PRIME COMMERCIAL PROPERTY NEAR WALMART SUPERCENTER



604 N Main St, Atmore, AL 36502

Listing ID: 30680826 Status: Active

Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Multi-Family

Gross Land Area: 2 Acres Sale Price: \$239,900

Unit Price: \$119,950 Per Acre Sale Terms: Cash to Seller, Other

Call for Offers: Yes

Overview/Comments

Atmore, AL- This 2-acre property of PRIME commercial real estate is only 1100 feet South of Atmore's Walmart Supercenter and 2100 ft South of Jack's Family Restaurant that?s new to the area. Fronting 2 streets, including the heavily trafficked State Hwy 21/N Main St, nearly 14,000 vehicles of travelers, locals, and truckers pass by this location daily! Approximately 534 feet of paved road frontage between the two streets. The property is level, partially cleared & a great location to meet your needs. All utilities are available. Ideal site Zoned B-2 allows for various types ranging from entertainment, retail, or office space to single or multi-family dwellings. See documents for a complete list of permitted uses provided by the City, or visit the Municode website. Businesses surrounding this parcel include a Walmart Supercenter and (2) retail strip shopping centers. It is also located ONLY 5 miles from WindCreek Hotel/RV Park/Casino/Spa, and other attractions like Little River State Forest and Magnolia Branch Wildlife Reserve. Plus, it?s just minutes from the growing Historical Downtown District.

The City and Chamber are working on beautification and hometown pride initiatives to enhance the downtown business district, as well as commercial and industrial properties. As a result, Atmore was recently designated as a Main Street Alabama Community. 48+/- New Businesses have joined Atmore, including Starbucks, Coastal Growers' \$84 Million peanut shelling plant that brought 100+ jobs, the new headquarters for West Escambia Utilities, the Atmore senior living village on McRae St, and a new \$5 Million urgent care facility that is said to be the first step in building a new medical care community near I-65. Recently, more than \$90 million in capital investment projects have been brought to this growing City. Bring your business to this town dedicated to growth and redevelopment! There is an additional 4+/- acres available for purchase. Call now!



More Information Online

https://www.gulfcoastcmls.com//listing/ 30680826



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority: Escambia, AL

Tax ID/APN: 30-26-04-20-3-001-021.000,

30-26-04-20-3-001-019.000,

30-26-04-20-3-001-017.000

Possible Uses: Hospitality, Multi-Family, Office, Residential

(Single Family), Retail, Retail-Pad, Self Storage,

Other

Zoning: B-2 GENERAL BUSINESS

Adjacent Parcels Available: Ye

Sale Terms: Cash to Seller, Other

Call for Offers: Yes

Area & Location

Property Located Between: 0.20 miles from Walmart & 280 feet from Waves

Carwash

Property Visibility: Excellent

Legal Description: (3) Parcels: less and except 1.72 ac out of parcel

2604203001017.000; 2604203001021.000- 0.21

ac; 2604203001019.000- 0.07 ac

Largest Nearby Street: State 21, US Hwy 31 and 6 miles I-65

Feet of Frontage: 534
Traffic/Vehicle Count: 13,981

Highway Access: Hwy 21/N. Main Street- Fronts; I-65- 5 MI; I-10-

50 MI; Hwy 31- 0.7 MI

Airports: Mobile Regional Airport- 62 MI; Pensacola

International- 51 MI; Atmore Municipal Airport- 4

MI

Level

Site Description Level, partially cleared. 534+/- feet of paved road frontage. Access to US Hwy 21 and city street, Patterson St. Wooded area offers privacy. Lot size: TBD. Successful businesses around, including Walmart Supercenter. Highway 21 is the main access to Interstate, Florida, and downtown Atmore so there is heavy traffic and great visibility.

