

ARTICLE 1
TITLE, PURPOSE AND AUTHORITY
(Amended 10/16/2007 unless otherwise noted)

1.01 TITLE

This article shall be known, cited, and referred to as "the City of Orange Beach Zoning Ordinance."

1.02 PURPOSE

The purpose of the City of Orange Beach Zoning Ordinance is to promote and protect the public health, safety, and general welfare of the present and future inhabitants of the City of Orange Beach in accordance with the comprehensive general plan by:

- (a) Dividing the city into districts and regulating the use and intensity of use of the land, buildings, and surrounding open space;
- (b) Controlling and regulating growth and development to ensure adequate transportation, water, electricity, sewers, schools, parks, and other public requirements;
- (c) Providing standards for a dwelling units which protect access to decent, sound, and sanitary housing and meet the region's fair share of housing needs;
- (d) Providing adequate open space for privacy, light, and air;
- (e) Providing protection against fire, flood, and other dangers;
- (f) Conserving and enhancing the value of property;
- (g) Protecting the quality of the natural and built environment;
- (h) Protecting residential, commercial, industrial, and agricultural areas from harmful encroachment by incompatible uses.

1.03 AUTHORITY

- (a) These regulations are enacted pursuant to Title 11, Chapter 52 of the Alabama Code.
- (b) No building, structure, or land shall hereafter be used or occupied, and no building, structure, or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with the regulations of this Ordinance.