

- j. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.
- k. Where required by the Alabama Department of Transportation (“ALDOT”), City Planner shall be provided proof that the applicant has submitted a driveway permit application to ALDOT. In the event that any type of traffic study is required by the ALDOT, copies thereof shall be provided to the City Planner.
- l. Front and side architectural elevations.
- m. The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.
- n. Landscape plans.
- o. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

8.10 Table of Permitted Uses

The following Table contains a list of land uses permitted in each district. Opposite each land use, in the appropriate district column or columns, the letter “R” identifies those districts in which a particular land use is permitted by right and the letters “S” identifies those districts in which a particular land use is permitted only by special exception. The letter “P”, identifies those uses that must be reviewed and approved by the Planning Commission.

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Accessory buildings and uses, home swimming pools, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this ordinance are met.	R	R	R	R	R	R	P	P	P	P
Agriculture and related farming operations, including horticulture, market gardening for off premise sale, field crops, orchards and home gardens.	R	R	R	R	R	R	P	P	P	P
Air conditioning sales and service.							R	R	P	P
Ambulance/EMS service.							R	R		
Amusement and recreation services: must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened, or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:										
Amusement park							S	S	S	S
Amusement arcade, kiddieland							S	S		
Archery range							S	S		
Baseball batting range							S	S		
Billiard or pool hall							S	R		
Bowling alley							S	R		
Fairground, circus or carnival							S	S		
Golf course		S	S	S	S	S	S	S		
Golf course, miniature							S	R		
Golf driving range							S	S		
Racquet ball or tennis courts, indoor							P	P		
Indoor skating rink							S	R		
Tennis courts, outdoor: need not be enclosed within a structure		S	S	S	S	S	P	P		
Theater, indoor							S	R		
Theater, outdoor/drive-in: need not be enclosed within a structure								P		
Animal clinic/kennels for small animals: need not be enclosed within a structure	S						S	S	S	S
Antique store, not including repairing and refinishing.							R	R		
Antique store, including repairing, restoration and refinishing.							R	R		
Apparel and accessory store.							R	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Appliance store							R	R		
Armory							R	R		
Art gallery or museum.							R	R		
Art supplies.							R	R		
Auditoriums (large), stadiums, coliseums, dance halls and other such places of public assembly.							R	R		
Auditoriums (small) for public assembly. Typically reuse of historic home for weddings.				S	R		R	R		
Automobile laundry, where the primary function is washing automobiles but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer.								R		
Automobile parts sales, except used parts.								R		
Automobile wrecking and salvage: need not be enclosed within a structure but must be enclosed within a solid fence sufficiently high to obstruct noise and view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct view is provided.								S	S	S
Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used): need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district.								R	S	S
Automobile and truck laundry, including steam cleaning								P	R	R
Automobile and truck repair garage, mechanical and body: must be conducted in a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste materials outside such structures.								P	S	S
Automobile and truck sales and service: but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities.								R	S	S

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary functions retail sale of gasoline, oil, grease, tires batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling, or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.							P	P		
Bakery, retail							R	R		
Bakery, wholesale								R	P	P
Bank, including drive-in bank							R	R		
Barber shop or beauty parlor							R	R		
Barber and beauty supplies and equipment sales								R		
Bicycle, lawnmower sales, service and repair							S	R		
Blueprinting and photostating shop							R	R		
Boat construction, storage, service and repair, wet and dry, major: need not be enclosed within a structure.								P	P	P
Boat docking only of pleasure boats as an accessory use to a permitted principal use; maximum of three (3) slips per unit. Boat service is prohibited.	P	P	P			P	R	R		
Boat dry storage: pleasure boats having lengths not greater than 31 feet.								P	P	P
Boat sales, accessories and service.								R		
Boat storage, service and repair, minor: a marina for docking pleasure boats and providing services thereto and the occupants thereof, including minor servicing and minor repair to boats while in the water, sale of fuel and supplies, and provision of lodging, food, beverages, and entertainment as accessory uses. May include dry storage in an enclosed structure.								P	P	P
Bookstore.							R	R		
Bottling works.								S	R	R
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.								R	P	