Area Description The largest city in Escambia County, this is a town dedicated to growth and redevelopment. A wholesale buy-in into downtown from the community and investors has spurred on growth, some of which has yet to be seen from the investors' purchases. All shops in the downtown area are either sold for rentals, owned and operated by the seller, or rented to a tenant. About 48 new businesses have joined this exciting area! Atmore has welcomed Jack?s family restaurant, Starbucks, and the Coastal Growers? \$84 Million peanut shelling plant that brought 100+ jobs, the new headquarters for West Escambia Utilities, and the Atmore senior living village on McRae St, just to name a few. Atmore presently is in upwards of a \$4.2 Million re-vitalization process with growth in the downtown area and surrounding areas. Included in that number are the restoration of the Strande Theatre and former Atmore Hardware Store; improvements to the Atmore Heritage Park with a new splash pad, new playground equipment, and a nod to the city's history from a decommissioned train car; and the New Trammell Square Park. Recently, more than \$90 million in capital investment projects have been brought to this growing city. The City and Chamber are also working on beautification and hometown pride initiatives to enhance the downtown business district, as well as commercial and industrial properties. In 2019, the Alabama Historical Commission designated a portion of the city of Atmore as a commercial historic district. Recently, Atmore was designated part of the Main Street Alabama non-profit organization that focuses on bringing jobs, dollars, and people back to Alabama's historic communities. Home to a wide range of industries that have grown over the years, including agriculture, timber, textiles, metal fabrication, and communication companies. City leaders take a proactive approach to industrial recruitment by adding and selling buildings at the 150-acre Industrial Park, along with creating the Rivercane Development. The City of Atmore works in conjunction with the Atmore Area Chamber of Commerce, the Escambia County Industrial Development Authority, and the Coastal Gateway Regional Economic Development Alliance to attract new business and industry to the area while pursuing marketing strategies that promote the growth of our community and its existing industries. Atmore is perfectly positioned to be an attractive area for businesses while still retaining its warm, family charm. Current and future renovations in Atmore have made it an exciting place to be!

Land Related

Lot Frontage: 534 Topography:

Lot Depth: 590 Easements: Electric Lines, Utilities

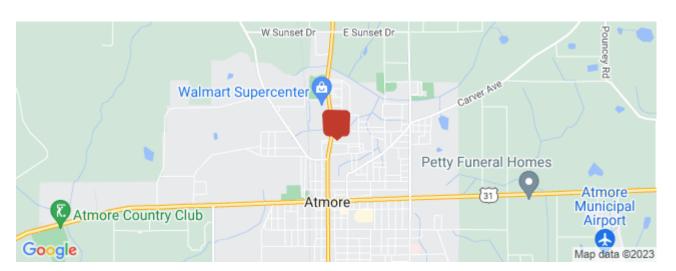
Zoning Description: B-2 General Business. See Attachments for a Available Utilities: Electric, Water, Sewer, Cable, Internet Access

complete list of permitted uses provided by the Water Service: Municipal City, or visit the Municode Website. Sewer Type: Municipal

Location

Address: 604 N Main St, Atmore, AL 36502

County: Escambia MSA: Mobile



Property Images



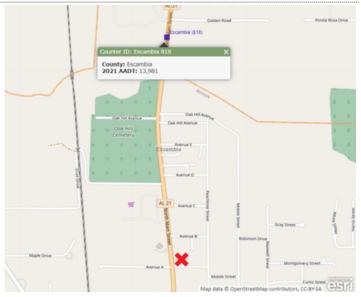
aerial- detailed



1100' S of Walmart



South End and Frontage



Taffic Count



https://atmorenews.com/2021/02/03/boom-town/



https://atmorenews.com/2022/06/30/micro-motel/



South End Frontage



South End Frontage



South End Frontage



IMG_1623



IMG_1633



IMG_1624



IMG_1630



IMG_1628



IMG_1629



IMG_1631



Shot showing going North



YUN00182



IMG_1613



IMG_1615



IMG_1614



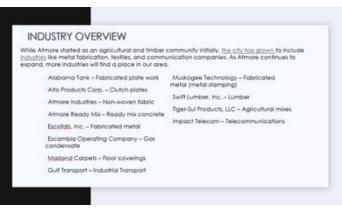
IMG_1616



IMG_1612_copy



IMG_1611



6

INDUSTRY	PERCENT OF TOTAL NO. OF EMPLOYEES (3,733)	AVERAGE ANNUAL PAY
Health Care & Social Assistance	15%	\$44,660
Retail Trade	13%	\$29,607
Accommodation & Food Services	12%	\$18,656
Public Administration	7.5%	\$52,069
Manufacturing	7%	\$60,163
Administrative, Support, Waste Management & Remediation	6%	\$33,147
Construction	6%	\$46,528
Finance & Insurance	6%	\$62,812
Wholesale Trade	3%	\$57,100
Educational Services	3%	\$37,756
Other Services, Except Public Administration	3%	\$32,185
Real Estate & Rental and Leasing	1.4%	\$39,021
Transportation & Warehousing	1%	\$56,425
Mining, Quarrying & Oil and Gas	0.42%	\$59,474
Utilities	0.13%	\$75,546

