

Procedures for Request of Rezoning Property

1. Acquire application from the Building Department located at 1000 Avalon Avenue, Muscle Shoals, AL 35661, (256) 386-9205, Monday-Friday 7:45 a.m.- 4:30 p.m.
2. Complete application for rezoning and return to the Building Department.

Rezoning Request for B-1, B-2, M-1 and M-2 Shall Include

1. A description of the land area to be included in the rezoning request.
2. A site plan showing the proposed improvements and parking facilities with their general exterior dimensions, setback lines, easements, existing and proposed utilities, dimension between proposed structures and from structures to property lines.

Rezoning Request for RMF-1 Shall Include

1. An application for rezoning to RMF-1 district shall be accompanied by site plans showing:
 - a. The land area to be included in the rezoning request.
 - b. The proposed locations of each existing and each proposed structure and their general exterior dimensions.
 - c. Proposed use of all land within the area requested for rezoning.
 - d. Dimensions between all structures and from structures to property lines.
 - e. Traffic, parking and circulation plan, showing proposed locations and arrangement of parking spaces and ingress and egress to and from adjacent streets.
 - f. Proposed location and material of any screening walls, fences or plantings.
 - g. Proposed exterior design of buildings.
 - h. Schedule of number and size of apartments within the project.
 - i. Proposed time schedule and staging, if any, for construction of the project.
 - j. Such other information as may be considered essential by the planning commission and city council.
2. All site plans must make due provisions for:
 - a. Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space, facilities for waste disposal and illumination.
 - b. Providing adequate and safe location of play areas for children and other recreational areas according to the concentration of occupancy.
 - c. In projects abutting R-1, R-2 or R-3 districts, fences, walls or year-round screen planting, when deemed necessary by the planning commission to shield adjacent single-family residential districts from parking lot illumination, headlights and noise and to reduce the visual encroachment of multifamily architecture, and activity or privacy and single-family residential neighborhood character.
 - d. Other requirements as may be considered essential for the protection of the public health, safety, welfare and convenience.
- 3 Development requirements within the RMF-1 district shall be as specified below: