

ARTICLE III. ESTABLISHMENT OF ZONING DISTRICTS

Section 300. Establishment of Zoning Districts.

The City of Auburn, Alabama is hereby divided into zoning districts of such number and character as are necessary to achieve compatibility of uses within each district, to implement the Official Zoning Map of Auburn, and to serve the other purposes of this Ordinance, which are detailed in Article I.

Section 301. Zoning Districts.

For the purpose of this Ordinance, all land and water areas in Auburn are hereby divided into zoning districts, which shall be designated as follows: an Urban Core District (UC), a College Edge Overlay District (CEOD), an Urban Neighborhood East District (UN-E), an Urban Neighborhood West District (UN-W), an Urban Neighborhood South District (UN-S), a Neighborhood Conservation District (NC), a Development District Housing District (DDH), a Medium Density Residential District (MDRD), a Neighborhood Redevelopment District (NRD), a Redevelopment District (RDD), a Rural District (R), a Limited Development District (LDD), a Comprehensive Development District (CDD), a Corridor Redevelopment District (CRD), a South College Corridor District (SCCD), an Interstate Commercial District (ICD), an Industrial District (I), a Planned Development District (PDD), a Conservation Overlay District (COD), and a Holding District (HD).

Section 302. Map of Zoning Districts.

Zoning districts established by this Ordinance are bounded and defined as shown on the Official Zoning Map of Auburn, which, together with all explanatory materials contained thereon, is hereby made a part of this Ordinance.

Section 303. Interpretation of District Boundaries.

The following rules shall be used to determine the precise location of any zone boundary shown on the Official Zoning Map of Auburn:

303.01. Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.

303.02. Boundaries shown as following or approximately following streets shall be construed to follow the centerlines of such streets.

303.03. Boundary lines which follow or approximately follow platted lot lines or other property lines as shown on the Auburn Tax Maps shall be construed as following such lines.

303.04. Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.

303.05. Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.

303.06. Boundaries shown as following or approximately following shorelines of any lakes shall be construed to follow the mean high waterlines of such lakes, and, in the event of change in the mean high waterline, shall be construed as moving with the actual mean high waterline.

303.07. Boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing water courses shall be construed as following the channel centerline of such water courses taken at mean low water. In the event of a natural change in the location of such streams, rivers, or other watercourses, the zone boundary shall be construed as moving with the channel centerline.

303.08. Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed in paragraphs 303.01 through 303.07 above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map.

Section 304. Statement of Purpose and Intent of Zoning Districts.

The following sections specify the purpose and intent of the zoning districts established by this Ordinance.

304.01. Urban Core District (UC). This District is intended to serve as the retail, financial, service, historical and religious focal point of Auburn. In general, the UC provides for uses of regional, as well as local, importance. It is intended to be an area of high intensity use in which a full range of public facilities are available. Approval of proposals/applications may require collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UC is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.02 College Edge Overlay District (CEOD). This District provides additional regulations for properties within Urban Core zoning along the College/Magnolia corridors* for purposes of assuring development consistency in meeting building requirements for setback, step back, glazing, cladding materials, signage, balconies, awnings, and canopies.

**Parcels fronting on College Street between Thach Avenue and Mitcham Avenue, as well as parcels fronting on Magnolia from Wright Street to Gay Street will be included in the CEOD.*

304.03. Urban Neighborhood East (UN-E). This District is intended to provide for mixed land use at medium to higher densities to meet the demands exerted by downtown Auburn and Auburn University and to promote the conversion, redevelopment, and growth of a wide range of residential, commercial, and institutional uses adjacent to the urban core of the City of Auburn. The UN-E District is a development and redevelopment District with development regulations that promote a more urban, walkable character with permitted uses to serve a broad range of community needs.

