Proposed Amendments to the City of Mobile’s proposed Unified Development Code Africatown Overlay district

as prepared by the Mobile Environmental Justice Action Coalition
for the March 10, 2022 Mobile Planning Commission UDC Public Hearing

UDC Article 11

B. Purpose and Intent

1. The Africatown Overlay as approved by the Planning Commission in April 2016, establishes an overall strategy for improving the Africatown community in ways that will encourage sustained reinvestment, enhance economic opportunity, and provide a better quality of life for residents, including the avoidance of further industrial encroachment and the elimination, over time, of those industrial activities that are incompatible with nearby residential neighborhoods.

2. These standards are intended to:

   (a) Provide reasonable protection for the Africatown community’s cultural heritage,
   (b) Encourage compatible redevelopment within the Africatown community,
   (c) Foster new development standards in the Africatown overlay that accommodate the existing development pattern of the community, implement the goals of the Africatown Neighborhood Plan.

C. Permitted Uses. See Article 2. In order to establish a safety zone that will protect the residentially zoned districts from further harm from incompatible uses the following uses shall not be established, continued, or expanded within the Africatown community except as allowed by Article 6, Nonconformities:

Airport
Auto Repair
Boat Building
Coal Handling Facility*
Construction Laydown yard
Dredged Material Management Facility
Freight Depot
Fuel Distribution
Hazardous Substance Storage Tank*
Hazardous Waste Disposal
Hazardous Waste Transfer
Industrial Launderer
Junkyard
Liquified Natural Gas Storage and Processing