Slide 7



8 Business Support and Resources

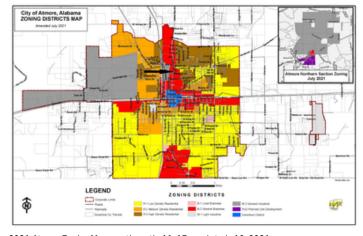


5 150 20 6 5 186 20 186

plat



aerial



 $2021\ Atmore Zoning Map-north south-11x17_updated_10-2021$

Property Contacts



Patty Helton-Davis
PHD Realty, LLC.
251-294-2057 [M]
251-294-2057 [0]
patty@phdrealty.com

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

LAND Customer Full Report

MLS # 617156 Prop Type: LAND/ACREAGE List Price: \$239,900

Status: Active Sold Price:

Update Date: 3/17/2023Lot Size:TBDAddress: 604 N MAIN STAcreage:2.000000

ATMORE AL 36502 **Price Per Acre:** \$119,950.00

County: OTHER COUNTIES

Subdivision: NONE

Parcel # 302604203001019.000 See NumLots 3

Elem: NOT A LOCA Middle: NOT A LOCA High: NOT A LOCA Front Feet: 534

Front Foot Price

Dir: Heading north out of Atmore on Hwy 21 North (aka North Main) property will be on your right as

you're heading north.



M ★

Virtual Tour

PRIME COMMERCIAL REAL ESTATE

Legal: (3) Parcels: less and except 1.72 ac from 2604203001017.000; 021.000- 0.21 ac; 019.000- 0.07 ac

Atmore, AL- This 2-acre property of PRIME commercial real estate is only 1100 feet South of Atmore's Walmart Supercenter and 2100 ft South of Jack's Family Restaurant that's new to the area. Fronting 2 streets, including the heavily trafficked State Hwy 21/N Main St, nearly 14,000 vehicles of travelers, locals, and truckers pass by this location daily! Approximately 534 feet of paved road frontage between the two streets. The property is level, partially cleared & a great location to meet your needs. All utilities are available. Ideal site Zoned B-2 allows for various types ranging from entertainment, retail, or office space to single or multi-family dwellings. See documents for a complete list of permitted uses provided by the City, or visit the Municode website. Businesses surrounding this parcel include a Walmart Supercenter and (2) retail strip shopping centers. It is also located ONLY 5 miles from WindCreek Hotel/RV Park/Casino/Spa, and other attractions like Little River State Forest and Magnolia Branch Wildlife Reserve. Plus, it's just minutes from the growing Historical Downtown District. The City and Chamber are working on beautification and hometown pride initiatives to enhance the downtown business district, as well as commercial and industrial properties. As a result, Atmore was recently designated as a Main Street Alabama Community. 48+/- New Businesses have joined Atmore, including Starbucks, Coastal Growers' \$84 Million peanut shelling plant that brought 100+ jobs, the new headquarters for West Escambia Utilities, the Atmore senior living village on McRae St, and a new \$5 Million urgent care facility that is said to be the first step in building a new medical care community near I-65. Recently, more than \$90 million in capital investment projects have been brought to this growing City. Bring your business to this town dedicated to growth and redevelopment! There is an additional 4+/- acres available for purchase. Call now!

TYPE USE COMMERCIAL, MULTI-FAMILY, OTHER USE,

RESIDENTIAL, SEE REMARKS

LOT LOCATION CENTRAL ACCESS, CORNER
ACCESS/SURFACE CITY STREET, PAVED, US HIGHWAY
TOPOGRAPHY HIGH/DRY, LEVEL, WOODED
CLEARED, NO IMPROVEMENTS

MISCELLANEOUS AERIALS AVAILABLE

GAS NATURAL

FARM/RANCH INFO NONE

VEG/MIN RIGHTSNO MINERAL RIGHTSWATERFRONTNO WATERFRONT

WATER VIEW NONE

WATER PUBLIC WATER
SEWER SEWER AVAILABLE
OTHER UTILITIES ELECTRICITY, GAS,

OTHER UTILITIES ELECTRICITY, GAS, TELEPHONE, TV CABLE

WATERFRONT FEATURE NONE

ZONING BUSINESS, CITY, COMMERCIAL, INDUSTRIAL, RES MULTI,

RES SINGLE

County Zoning: Interest Rate:
Land Lease per Year: Mtg Amt Offered: 1st Mtg Incl:
1st Mort Amount: 1st Mtg Mo Pymt: Equity:

Seller Terms:

FEES INCLUDE: NONE

ACCEPT FINANCING: CASH, CONVENTIONAL List Office Name: PHD Real Estate, LLC
Comp: Non-Rep 2.4%

Comp: Single Agency 2.4%
Comp: Trans Broker 2.4%

The buyer agent compensation offered only applies to participants and data share members of the Pensacola Association of REALTORS® Multiple Listing Service.