The nature of the UN-E District, and the intent of the City to promote redevelopment within the District, requires that the more stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-E is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.04. University Neighborhood West (UN-W). This District is intended to provide for mixed land use at high densities to meet the demands exerted by Auburn University, and to accommodate the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the University campus and the urban core of the City of Auburn. The UN-W District is a development and redevelopment District with development regulations that promote a more urban, walkable character with permitted uses which serve a range of student and community needs.

The nature of the UN-W District, and the intent of the City to promote redevelopment within the District, requires that the more stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as

parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-W is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.05. Urban Neighborhood South (UN-S). This District is intended to provide for mixed land use at medium to higher densities to meet the demands exerted by downtown Auburn and Auburn University and to promote the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the urban core of the City of Auburn and the University campus. The UN-S District is a development and redevelopment District with development regulations that promote a more urban, walkable character. Of the three (3) Urban Neighborhood Districts, the permitted uses in this District are geared to the community as a whole, but focused on preserving and complimenting the character of the single-family residential areas adjacent to this District.

The nature of the UN-S District, and the intent of the City to promote redevelopment within the District, requires that the more stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-S is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.06 Neighborhood Conservation District (NC). The Neighborhood Conservation (NC) District is intended to preserve the character of existing neighborhoods and developments under construction at the time of adoption of this Ordinance. It is designed to prevent these neighborhoods and subdivisions from becoming nonconforming under the terms of this Ordinance. This District is also intended to provide for future development of land where a NC District is deemed the most appropriate zoning classification, and a preliminary or final plat for development of the land has been approved by the Planning Commission. It is also intended to provide for in-filling of existing neighborhoods on vacant lots with single family detached dwellings as defined in Section 203 of this Ordinance.

Because there are a number of different lot sizes in the Neighborhood Conservation District, the Zoning Map depicts these various areas with the letters “NC” sub-designated by a number. The number indicates the minimum lot size in thousands of square feet. For example, NC-20 indicates that 20,000 square feet is the minimum lot size for the District so designated.

Occupancy in NC zones is limited to the “Family” as per Section 203.

304.07 Development District Housing (DDH). The Development District – Housing (DDH) is a District that is designed to promote conventional and performance single family housing and/or provide a transition between the NC and the CDD. Permitted uses in this District will be limited to conventional residential uses of low to moderate densities, outdoor recreation uses, and public service uses. Performance residential uses are permitted conditionally. At the time of enactment of this Ordinance, the DDH consisted largely of vacant or undeveloped land, but it is the intent of this Ordinance that this District have a residential character.

Occupancy in the DDH is limited to the “Family” as per Section 203.

304.08 Medium Density Residential District (MDRD). The Medium Density Residential District (MDRD) is a District that is designed to promote redevelopment of residential properties to provide more diverse housing types at higher densities than the DDH district. The district is intended to provide a transition between the DDH and the UN and CRD districts. Permitted uses will be limited to performance residential housing types, and limited institutional, special residential, and public service uses.

Occupancy in the MDRD is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses

304.09 Neighborhood Redevelopment District (NRD). The Neighborhood Redevelopment District is designed to promote infill and renewal of existing neighborhoods by allowing a variety of residential uses while preserving and complimenting the character of the single-family residential areas adjacent to this District. Permitted uses include conventional and most performance residential uses with the intention of accommodating moderate densities and providing a transition between CRD-W and NC.

Occupancy in the NRD, west of North Donahue Drive, is limited to the “Family” as per Section 203.

Occupancy in the NRD, east of North Donahue Drive, is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.10 Redevelopment District (RDD). This District is intended to promote the renewal of those transitional areas of the City of Auburn that have undergone extensive changes in land use type and density/intensity. Transition from generally low density residential land use to higher residential densities and small-scale commercial, office and institutional use has occurred in a haphazard manner, much of it prior to enactment of current zoning regulations. This District provides regulations that permit redevelopment of an urban character. It provides for intermediate residential densities and necessary commercial and institutional uses.

