

THE
TOWN OF DAUPHIN ISLAND
PLANNING COMMISSION
WILL HOLD A
PUBLIC HEARING

OCTOBER 13, 2015 AT 5:00 PM

REGARDING REQUIRED SETBACKS

FOR WEST END (SOUTH SIDE)
THROUGH LOTS

YOU MAY SIGN UP TO SPEAK AT THE BEGINNING OF THE PUBLIC HEARING. IF YOU WISH FOR YOUR COMMENTS TO BE MADE A PART OF THE MINUTES, PLEASE SUBMIT THEM IN WRITING. COMMENTS MAY BE TURNED IN AT THE PUBLIC HEARING, FAXED TO TOWN HALL (251)861-2154 OR SENT ON LINE TO WSANDAGGER@TOWNOFDAUPHINISLAND.ORG. THE REGULAR MEETING WILL FOLLOW THE PUBLIC HEARING AT 6:00 PM.

PROPOSED DAUPHIN ISLAND OVERLAY DISTRICT (DIOD)
WEST END OF DAUPHIN ISLAND, ALABAMA
OCTOBER 2015

PURPOSE AND INTENT

The Dauphin Island Overlay District (DIOD) is needed due to the dynamic conditions that exists on the barrier island. It is focused on the adjustment of setback requirements because of fluctuating shoreline conditions. It sets the development standards for parcels on the south side of the west end of the island that are eroding due to natural and manmade occurrences.

APPLICABILITY

The DIOD is established to serve as an overlay to the established base zoning district as modified by the DIOD. The provisions of the base zoning district shall apply to all the development within the boundary.

ESTABLISHMENT OF DIOD BOUNDARIES

A map of the DIOD overlay boundary is included on the Official Zoning Map in the Zoning Ordinance.

DEFINITION OF TERMS

Add the following definitions.

Lot, Through. A lot that fronts upon two parallel streets.

Lot, Waterside Through. A lot located that fronts a parallel street and a parallel shoreline.

Overlay Zone. A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

Shoreline. The intersection of the land with the water surface. The shoreline represents the line of contact between the land and a selected water elevation. In areas affected by tidal fluctuations, this line of contact is the mean high water line.

Viewshed. A viewshed is an area of land, water, or other environmental element that is visible to the human eye from a fixed vantage point.

Waterside Yard. A yard abutting any body of water other than the Gulf of Mexico and which may be either a rear yard, or side yard depending upon the orientation of the principle building on the lot.