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Bus and railroad terminal facilities, passenger.								R	P	P
Business machines sales and service.							R	R		
Business school or college, private.							P	P		
Butane or other liquefied petroleum gas products storage and sales: need not be enclosed within a structure.								S	S	S
Cabinet or carpenter shop.							S	S	R	R
Cafes, grills, lunch counter and restaurant, but not including nightclub, bar tavern, and drive-in restaurant.							R	R		
Camera and photographic supply store.							R	R		
Candy, nut and confectionary store.							R	R		
Canvas products manufacture.								S	R	R
Carting, express, crating, hauling, storage.								S	R	R
Catering shop or service.							R	R		
Cemetery, subject to requirements of the Special Provisions.	S	S	S	S	S	S	S	S		
Churches and related accessory buildings.				S	S	S	R	R		
City hall, police station, fire station, courthouse, federal office building and similar public building.	R	R	R	R	R	R	R	R		
Clay and clay products manufacture: need not be enclosed within a structure.								S	R	R
Clinic, dental, medical or psychiatric for humans.							R	R		
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business.							R	R		
Club, country club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park, recreation area, and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line.	S		S	S	S	S	P	P		
Cold storage plant.								S	R	R
College sorority or fraternity house							S	S		
Concrete and concrete products manufacture: need not be enclosed within a structure								S	R	R

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Contractor's storage and yard for vehicles, equipment, materials and supplies: need not be enclosed within a structure but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided.								R	R	R
Convenience store							R	R		
Correctional, detention or penal institution.								S	S	S
Dairy equipment sales.								P	R	R
Dairy products sales.							R	R		
Delicatessen.							R	R		
Department store.								R		
Drive-in restaurant.							P	R		
Drug store.							R	R		
Dry cleaning shop, including self-service.							R	R		
Dry goods or fabric store.							P	R		
Dwelling, one-family.	R	R	R	R	R	R	S	S	S	S
Dwelling, two-family.				S	R	R	P	P		
Dwelling, multi-family.					R	R	P	P		
Electric power generating plant.								S	S	S
Electric power substation: need not be enclosed within a structure but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screening in most districts.	P	P	P	P	P	P	P	P	P	P
Electric repair shop.							P	R		
Electric supply store.							P	R		
Elevator maintenance service.								P		
Employee credit union office.							R	R		
Exterminator service office.							P	R		
Farm and garden equipment and supply store.	P							R		
Farmers' markets.	P							P		
Fix-it shop, including small appliance repair.							R	R		
Fixture sales.							R	R		
Floor covering sales and service.							R	R		
Floral shop.							R	R		
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.								R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Food products processing plant.								S	R	R
Food products, wholesale storage and sales.								S		
Freight depot, railway or truck.								S	R	R
Fruit and produce, retail.							R	R		
Fruit store.							R	R		
Funeral home, mortuary or undertaking establishment.								R		
Furniture repair, including upholstering and refinishing.							P	R		
Gas regulator station.	P	P	P	P	P	P	P	P		
Gift shop.							R	R		
Grocery store, retail.							R	R		
Gymnasium, commercial.							P	R		
Hardware store, retail.							R	R		
Hardware store, wholesale, storage and sale.	P							R		
Hatchery, poultry or fish.								S		
Heating and plumbing equipment, supplies and service.								R		
Hobby shop and supply store.							R	R		
Home occupation.	R	R	R	R	R	R	R	R	R	R
Hospital, clinic, convalescent or nursing home, extended care facility or sanitarium for humans.					S		P	P		
Hotel or motel							P	P		
Ice cream parlor.							R	R		
Ice plant.								S	R	R
In-home Child or Day care Facility	P	P	P	P	P	P	P	P	P	P
Industrial park.								S	R	R
Interior decorating shop.							R	R		
Junk yard including storage, baling or sale of rags, paper, iron or junk: need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided.								S		
Kindergarten, playschool or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met.					S		P	P		
Laboratory, scientific.							S	S		
Laboratory, medical or dental.							P	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Landscape garden sales: need not be enclosed within a structure.							S	S		
Laundry, self-service.					S	S	R	R		
Laundry and dry-cleaning pick-up station.							R	R		
Laundry and dry-cleaning plant.								S	P	
Laundry, linen supply or diaper service.							R	R		
Leather goods or luggage store.							R	R		
Liquor, wine and beer sales not to be consumed on premises and meeting local and state requirements.							P	P		
Loan office.							R	R		
Locksmith.							R	R		
Lodging, boarding or rooming houses.							S	S		
Lumber yard and building materials, need not be enclosed within a structure.								R	P	P
Machine shop.								S	P	R
Machinery, tools and construction equipment, sales, rental and service.								S		
Mail order house.							S	R		
Manufacturing, repair, assembly or processing establishments of a light industrial nature, including, but not limited to the following:										
Automobile, assembly.										R
Clothing and garment manufacturing									R	R
Food products processing and packaging.									R	R
Glass products manufacturing.									R	R
Laboratories for testing materials, chemical analysis and photographic processing.									R	R
Metal products and manufacturing.									R	R
Millwork and similar wood products manufacturing.									R	R
Musical instruments and parts manufacturing.									R	R
Paper products manufacturing.									R	R
Plastics manufacturing.									R	R
Scientific, optical and electronic equipment assembly and manufacturing.									R	R
Shipbuilding and repair yard: need not be enclosed within a structure.										R
Souvenirs and novelties manufacturing.									R	R
Surgical and dental supplies manufacturing.									R	R