ABOUT THE AREA

ATMORE, AL*

Atmore began in the 1860s as a small town and now has grown into one of the largest cities in Escambia County. Just 50 miles north of Mobile and Pensacola, Atmore is perfectly positioned to be an attractive area for businesses while still retaining its warm and friendly charm.

Named one of The Top 50 Safest Cities in Alabama in 2017, Atmore is home to passionate citizens and visionary leadership that are dedicated to revitalizing the city. This redevelopment has attracted new companies, brought in the next generation of workers, and kept our current citizens happy. From discovering the shops on Main Street to marveling at the beauty of the Little River State Forest and Magnolia Branch Wildlife Reserve, Atmore holds a wealth of entertainment for residents and visitors alike. Other amenities of the area include the Atmore Municipal Airport, a state-of-the-art Outpatient Clinic, and several city pools.

The City of Atmore is dedicated to enhancing the quality of life for everyone by attracting a skilled workforce, local and regional businesses, and higherpaying jobs. The city leaders have taken a proactive approach to industrial recruitment. This strategy has included adding buildings at the 150-acre Atmore Industrial Park, and creating the Rivercane Development project, a 740-acre mixed-use project, located on Highway 21, just north of Atmore at I-65, Exit 57. Atmore works in conjunction with the Atmore Area Chamber of Commerce, the Atmore Rotary Club, the Escambia County Industrial Development Authority, and the Coastal Gateway Regional Economic Development Alliance to attract new businesses and industry to the area. City officials were successful in working with the Alabama Historical Commission to approved a map designating a portion of the city of Atmore as a commercial historic district. Atmore was also sselected for Main Street Alabama Designation in June 2020.

The only federally recognized tribe of Native Americans in Alabama, the Poarch Band of Creek Indians, are headquartered in Atmore. The city off Atmore is home to one of the 3 Wind Creek Casinos in Alabama with 85,000 square feet of gaming space. With federal recognition and the founding of the gaming casinos, the Poarch Band of Creek Indians near Exit 54 on Interstate 65, have increased its relative economic contributions to the region. These developments provide tourism and conferences in the area and the Wind Creek is one of just four-diamond hotels in the state of Alabama.

*While the listing agent believes that the acquired information is accurate and true, there is no guarantee of its accuracy, and information is subject to change.

 $SOURCE: \ https://welcometoatmore.com/; \ https://prideofatmore.com/projects;; \ https://www.atmoreadvance.com/2019/10/10/state-recognizes-atmore-historic-district/; \ https://www.mainstreetalabama.org/atmore/$







WHAT ELSE IS HAPPENING IN ATMORE



50 cents - Section A Wednesday, February 3, 2021 **Boom town**

Construction projects could change face of small-town Atmore



s and envy was hired two years ago to recruit retail business-es and industry for the City of Atmore. "This is really a good time for us, and I'm more upbeat about Atmore than I've ever been in the two years

ing. More than \$90 million in capital investment The theater-hardware store project is the lynch-near Atmore Community Hospital, and ground projects are already under way, with others nearpin of a downtown revitalization effort that is also ng their start dates. One, the new \$1 million city picking up steam as numerous small shops continpublic works building, is in the final stages of ue to open along Main Street.

n off

boards, and one is already nearing completion.
"It's unbelievable," said Tucson Roberts, who

There are numerous reasons for the upbeat feel-

Among the buildings for which site work is

ongoing are the new Coastal Growers peanut

ters for West Escambia Utilities (\$1.28 million).

The imminent restoration of the Strand Theatre and renovation of the former Atmore Hardware

Store building represent another \$3.6 million

Pride of Atmore's Bub Gideons said an increase

in the cost of construction materials - a factor in

several projects — has caused a one-month exten-sion of the projected completion date, from

February 2022 to March 2022

shelling plant (\$84 million) and a new headqu

I've been here."

and Cajun Boiling Pot are in the final stages of construction. Site prep is nearing completion for a new Jack's restaurant, and a new Starbuck's that will be the coffee company's only venue between Montgomery and Mobile is expected to open in summer at Wind Creek Atmore.

Chris Adams of Mississippi-based Advance ilding Specialists, who is supervising construction of the Jack's eatery, said the actual building truction should begin in two weeks, with a 90-day target date for completion.

On the medical front, a new hospital is still in community garden. the works, a primary care facility opened recently

has been broken for an urgent care center near the site where the hospital will be located.

