

U

Sec. 81. MR Municipal Reserve District.

(a) *MR District intent.* This district serves as an interim zone for newly annexed areas of the municipality. The MR District seeks to protect newly annexed areas prior to the time comprehensive zoning can be enacted.

(b) *MR District regulations.*

(1) On the effective date of annexation all newly-annexed property shall be zoned MR Municipal Reserve District.

(2) At its next regularly scheduled meeting following the Council's adoption of the annexation, the Planning and Zoning Commission shall initiate a petition to rezone property from the MR District to any other district contained within this ordinance. In determining the most appropriate zone, the Planning and Zoning Commission shall duly consider the following items, among others:

a. Comprehensive land use plan and related studies;

b. The desires of the property owners subject to rezoning;

c. The State-mandated purposes and considerations of zoning, as set forth in section 11-52-72, Code of Alabama, 1975, as amended.

(3) Single family residences and all uses in existence at the time of annexation may lawfully continue under the provisions of the MR District, in accord with the R-E District standards.

(4) All annexation ordinances enacted by the City shall include the provision that the property shall be temporarily zoned MR. A copy of the annexation ordinance shall be transmitted to the Planning and Zoning Commission and the Building Inspector.

(5) The zoning map shall be updated within thirty days of enactment of the zoning change from the MR District.

Secs. 82-89. Reserved.