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Toys, sporting goods and athletic goods manufacturing.									R	
Marina, minor: see boat storage, service and repair, minor.								P	R	R
Marina, major: see boat construction, storage, service and repair, wet and dry, major; may also include boat sales, accessories and service.									R	R
Marine stores and supplies.								R		
Manufactured home.						R				
Manufactured home park.						R				
Manufactured home subdivision.						R				
Mobile Food Vending Vehicle							R	R	R	R
Mobile Merchandise Vending Vehicle							R	R	R	R
Modular structure.	P	P	P	P	P	P	P	P	P	P
Motorcycle sales, service and repair.								R		
Music store.							R	R		
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails, outdoor camping sites and similar uses.	R	S	S	S	S	S				
Newsstand.							R	R		
Nightclub, bar, tavern and cocktail lounge when separate from restaurant.							S	S		
Office buildings, general.							R	R		
Office buildings, professional.							R	R		
Office equipment and supplies, retail.							P	R	R	
Oil and gas exploration and production activities.	S	S	S	S	S	S	S	S	S	S
Optician.							R	R		
Outdoor general advertising structure: need not be enclosed within a structure.							S	S		
Paint and wallpaper store.							R	R		
Painting and decorating contractor.								P		
Paper supplies, wholesale.								P	R	
Park or playground including recreation centers: need not be enclosed within a structure.	P	P	P	P	P	P	P	P		
Passenger depot, railway or bus.								S		
Pawn shop.							S	R		
Pet shop.							S	R		
Photographic studio and/or processing.							R	R		
Picture framing and/or mirror silvering.							R	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Planned Unit Development, fixed dwelling.	P	P	P	P	P	P	P	P		
Planned Unit Development, mobile home.						P				
Plastic fabrication.									R	R
Plumbing shop.								P	R	R
Police substation, including Highway Patrol.	P	P	P	P	P	P	P	P		
Post office.	P	P	P	P	P	P	P	P		
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.							P	R		
Public utility production and maintenance buildings with proper screening.							P	P		
Public utility substation with proper screening.	P	P	P	P	P	P	P	P	P	P
Radio and television antenna (amateur).	P	P	P	P	P	P	P	P		
Radio and television station and transmitting tower (commercial).							P	P	P	
Radio and television sales, service and repair store.							R	R		
Railroad terminal facilities, non-passenger.								R	R	R
Recreational vehicle parks.						P		P	P	
Restaurant (not as an entertainment venue).							R	R		
Restaurant supplies and sales.								P		
Riding academy: need not be enclosed within a structure.	P							S		
Roofing and sheet metal shop.								S	R	R
Rug and/or drapery cleaning service.								P		
Sand and gravel storage yard: need not be enclosed within a structure.								S	R	R
Sawmill or planing mill.									R	R
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama.	P	P	P	P	P	P	P	P	P	P
Seafood store, retail.							P	R		
Sewage disposal plant: need not be enclosed within a structure.	P	P	P	P	P	P	P	P	P	P
Shoe repair shop.							R	R		
Shoe store, retail.							R	R		
Sign shop.							P	R		
Sporting goods store.							R	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Stone monument sales, retail: may include cutting and processing merchandise sold at retail on the site; need not be enclosed within a structure.								S	P	P
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting.							R	R		
Studio for dance or music.							R	R		
Surgical or dental supplies retail.								R		
Tailor shop.							R	R		
Taxi dispatching station.							R	R		
Taxi terminal: storage and repair of vehicles.								R		
Taxidermy shop.							R	R		
Teen club or youth center.							R	R		
Telecommunications towers and facilities									S	S
Telephone exchange.		P	P	P	P	P	P	P	P	P
Telephone equipment storage including shops and garage: need not be enclosed within a structure but must provide adequate screening.							S	P		
Tire, batteries and other automotive accessories sales establishments.								R		
Tobacco store.							R	R		
Toy store.							R	R		
Trade school or college.	S						P	P		
Transit vehicle storage and servicing: need not be enclosed within a structure.								P		
Utility company storage facility: need not be enclosed within a structure but must provide adequate screening.								P		
Variety store.							P	R		
Veterinary service.	P						P	P		
Warehouse and storage facilities, major.								P	R	P
Warehouse and storage facilities, minor: mini-type do-it-yourself storage facilities.								P	P	
Water storage: need not be enclosed within a structure.	P	P	P	P	P	P	P	P	P	P
Water or sewage pumping station.	P	P	P	P	P	P	P	P	P	P
Welding shop.								S	R	R
Well drilling company.								S	R	
Well, Irrigation	R	R	R	R	R	R	R	R	R	R