Roberts said the biggest game-changer will be

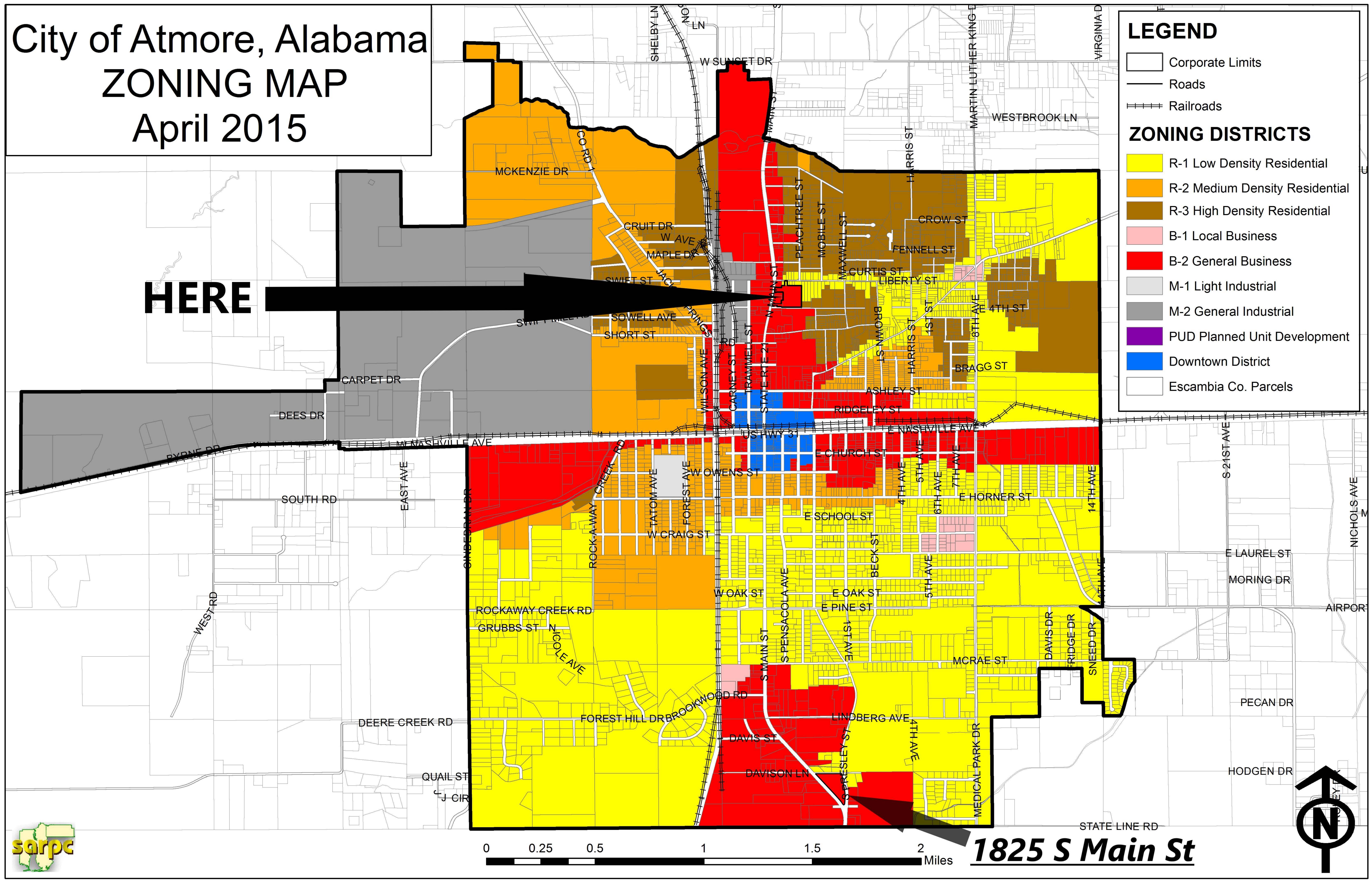
Four new restaurants are being built. Cafe 251 the "super prison" that was formally approved this week by Gov. Kay Ivey.

"The prison staff will go from 200 employees to 600," he said. "That's a luge jump. The con-struction cost is supposed to be around \$350 mil-lion to \$400 million. That's big."

