards:

- A. The maximum width shall be no more than six (6) feet.
- B. The minimum elevation from the floor joists of the dune walkover shall be no less than one (1) foot and no more than five (5) feet above the maximum elevation of the dune system being traversed.
- C. Attached roofs or walls of any type are not permitted.
- D. Handrails, if any, shall be no higher than thirty-six (36) inches above the walking service.
- E. The dune walkover shall terminate within ten (10) feet of the toe of the vegetative line of the dune.
- F. The location of the walkover is coordinated through and approved by the Alabama Department of Environmental Management (ADEM) and the U.S. Fish and Wildlife Service.