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Well, Private										
YMCA, YWCA and similar institutions.	S	S	S	S	S	S	P	P		
Zoo: need not be enclosed within a structure.	P									

8.11 Requirements for Lot Area, Lot Width, Coverage, Density and Other Factors:

The following shall apply in each residential district as listed:

	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width & Building Line	Maximum Lot Coverage (%) *	Maximum Density**
<i>R-1 Low Density Residential</i>				
Single Family	15,000	100	25	3.0
<i>R-2 Medium Density Residential</i>				
Single Family	9,000	70	25	4.0
<i>R-3 Higher Density Single Family Residential</i>				
Single Family	7,200	50	30	5.0
Two Family	10,000	65	35	7.0
<i>R-4 High Density Multi-Family</i>				
Single Family	7,200	50	30	5.0
Two Family	10,000	65	35	7.0
Multiple Family	7,500***	65	35	14.0

*Does not apply to lots of record smaller than required in the district in which they are located.

** Dwelling units per gross acre to be developed.

*** For one (1) unit plus 2,500 sq. ft. for each additional unit.

8.12 Minimum Setbacks

The following front, rear and side yard setbacks shall apply in districts as listed, except in Planned Unit Development and Innovative Design Residential Developments:

	Front Yard		Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial and Collector Streets	Local Streets and Service Roads			Arterial and Collector Streets	Local Streets and Service Roads
R-1	30	30	30	15	30	25
R-2	30	25	30	10	30	20
R-3	30	25	30	a	30	20
R-4	30	25	30	a	30	30
R-5	See Article 9, Section 9.1					
B-1	30	20	b	b	20	10
B-2	30	20	b	b	30	25
DHB	d	d	d	d	d	d
M-1	50	30	c	c	50	30
M-2	50	30	c	c	50	30

- a. Ten feet plus two additional feet for each floor above two stories, but not exceeding 20 feet; and when dwelling unit faces side yard, the dwelling unit must not be less than 25 feet from the side lot line.
- b. None, except it will be five feet if abutting an alley, and when abutting a residential district, it shall be not less than 20 feet.
- c. None, except it will be five feet if abutting an alley; and when abutting a residential district, it shall be not less than 50 feet.
- d. The building setback lines in the downtown historic business district overlay zone shall be similar and consistent with what is existing on the same street within the same block of the proposed building.