The city is also in the preliminary stages of building a multi-purpose center at the corner of Ridgeley and Transmel streets. That facility will be home to the local Farmers Market and will have public restrooms, a gazebo that will have electricity for musical and other events, and a

See BOOM TOWN, page 2A





5.1. Establishment of districts.

In order to regulate and restrict the height, number of stories and size of buildings or structures, the percentage of lots that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures, and land use. The City of Atmore shall establish zoning use districts based on the following use classifications or variations thereof:

- 5.11 *R-1, Low Density Residential District.* This district is provided to afford the opportunity for the choice of a low density residential environment consisting of single-family homes on large lots.
- 5.12 *R-2, Medium Density Residential District.* The purpose of this district is to provide for medium density residential developments in single-family and duplex structures on medium sized lots.
- 5.13 *R-3, High Density Residential District.* The intent of this district is to provide the opportunity for high density, single-family, duplex and multi family residential development, including mobile homes meeting lot size requirements.
- 5.14 *B-1 Local Business District*. This district is intended to provide for limited retail convenience goods and personal service establishments in residential neighborhoods and to encourage the concentration of these uses in one location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood.
- 5.15 *B-2 General Business District*. This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.
- 5.16 *M-1 Light Industrial District*. The purpose of this Light Industrial District is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. Locations should be in accordance with the City's Comprehensive Plan.
- 5.17 *M-2 General Industrial District*. The purpose of this General Industrial District is to provide a suitable environment for manufacturing activities. These districts are located for convenient access from existing and future arterial thoroughfares, highways and railway lines, and are in many instances separated from residential areas by business or light industrial areas or by natural barriers; where they are adjacent to residential areas, some type of artificial separation may be required. The district regulations are designed to permit the development of the district for almost any industrial uses, subject to the minimum regulations necessary for the mutual protection of the uses.
- 5.18 *DBD Downtown Business District*. The purpose of this district is to establish uses compatible with a vibrant commercial and retail center and a downtown area suitable for restaurants and family friendly entertainment. Uses which are not compatible with this purpose are restricted to other areas of the city.

(Ord. No. 02-2006, 4-24-2006; Ord. No. 05-2007, § 2, 10-22-2007; Ord. No. 02-2014, § 1, 4-21-2014)

6.1. General.

The following limitations and requirements are placed on uses in each district established under the authority of this ordinance, in accordance with the intent of the ordinance.

Any use requiring a building permit is subject to review and permit approval by the building official.

Created: 2021-05-29 22:22:58 [EST]

Any special exception is subject to approval of the Board of Adjustment. Each application to the Board of Adjustment for approval of a use permitted by special exception shall be accompanied by a site plan prepared by the applicant or his agent.

In any case where a requested use is not specifically listed in the Table of Permitted Uses section of this ordinance, its status shall be determined by the Board of Adjustment by reference to the most clearly analogous use or uses that are specifically referred to in the Table of Permitted Uses. When the status of a use has been so determined by the Board of Adjustment, such determination shall thereafter have general application to all uses of the same type.

In general, any higher use may be permitted as a Special Exception in a lower use district, but no lower use shall be permitted in a higher use district, except as otherwise noted in the Table of Permitted Uses or where such use exists at the time of enactment of this ordinance, in which case it is subject to the requirements of the Nonconformance section of this ordinance.

Every use in any district, except in the M-1 and M-2 districts, shall be conducted entirely within a completely enclosed structure unless expressly exempted from enclosure requirements in this ordinance by Special Exception or as may be otherwise allowed by this ordinance.

It shall be the responsibility of the owner/developer to show (prove) compliance with the requirements of this ordinance.

(Ord. No. 02-2014, § 2, 4-21-2014)

6.2. Permitted uses and conditions.

Permitted uses are listed in the permitted use table of this article.

- 6.21 *Uses by right.* Uses in the tables identified by (R) are permitted by right, subject to the conditions specified in the tables or elsewhere in this ordinance.
- 6.22 Special exceptions—conditional uses. Uses in the tables identified by (S) require approval by the board of adjustment pursuant to Code of Alabama § 11-52-80. These uses are generally compatible within a designated district but because of their nature must be reviewed and approved before a building permit is issued.
- 6.23 *Variances*. Variances from the terms of the Zoning Ordinance may be granted by the board of adjustment in conformity with Code of Alabama § 11-52-80.
- 6.24 *Compliance with district requirements.* Except for approved variances and special exceptions, any use must comply with the requirements of the district in which it is located unless approved under the Planned Unit Development (PUD) provisions of the Subdivision Ordinance.
 - 6.241 Other provisions of this ordinance notwithstanding, any tracts of farmland under cultivation or pastureland and timberland presently being used for such purposes may continue to be used for such purposes regardless of the zoning district in which they may be located.
 - 6.242 Undeveloped land or land used for agricultural purposes or timber growing shall automatically be rezoned for single-family use.
- 6.25 *Uses prohibited.* Where any use or analogous use has blank spaces under any zones listed in the headings of the tables of permitted uses, such use is specifically prohibited in such zones.
- 6.26 *Group homes.* Any provision of this ordinance notwithstanding, the provisions of Code of Alabama § 11-52-75.1 shall apply to any application for a group home. Any provision of this ordinance notwithstanding, any federal law or regulation regulating or permitting a group home shall apply to any application for a group home.