The RDD is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize transitional neighborhoods, thereby reducing the cost of growth in Auburn. The RDD may not accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve immensely. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This Ordinance, therefore, imposes standards to resolve any possible problems and eliminate negative impacts.

Occupancy in the RDD is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.11 Large Lot Residential District (LLRD). The Large Lot Residential District (LLRD) is a one-acre minimum single-family residential zoning district designed with the intent to provide a transition from the Rural (R) zoning district (three acre minimum lot size) to a higher intensity zoning district(s). The LLRD is a low density residential district and is more restrictive in terms of the uses permitted than the Rural (R) District.

Occupancy in the LLRD is limited to the “Family” as per Section 203.

304.12 Rural District (R). This District is intended to protect and preserve areas of Auburn which are presently rural or agricultural in character and use.

The standards developed for these areas are designed to permit development compatible with the preservation of their rural character and agricultural use, while not permanently foreclosing future development.

304.13 Limited Development District (LDD). The Limited Development District (LDD) is intended to accommodate mainly low to moderate density residential development, supported by commercial uses serving the local residents. Such commercial uses will be limited in range, scale and location; and will be subject to design standards intended to promote low-intensity commercial development that is consistent in character and appearance with surrounding residential areas.

Occupancy in the LDD is limited to the “Family” as per Section 203.

304.14 Comprehensive Development District (CDD). This District is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and will allow most uses by right. It is intended to provide the zoning and capital improvements that attract development. It consists of the areas where development should logically locate as a consequence of planned public facilities and associated capital expenditures. This District provides regulations that permit development of both urban and suburban character. It provides for low- to moderate-density residential development and for necessary commercial and institutional uses.

The CDD is designed to minimize the costs of extending or expanding public services. It is a planned, logical accommodation of growth and is intended to serve areas suitable for development and to avoid unsuitable areas. Uses that are so large as to be of regional importance are not permitted by right, because these uses require specialized and different evaluation and have special locational considerations, which may make a separate zoning district appropriate. Major uses, such as a regional shopping center, will be considered as conditional uses. Manufactured home parks, commercial support uses, and road service uses are permitted conditionally, and industrial uses are not permitted.

The CDD allows many and varied uses while placing the emphasis on minimizing or buffering any nuisances between uses. Segregation of uses has never provided adequate protection, especially at the boundaries of use districts. This Ordinance anticipates the likelihood – and desirability – of considerable mixing of land uses and imposes standards to resolve any possible problems and eliminate the negative impacts of juxtaposing unlike land uses.

Occupancy in the CDD is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.15. Corridor Redevelopment District (CRD). This District is intended to promote the renewal of the traditional auto-oriented commercial corridors of the City of Auburn. The areas with this designation were developed prior to the current zoning regulations and suffer from poor aesthetics and lack of economic diversity. This District provides regulations that permit redevelopment of a more urban or mixed-use character while protecting the economic viability of the corridor. It provides for intermediate residential densities and necessary commercial and institutional uses.

The CRD is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize commercial corridors, thereby reducing the cost of growth in Auburn. The CRD is not intended to accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This zone, therefore, imposes standards to alleviate conflicts and eliminate negative impacts.

The CRD is divided into four unique sub-districts: Corridor Redevelopment District - Urban (CRD-U), Corridor Redevelopment District – East (CRD-E), Corridor Redevelopment District – Suburban (CRD-S), and Corridor Redevelopment District – West (CRD-W). The Urban and East designations promotes more compact growth in those areas closer to the Urban Core. The Suburban and West designations promotes growth with strong aesthetic and increased design guidance.

Occupancy in the CRD-U, CRD-E and CRD-S is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses

Occupancy in the CRD-W, west of North Donahue Drive, is limited to the “Family” as per Section 203.

