

## ARTICLE II. DISTRICTS, MAP, BOUNDARIES AND ANNEXED PROPERTY

Section 20.00 SHORT TITLE. The ordinance shall be known as the *Zoning Ordinance of Westover, Alabama*, and the map herein referred to as the *Zoning Map of Westover, Alabama*. The map and all explanatory matter thereon are hereby adopted and made a part of this ordinance. Such map shall be filed in the office of the Town Clerk and shall show thereon the date of adoption of this ordinance and of any amendments thereto.

Section 21.00 ESTABLISHMENT OF USE DISTRICTS. For the purposes of this ordinance, there are hereby established, and the town is divided into, several use districts, the names and purposes of which are set out below. The location, boundaries and area of each are and shall be shown on the zoning map.

Section 21.01 AP AGRICULTURAL PRESERVE DISTRICT. This district is intended for the preservation of agricultural lands and rural open space and for low-density single-family residential development.

Section 21.02 RR RURAL RESIDENTIAL DISTRICT. This district is intended for low-density single-family detached residential development.

Section 21.03 RN NEIGHBORHOOD RESIDENTIAL DISTRICT. This district is intended for medium-density single-family detached residential development.

Section 21.04 TS TRANSITION DISTRICT. This district is intended for medium- and high-density residential, limited commercial, and combination uses developed in a manner to create appropriate transitions in scale, density, character, and level of activity from business areas to neighborhoods.

Section 21.05 TC TOWN CENTER DISTRICT. This district is intended for a wide-range of uses, including commercial, institutional, recreational, and residential, developed in a compact, walkable pattern to serve as a primary activity center for the community.

Section 21.06 NC NEIGHBORHOOD CENTER DISTRICT. This district is intended for small-scale, convenience retail and service, limited office and residential uses that cater primarily to adjacent neighborhoods, developed in a compact, walkable pattern.

Section 21.07 HC HIGHWAY COMMERCIAL DISTRICT. This district is intended for a range of retail and service uses catering primarily to highway traffic and to provide appropriate locations for auto-oriented businesses.

Section 21.08 EC-O EMPLOYMENT CENTER-OFFICE DISTRICT. This district is intended for the development of individual offices and office employment centers in accessible locations within the Town.

Section 21.09 EC-I EMPLOYMENT CENTER-INDUSTRIAL DISTRICT. This district is intended for the development of individual industrial uses and industrial employment centers in accessible locations within the Town.

Section 22.00 ESTABLISHMENT OF OVERLAY DISTRICTS. For the purposes of this ordinance, there are hereby established several overlay districts, the names and purposes of which are set out below. The location, boundaries and area of each are and shall be shown on the zoning map.

Section 22.01 FH FLOOD HAZARD OVERLAY DISTRICT. This district is intended to provide special requirements for development within FEMA-designated floodplains to minimize potential damage to persons and properties due to flooding and to prevent the expansion of floodplains.

Section 22.02 PUD PLANNED UNIT DEVELOPMENT DISTRICT. This district is intended to provide the opportunity for appropriate development of tracts of land sufficiently large to allow comprehensive development planning and design and to provide flexibility in the application of certain of the regulations of this ordinance in a manner consistent with its general purposes.

Section 23.00 DISTRICT BOUNDARIES. The boundaries of the above districts are hereby established as shown on the map. Unless otherwise shown on said map, the boundaries of districts shown thereon are intended to follow lot lines, centerlines of streets or alleys, the centerline of railroad tracks, or the corporate limit lines as they exist at the time of enactment of this ordinance or amendments thereto. Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on said map, the Board of Zoning Adjustments shall determine said boundaries as set forth in Article XIII.

Section 24.00 ANNEXED PROPERTY. Any property hereafter annexed to the Town shall be classified AP Agricultural Preserve District or by request of the property owner shall be classified under the zoning district most similar to the land use description provided in the Town of Westover Comprehensive Plan 2004-2025, as amended.