Created: 2021-05-29 22:22:58 [EST]

6.2 Table of Permitted Use				ıs				
	Use	Distr	icts				•	•
	R-	R-	R-	B-	B-	M-	M-	DBD
	1	2	3	1	2	1	2	
Air conditioning sales and service.				R	R	R	R	R
Airport and/or crop dusting-spraying service; need				S	S	S	S	
not be enclosed within a structure.								
Ambulance/EMS service.				R	R	R	R	S
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:		1	1	1	1	1	ı	
Amusement park				R	R	R	R	
Amusement arcade, kiddie land				R	R	S	S	R
Archery range				S	S	S	S	S
Baseball batting cage				S	R	S	S	S
Billiard or pool hall					S	S	S	
Bowling alley				S	R	S	S	S
Fairgrounds, circus or carnival				R	R	R	R	
Golf course	S			R	R	R	R	
Golf course, miniature				R	R	R	R	
Golf driving range				R	R	R	R	
Pistol or rifle range								
Racquetball or tennis courts, indoor				R	R	R	R	
Skating rink, indoor				R	R	R	R	
Tennis courts, outdoor: need not be enclosed				R	R	R	R	
within a structure.								
Animal clinic/kennels for small animals when				R	R	R	R	
used as an accessory use to an approved principal								
use.								
Animal raising, small animal breeding; need not				S	S	S	S	
be enclosed within a structure.								
Antique store, not including repairing and				R	R	R	R	R
refinishing.								
Apparel and accessory store.				R	R	R	R	R
Appliance store.				R	R	R		R

	1	1	1	1	1	1	1	F
Apothecary, limited to the sale of pharmaceuticals				R	R	R	R	R
and medical supplies.								
Art gallery or museum.	S	S	S	R	R	R	R	R
Art supplies.				R	R	R		R
Asphalt products manufacture.						R	R	
Auditoriums (large), stadiums, coliseums, and				S	R	S	S	R
other such places of public assembly with								
occupancy load of 50 or more persons.								
Auditoriums (small), for public assembly with				R	R	S	S	R
occupancy load of less than 50 persons.								
Automobile laundry, where the primary function is				R	R	R	R	
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.								
Automobile manufacture.					S	R	R	
Automobile parts sales, except used parts.				R	R	R	R	R
Automobile storage, including parking lots; need				S	S	S	S	S
not be enclosed within a structure.								
Automobile, travel trailer, camper, farm					R	R	R	
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 facing the residential								
district other than a stationary window within 100								
feet of residential district.								
Automobile and truck laundry, including steam				R	R	R	R	
laundry.								
Automobile and truck repair garage, mechanical				R	R	R	R	S
and body; must be conducted in a structure which								
shall not have any opening facing the residential								
district other than a stationary window within 100								
feet of residential district, and which shall not								
store or otherwise maintain any parts or waste								
materials outside such structures.								
Automobile and truck sales and service; but not				R	R	R	R	R
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. Automobile and truck service station including minor repair, subject to the requirements listed under special provisions, where the primary function is 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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, wholesale. Bakery, wholesale. Bank, including drive up window. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Book store. Book store. Boilding materials supply, provided that major R R R R R R R R R R R R R R R R R R R							1		•
Automobile and truck service station including minor repair, subject to the requirements listed under special provisions, where the primary function is 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. Bait store or sales (live bait); need not be enclosed within a structure. Baikery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
minor repair, subject to the requirements listed under special provisions, where the primary function is 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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and wildlife sanctuary. S S S S S S S S S S S S S S S S S S S									
under special provisions, where the primary function is 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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.					R	R	R	R	R
function is 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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
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. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
dismantling or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bird and wildlife sanctuary. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Book store. Book store. Bottling works.									
mechanical overhauling or body work; fuel pumps need not be enclosed within a structure. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bird and wildlife sanctuary. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
need not be enclosed within a structure. Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Boat Storage, service and repair, minor. May include dry storage in an enclosed structure. Bottling works.									
Bait store or sales (live bait); need not be enclosed within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.									
within a structure. Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. S S S S S S S S S S S S S S S S S S S									
Bakery, retail. Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	• • • • • • • • • • • • • • • • • • • •				R	R			
Bakery, wholesale. Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	within a structure.								
Bank, including drive up window. Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Bakery, retail.				R		_	-	R
Barber shop or beauty parlor. Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Bakery, wholesale.				R	R	R	R	
Barber and beauty supplies and equipment sales. Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and wildlife sanctuary. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Bank, including drive up window.				R	R	R	R	R
Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Bird and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Barber shop or beauty parlor.				R	R	R	R	R
dwelling. Dwelling may not have more than six guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Barber and beauty supplies and equipment sales.				R	R	R	R	R
guest bedrooms. Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. S S S S S S S S S S S S S S S S S S S	Bed and breakfast. Owners must reside in			S	S	S			
Bicycle, lawnmower sales, service and repair. Bird and wildlife sanctuary. S S S S S S S S S S S S S S S S S S S	dwelling. Dwelling may not have more than six								
Bird and wildlife sanctuary. Bird and wildlife sanctuary. Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	guest bedrooms.								
Blueprinting and photostatting shop. Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Bicycle, lawnmower sales, service and repair.				R	R			R
Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Bird and wildlife sanctuary.	S	S	S	S	S	S	S	
enclosed within a structure but adequately screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Blueprinting and photostatting shop.				R	R	R	R	R
screened from view. Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	Boat construction and storage, major; need not be					R	R	R	
Boat sales, service and repair including accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works. SRRRRR R R R R R R R R R R	enclosed within a structure but adequately								
accessories. Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works.	screened from view.								
Boat storage, service and repair, minor. May include dry storage in an enclosed structure. Book store. Bottling works. R R R R R R R R R R R R R R R R R R R	Boat sales, service and repair including				S	R	R	R	R
include dry storage in an enclosed structure. Book store. R R R R R Bottling works. R R R	accessories.								
Book store. R <td< td=""><td>Boat storage, service and repair, minor. May</td><td></td><td></td><td></td><td></td><td>R</td><td>R</td><td>R</td><td></td></td<>	Boat storage, service and repair, minor. May					R	R	R	
Bottling works. R R	include dry storage in an enclosed structure.								
	Book store.				R	R	R	R	R
Building materials supply, provided that major RRRR	Bottling works.						R	R	
	Building materials supply, provided that major				R	R	R	R	
storage areas are screened from view and that any	storage areas are screened from view and that any								
machine operations are conducted entirely within	machine operations are conducted entirely within								
an enclosed structure with no opening other than	an enclosed structure with no opening other than								
a stationary window within 100 feet of a	a stationary window within 100 feet of a								
residential district.	residential district.								