Occupancy in the CRD-W, east of North Donahue Drive, is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.16 South College Corridor District (SCCD). This District is intended to accommodate commercial, entertainment, and services uses that not only serve the local community but also the greater region due to

the proximity to the interstate highway. The district is provided with public facilities (sewer, water, and highways) and will allow most commercial uses by right. This District is not intended to accommodate residential or industrial uses. The District is intended to provide zoning and capital improvement that attract development that provides goods and services to a broad market beyond the community.

The SCCD is designed to accommodate growth of commercial uses that require a higher need of access and visibility for the regional shopping and hospitality markets. In addition to the commercial uses that are permitted by right, road service uses that are geared toward a retail consumer are permitted, whereas, most other road service uses are considered as conditional uses.

Since the SCCD is a primarily commercial use district, there is less need for minimizing impacts and nuisances within the district and more emphasis on access and circulation between properties and uses.

304.17. Interstate Commercial District (ICD). This District is designed to provide highway-oriented services at interstate highway interchanges, while avoiding traffic conflicts and incompatible land use mixtures often associated with this type of commercial development. The regulations for this district are intended to encourage development compatible with surrounding districts, with suitable landscaping and parking areas. The district is intended primarily for road service and commercial and entertainment uses including, but not limited to, automobile dealerships, gasoline/service stations, restaurants, hotels, and shopping centers.

304.18. Industrial District (I). This District is intended to accommodate industrial areas that must be segregated, because of negative impacts that cannot be made compatible with other uses through the application of performance standards. The creation of this separate District for industrial use recognizes not only nuisances, but also infrastructure and operational incompatibilities between its permitted uses and those of other districts. Accordingly, the standards for this District are designed to accommodate intensive industrial uses that generate nuisances, which either cannot be handled by technology, or which are nearly impossible to police. Locational criteria for this district focus on transportation, requiring that sites have access to a railroad, an airport or a major expressway.

304.19. Planned Development District (PDD). This District is intended to provide an opportunity for a land development process with the greatest flexibility available to the developer, consistent with the provisions of these regulations, and the provisions included in the master development plan for the subject property. The PDD designation may be requested and considered for application only to those properties already zoned DDH, MDRD, NRD, CDD, LDD, RDD, CRD, SCCD, and ICD.

Approval of a Planned Development District (PDD) shall be based upon the approval of a master development plan (Section 505) for the site in question. The approved master development plan shall establish the allowable uses, densities, street and building configuration, open space, amenities and buffering. Uses shall be selected from those listed conditionally in Table 4-1 following a thorough evaluation of the proposed location of any PDD. Following the acceptance of the master development plan, the property shall receive the PDD zoning designation.

304.20. Planned Unit Development District (PUD). This District is intended to permit the development of land that is suitable in location and character for the uses proposed as unified and integrated developments in accordance with the city's long-range plans, including, but not limited to, the Comprehensive Plan and its focus areas, the Downtown Master Plan, and the Parks, Recreation, and Cultural Master Plan.

304.21. Conservation Overlay District (COD). This District is intended to promote the health, safety, and general welfare of the public by encouraging the conservation and enhancement of the City's source of water supply and natural resource environment. The purposes of the district are:

1. To protect water quality in the Lake Ogletree Subwatershed;
2. To permanently preserve unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, and woodlands within the City of Auburn;

3. To offer developers and landowners alternatives to standard development of land;
4. To provide flexibility to allow for creativity in development;
5. To foster less sprawl and more efficient use of land, streets, and utilities; and
6. To permit clustering of buildings and structures on less environmentally sensitive soils in order to reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential and commercial development.

304.22. Holding District (HD). This District encompasses those land which are owned or operated by governmental entities and are exempt from the regulations of this code and those lands which are set aside for public institutional uses and the protection of vital natural resources. The purpose of the Holding District in relation to government-owned lands is to acknowledge their presence within the City Limits while recognizing that such areas are not subject to local zoning requirements. If and when any HD-designated property comes under private ownership, the Planning Commission shall assign the appropriate zoning designation.