

**GADSDEN COUNTY
LAND DEVELOPMENT CODE**

Page Number(s)

Subsection

CHAPTER 1 AUTHORITY FOR THE CODE

1-1	1000. General
1-1	1001. Title
1-1	1002. Purpose and Intent
1-1	1003. Authority
1-1	1004. Effective Date
1-1	1005. Legal Status
1-1	1006. Validity
1-1	1007. Changes and Amendments
1-1	1008. Applicability
1-1	1009. Relationship to the Comprehensive Plan
1-2	1100. Administrative Responsibilities
1-2	1101. Board of County Commissioners
1-3	1102. Planning Commission
1-3	1103. Development Review Committee (DRC)
1-4	1104. County Administrator
1-4	1105. Planning and Community Development Director
1-4	1106. County Engineer
1-4	1200. Enforcement and Penalties
1-4	1201. Purpose and Intent
1-5	1202. Enforcement and Responsibilities
1-5	1203. Recording
1-5	1204. Sale or Lease of Property Prohibited Prior to County Approval
1-5	1205. Enforcement Procedures
1-5	1206. Penalties or Remedies
1-5	1300. Decision Making Procedures
1-6	1301. Legislative Action
1-6	1302. Legislative Hearing Procedures
1-7	1303. Quasi-Judicial Actions
1-7	1304. Quasi-Judicial Hearing Procedures
1-8	1305. Quasi-Judicial Hearing Standards
1-9	1400. Vested Rights
1-9	1401. Vested Rights Applicability
1-9	1402. Vested Rights Determination
1-10	1403. Effect of Vested Rights Determination
1-10	1404. Termination and Expiration of Vested Rights Determination
1-10	1405. Vesting for subdivisions, plats and lots of record
1-10	1500. Variance Procedures
1-10	1501. Variance Relief Procedures
1-12	1502. Variance Exceptions
1-12	1600. Appeals
1-12	1601. Scope
1-12	1602. Standing

Page Number(s)	Subsection
1-12	1603.Procedures for Appeals from Administrative Decisions
1-13	1604.Appeals to other actions.
1-13	1605.Other Relief.
CHAPTER 2	INTERPRETATION AND DEFINITIONS
2-1	2000. Interpretation
2-1	2100. Definitions
2-1	2101. Generally
2-2	2102. Specifically
CHAPTER 3	RESERVED
CHAPTER 4	LAND USE
4-1	4000. Land Use
4-1	4001. Purpose
4-1	4002. Establishment of Categories and Districts
4-1	4100. Land Use Categories
4-2	4101. Urban Service Area (USA)
4-3	4102. Rural Residential
4-3	4103. Agriculture
4-4	4104. Neighborhood Commercial
4-4	4105. Commercial
4-5	4106. Conservation
4-5	4107. Recreation
4-5	4108. Public
4-5	4109. Historical
4-5	4110. Light Industrial
4-5	4111. Industrial
4-6	4112. Mining
4-6	4113. Silviculture
4-6	4200. Land Uses
4-6	4201. Generally
4-6	4202. Types of Uses
4-16	4300. Allowable uses within each land use category
CHAPTER 5	DEVELOPMENT STANDARDS
5-1	5000. General Standards
5-1	5001. Establishment of Performance Standards
5-1	5002. Compatibility
5-4	5003. Non-conformities
5-6	5100. Residential standards
5-7	5101. Residential uses
5-8	5102. Land Use Intensity

Page Number(s)	Subsection
5-10	5103. General design standards
5-13	5104. Residential Infill development
5-14	5105. Supplemental Standards for Special Residential Uses
5-16	5106. Supplemental Standards for Manufactured Housing
5-18	5107. Fair Housing
5-18	5200. Non-Residential Standards
5-18	5201. Land Use Categories
5-18	5202. Performance Standards
5-19	5203. Land Use Intensity
5-23	5204. Supplemental Standards for the location of neighborhood commercial uses
5-25	5205. Supplemental Standards for home occupations
5-26	5206. Supplemental Standards for drive-thru facilities
5-27	5207. Conceptual Site Plans
5-28	5208. Preliminary Site Plans
5-29	5209. Final Site Plans
5-32	5300. Recreation, Open Space and Buffer Area
5-33	5301. Minimum Standards for Open Space and Recreation Lands
5-35	5302. Buffer Areas
5-36	5400. Natural Resource Protection Standard
5-37	5401. Development Standards for areas containing land and water based natural resources
5-41	5402. Design guidelines to protect potable water supplies
5-42	5403. Incentives for enhancement of environmental quality
5-43	5404. Tree and Native vegetation standards
5-46	5405. Corridor Road Landscaping Standards
5-52	5500. Flood Damage Protection standards
5-52	5600. Transportation System Standards
5-52	5601. Functional Classification
5-52	5602. Future Traffic Circulation Map Series
5-52	5603. Construction and Design Standards
5-53	5604. Bicycle Parking Facilitie
5-53	5605. Standards for Sidewalks, Pedways, and Bicycle Facilities
5-57	5606. Standards for Off-Street Parking
5-58	5607. Off-Street Parking Requirements
5-65	5608. Emergency Vehicle Access
5-71	5609. Clear view of intersecting public rights-of-way and driveways
5-72	5610. Off-Street loading
5-73	5611. Streets, Driveways and Access Management.
5-78	5700. Signs
5-78	5701. Purpose and Intent
5-79	5702. Procedures
5-79	5703. Exemptions
5-81	5704. Prohibited signs