NEW OVERLAY ZONE DESCRIPTION

1. BIENVILLE BOULEVARD SOUTH SETBACKS OVERLAY

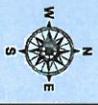
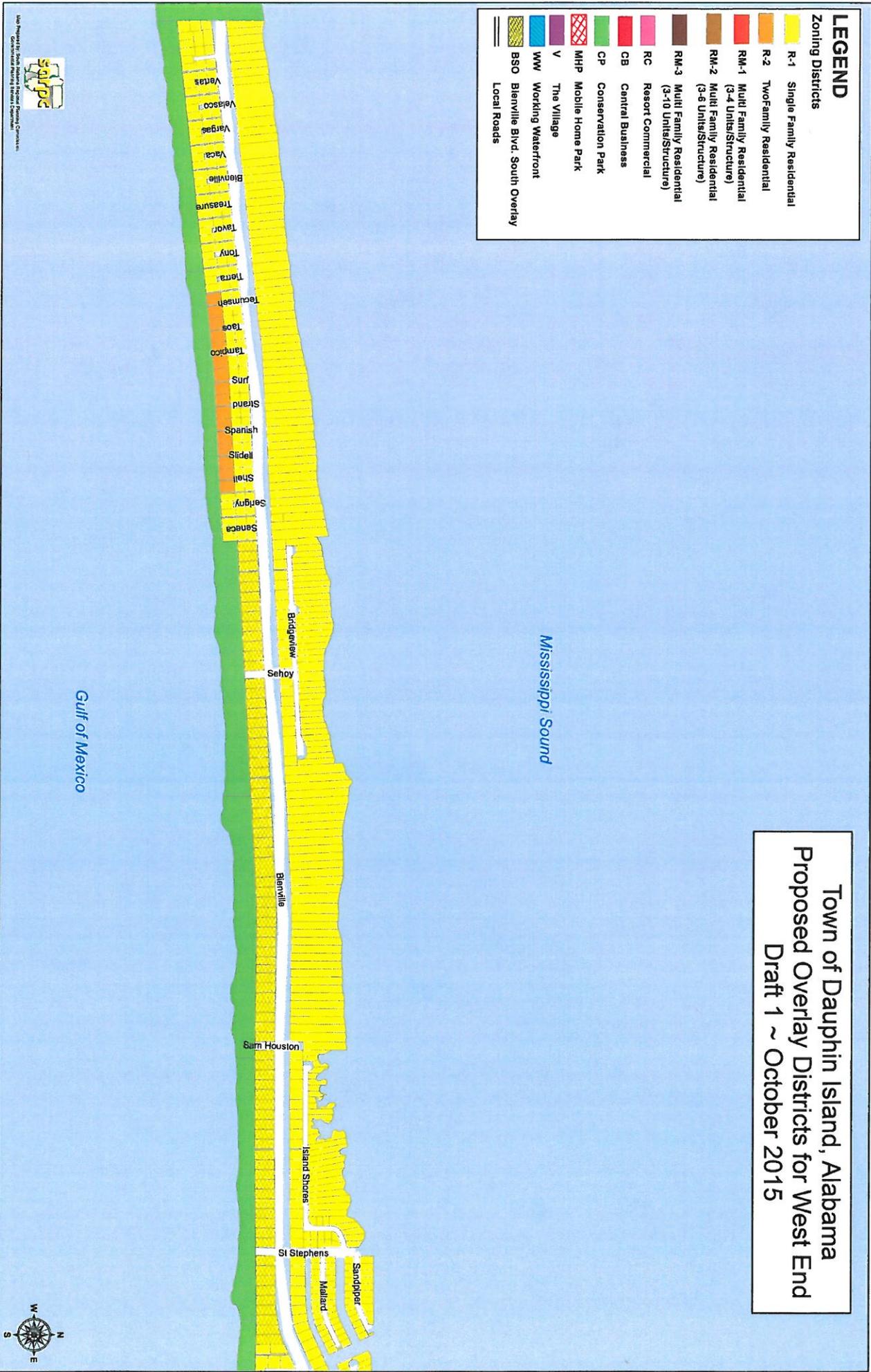
This overlay is located on the “waterside through lots” south of Bienville Boulevard and abutting the north boundary line of West Surf Beach. This overlay zone provides relief from the required yard setback allowing the setback from northern most property line to be not less than 10 feet from the south right of way line of Bienville Boulevard.

Town of Dauphin Island, Alabama
 Proposed Overlay Districts for West End
 Draft 1 ~ October 2015

LEGEND

Zoning Districts

	R-1	Single Family Residential
	R-2	Two-Family Residential
	RM-1	Multi Family Residential (3-4 Units/Structure)
	RM-2	Multi Family Residential (3-6 Units/Structure)
	RM-3	Multi Family Residential (3-10 Units/Structure)
	RC	Resort Commercial
	CB	Central Business
	CP	Conservation Park
	MHP	Mobile Home Park
	V	The Village
	WW	Working Waterfront
	BSO	Bienville Blvd. South Overlay
		Local Roads



THE
TOWN OF DAUPHIN ISLAND
PLANNING COMMISSION
WILL HOLD A
PUBLIC HEARING

OCTOBER 13, 2015 AT 5:15 PM

ON THE RE-SUBDIVISION IN
BLOCK E-I LOTS 10, 11, 27 & 28

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