

# How Will It Affect Me?



## What happens after the County Commission adopts the zoning

### map and textual regulations?

Once the County Commission adopts the zoning map and textual regulations, zoning is officially in place in the district and all requirements contained in the zoning regulations are then in effect.



## Once property is assigned a zoning designation, will it ever change?

Zoning may be modified over time in response to the changing conditions within a community – its needs, population or policies, through zoning map amendments. Zoning is not a means for a community to remain static, instead, zoning adjusts and adapts to the needs of an area while ensuring that uses remain compatible.

All zoning map amendments, or rezonings, follow a set procedure, which includes notice and advertisement of the proposed change and public hearings before both the Planning Commission and the Baldwin County Commission prior to any final decision on the rezoning request.



## Will zoning affect my taxes?

No, property taxes in

Baldwin County are assessed on current use of the property. For example, if a property is zoned commercial and is being used agriculturally the taxes will be assessed as agriculture property. However, a \$10 per parcel may be levied for a 2 year period.



## Will my property be annexed into a municipality because I am zoned?

Annexation has nothing to do with zoning. Property can be annexed whether it is zoned or unzoned – zoning will not cause or prevent annexation into a municipality.



## If the referendum passes, what will happen to my existing structures?

Any existing structures – homes, commercial buildings, accessory structures, etc..., will all received a “grandfathered” status. The new zoning ordinances will apply only to new development and changes/renovations to existing structures and uses.



## Zoning will take away my property rights.

Owners have a right to use their property whether that property is zoned or unzoned. Zoned property simply has uniform guidelines, such as setbacks

or density, which apply to the entire district. Those guidelines protect the property owner and their neighbors from incompatible or inappropriate uses.

In fact, zoning actually gives rights to property owners – it makes the development process open and public, and gives the community the right to have a voice in how their community develops. The initial zoning map is created by a community-based Advisory Committee, the map undergoes public hearings and the community is given time to speak for all rezoning cases.



## If the zoning referendum passes, how will zoning affect me?

If you have an existing dwelling or business with no plans to alter the structure, you may not even realize you are zoned. But, if you are building a new structure such as a house, barn or pool, or if you are adding to an existing structure, you would simply obtain a Land Use Certificate from the Planning & Zoning Department before you applied for a building permit.

Zoning may also affect you if there is a rezoning application for your district. If so, you will be able to attend the public hearings at the Planning Commission and County Commission to voice your support or objection to that rezoning. If your community is not zoned you would not have the right to speak on new development coming to your area.