Page Number(s)	Subsection
5-82	5705. Billboard Prohibition
5-76	5706. General Standards
5-77	5707. Detailed Standards
5-82	5708. Non-conforming signs
5-83	5800. Communication Towers
5-83	5801. Purpose and intent.
5-84	5802. Applicability.
5-84	5803. Exemptions.
5-84	5804. Existing communication towers and existing communication antennas.
5-84	5805. Location.
5-85	5806. Location of communication towers and their proximity to parcels of land with residences.
5-86	5807. Location of communication towers and their proximity to US 27, US 90, SR 267 and SR 12.
5-86	5808. Co-location.
5-86	5809. Design standards
5-88	5810. Camouflaged towers
5-89	5811. Procedures
5-91	5812. Abandonment
5-92	5900. Recreational Vehicle Parks and Campgrounds
5-92	5901. Purpose and intent
5-92	5902. Recreational Vehicle Park Standards

CHAPTER 6

SUBDIVISION OF LAND

6-1	6000 Establishment of Regulations for Subdivision of Land
6-1	6001 Purpose and intent
6-1	6002 Prohibited Acts
6-2	6003 Procedures
6-6	6004 Preliminary Plat Procedures
6-7	6005 Preliminary Plat Requirements
6-9	6006 Effect of Preliminary Approval
6-10	6007 Final Plat Procedure
6-11	6008 Action by the Planning Commission
6-11	6009 Final Plat Specifications and Certifications
6-13	6010 Title Certification
6-14	6011 Recording of Final Plat
6-14	6100 General Standards and Minimum Requirements
6-17	6101 Administrative Procedures
6-19	6102 Design Standards
6-24	6103 Sanitary Sewer Facilities
6-25	6104 Water Facilities
6-27	6105 Public Dedications
6-27	6106 Utilities
6-27	6200 Water Bodies

Page Number(s)	Subsection
6-27	6300 Preservation of Natural Features and Amenities
6-28	6400 Design Standards and Minimum Requirements for Private Subdivisions
6-28	6500 Bonding
6-28	6600 Family Exceptions
6-29	6601. Purpose and Intent
6-29	6602. Applicability
6-29	6603. Standards and Restrictions
6-30	6604. Restrictions
6-30	6605. Procedures
6-31	6700 Vacation and Re-Subdivision of Subdivided Land

CHAPTER 7 DEVELOPMENT ORDERS, DEVELOPMENT PERMITS AND DEVELOPMENT AGREEMENTS

7-1	7000 Development Order
7-1	7001 Purpose
	7001.1 Citizen's Planning & Growth Management Bill of Rights
7-2	7002 Development Orders required
7-4	7100 Application for Development Orders
7-4	7101 Review Sequence
7-4	7102 Level I, Pre-Application requirements
7-5	7103 Level II, Application Procedures
7-7	7104 Submission Requirements
7-7	7105 Processing Applications
7-9	7106 Re-submission of Denied Application or a Conditional Approval
7-9	7107 Cancellation of Development Orders
7-11	7200 Review Procedures
7-11	7201 Type I Procedures
7-12	7202 Type II Procedures
7-13	7203 Type III Procedures
7-13	7204 Type IV Procedures
7-14	7300 Special Exception Uses
7-14	7301 Standards for Special Exception Uses
7-16	7400 Vacation of Rights-of-Way
7-16	7401 Vacation of Rights-of-Way and Public
7-18	7500 Development Permits
7-18	7600 Reserved
7-18	7700 Development Agreements
7-18	7701 Applicability
7-19	7702 Submittal Requirements

Page Number(s)	Subsection	
7-19	7703	Contents of Development Agreement
7-20	7704	Public Notice and Hearing Requirements
CHAPTER 8	CONCURRENCY MANAGEMENT	
8-1	8000	Concurrency Management System
8-1	8001	Purpose
8-1	8002	Description of Concurrency Management System
8-2	8003	Development Permits requiring a capacity to serve determination
8-2	8004	Burden of Proof
8-2	8005	Steps to follow
8-3	8006	Satisfaction of Concurrency Evaluation Requirements
8-3	8007	Concurrency Evaluation Comparisons
8-4	8008	Issuance of Development Orders
8-5	8009	Monitoring availability of capacity of public facilities and service.