

## SECTION 6

### ESTABLISHMENT OF ZONING DISTRICTS

#### SECTION 6.1 DISTRICTS

For the purposes of this ordinance, the City of Opelika is hereby divided into zoning districts which are designated as follows<sup>1</sup>:

| <u>District</u>                   | <u>Map Symbol(s)</u> |
|-----------------------------------|----------------------|
| Rural District                    | R-1                  |
| Low Density Residential           | R-2, R3              |
| Medium Density Residential        | R-4, R-4M            |
| High Density Residential          | R-5, R-5M            |
| Downtown Commercial               | C-1                  |
| Office/Retail                     | C-2                  |
| General Commercial                | C-3                  |
| Industrial Districts              | M-1, M-2             |
| Institutional District            | I-1                  |
| Special Districts:                |                      |
| Flood Plain Overlay District      | FP                   |
| Airport District                  | AP                   |
| Gateway Corridor Overlay District | GC-1, GC-2           |

#### SECTION 6.2 MAP OF ZONING DISTRICTS

Zoning Districts established by this ordinance are bounded and defined as shown on the official Zoning Map of the City of Opelika, Alabama which, together with explanatory materials contained thereon, is hereby made a part of this ordinance.

#### SECTION 6.3 INTERPRETATION OF DISTRICT BOUNDARIES

The following rules shall be used to determine the precise location of any district boundary shown on the official Zoning Map of the City of Opelika:

- A. Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.
- B. Boundaries shown as following or approximately following streets shall be construed to follow the centerlines of such streets.
- C. Boundaries shown as following or approximately following, platted lot lines or other recorded property lines shall be construed as following such lines.
- D. Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.

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<sup>1</sup> Ordinance No. 138-95

- E. Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.
- F. Boundaries shown as following or approximately following shorelines of any lakes shall be construed to follow the mean high water line of such lakes and, in the event of change in such mean high waterline, shall be construed as moving with the actual mean high waterline.
- G. Boundaries shown as following or approximately following streams or other continuously flowing watercourses shall be construed as following the thread, or channel centerline, of such watercourses taken at mean low water and, in the event of a natural change in the location of such watercourses, shall be construed as moving with the thread, or channel centerline, of such watercourses.
- H. Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed in paragraphs a-g above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map.

**SECTION 6.4 PURPOSE AND INTENT OF ZONING DISTRICTS**

The following sections specify the purpose and intent of the zoning districts established by this ordinance. Uses specified in this section are examples only. Specific uses allowed in each district are defined in Section 7.

**R-1 Rural District.**

This district is intended to protect those areas of Opelika which are agricultural in character and use and to provide areas for the development of extremely low density residential uses. Development in these areas will be limited to acreage tracts and customary agricultural uses and it will be an area where mobile home living and recreational vehicle parks will be conditionally permitted. As increased services become available it is intended that this area will transition to higher intensity uses.

**R-2, R-3 Low Density Residential District.**

These districts are intended to provide areas for development not exceeding four (4) dwelling units per acre. It is desirable that development in these districts be compatible with the character, scale, and density of the existing neighborhood.

**R-4, R-4M Medium Density Residential Districts.**

These areas are for all types of residential development including, but not limited to single family detached, duplexes, cottages, townhouses, apartments, patio homes, cluster homes, mobile homes, subdivisions, and mobile home parks in developments not exceeding nine (9) units per acre. Developments in this district should be served by sanitary sewer, and should be in context with the scale and character of the existing neighborhood.

**R-5, R-5M High Density Residential Districts.**

These districts are for areas with densities not exceeding sixteen (16) dwelling units per acre. Developments in these districts should be limited to areas having sanitary sewer. These developments should be in proper scale and context with the existing neighborhood.

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**C-1 Downtown Commercial District.**

This district is the central business core of Opelika located in the old, historic downtown area. Uses typically include retail, office, banking, insurance, government, food service, high density residential, service, and limited light assembly and manufacturing. Development here is characterized by lot line to lot line construction, lack of off-site parking, and mixed uses within building properties.

**C-2 Office/Retail District.**

This district is intended to provide areas for offices and neighborhood small retail uses. Other uses would include residential, banks, fast food, convenience stores and similar uses.

**C-3 General Commercial District.**

This district is characterized by a broad range of retail, wholesale, and service uses and is equivalent to previous general and highway business districts. Uses allowed are motels, individual businesses, small strip centers, banks, fast-food establishments, grocery stores, and similar uses. These areas should be served by sanitary sewer.

**M-1, M-2 Industrial Districts.**

These districts are intended for a wide range of uses, including but not limited to, manufacturing, wholesale, warehouse, processing, assembling and commercial. Should be served by sanitary sewer or have provision for adequate on-site disposal. M-1 is for private ownership and M-2 is for public ownership such as the Opelika Industrial Development Board, etc.

**I-1 Institutional District.**

This district is intended for major institutional uses such as governmental buildings, parks, cemeteries, schools, the East Alabama Regional Medical Center, and related medical uses. Uses in this district will be limited in order to establish areas for these uses and to protect them from the intrusion of incompatible uses.

**AP, FP, GC-1, GC-2 Special Districts.<sup>2</sup>**

Districts such as the Airport District, Flood Plain Overlay District and Gateway Corridor Overlay Districts are intended to provide special designated areas to take advantage of or highlight unique opportunities or situations in an area. They are characterized by special controls or design factors within those districts, and may not in all cases exist at the time of the adoption of this ordinance at any location in the city.

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<sup>2</sup> Ordinance No. 138-95