

# Chapter 64 Unified Development Code

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## Article 1 General

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### Sec. 64-1-1 Title

This Chapter is known and cited as the "City of Mobile Unified Development Code."

### Sec. 64-1-2 Purpose

**A.** Generally. This Chapter coordinates the City's land use and zoning requirements to ensure consistency in the application of development regulations and to regulate the kind, character and use of structures and improvements to:

1. Implement the Comprehensive Plan;
2. Promote the general health, safety and welfare;
3. Lessen congestion in the public streets;
4. Provide adequate light and air;
5. Prevent the overcrowding of land;
6. Avoid undue concentration of population;
7. Facilitate the adequate provision of public infrastructure;
8. Conserve the value of buildings;
9. Encourage the most appropriate use of land throughout the City; and
10. Establish zoning districts with regulations that protect their character and their peculiar suitability for particular uses.

### **Sec. 64-1-3 Authority**

- A. Zoning Regulations. This Chapter is adopted under authority of Title 11, Chapter 52 of the Code of Alabama.
- B. Adoption. The City finds that the requirements for adoption of this Chapter have been fulfilled.

### **Sec. 64-1-4 Applicability**

- A. Area of Jurisdiction. This Chapter applies to all land within the corporate limits of the City of Mobile, as such corporate limits currently exist or may exist in the future.

### **Sec. 64-1-5 Consistency with Plans**

- A. The City finds that this Chapter is consistent with, and implements, the City's Comprehensive Plan (*Map for Mobile*), the *Future Land Use Plan*, and the *Major Street Plan*.