Due and railroad tarminal facilities	1	1	I	Lb	l p	S	S	S
Bus and railroad terminal facilities.		1		R	R	_		_
Business machines sales and service.		1		R	R	R	R	R
Business school or college.				R	R	R	R	
Butane and other liquefied petroleum gas				R	R	R	R	
products sales; need not be enclosed within a								
structure.		<u> </u>						
Cabinet or carpenter shop.				R	R	R	R	
Cafe, grill, lunch counter and restaurant but not				R	R	R	R	R
including night club, bar, tavern and drive in								
restaurant.								
Camera and photographic supply store.				R	R	R	R	R
Candy, nut and confectionery store.				R	R	R		R
Canvas products manufacture.				R	R	R	R	
Carting, express, crating, hauling, storage.						R	R	
Catering shop or service.					R	R	R	R
Cemetery, subject to requirements of the special	S	S	S	S	S	S	S	
provisions.								
Chemical manufacture or processing (heavy,						S	S	
industrial).								
Churches and related accessory buildings.	S	S	S	R	R	R	R	R
City hall, police station, fire stations, courthouse,	S	S	S	S	S	S	S	S
federal office building and similar public building.								
Clay and clay products manufacture; need not be					S	R	R	
enclosed within a structure.								
Clinic, dental, medical or psychiatric for humans.				R	R	R	R	R
Clothing manufacture.						R	R	
Club or lodge, fraternal, civic, charitable or similar	S	S	S	R	R	R	R	S
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 but not								
including an organization which sells alcoholic								
beverages for off-premises consumption or which								
allows alcohol to be brought in for on-premises								
consumption and charges individual admission								
fees for events held on the premises.								
Club, county club, golf, swimming or tennis club or		S	S		S	R	R	
the like, privately owned and operated community								
club or association, athletic field, park. Recreation								
area, and similar uses of a recreational nature,							<u> </u>	

located within 100 feet of any property line. Cold storage plant. R R R College or university provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line. S S S S S S S S S S S S S S S S S S			1	l	1	l	I	1	
College or university provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line. College sorority or fraternity house. Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Delicatessen. Department store. Drive in restaurant. Drug store. Dry goods or fabric store. Dry gloads or fabric store. Dry elaning shop, including self service. Dry gloads or fabric store. Dry gloads o	provided that no building for such purposes is								
College or university provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line. College sorority or fraternity house. College sorority or fraternity house. Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, single family. Dwelling, multi family. 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 screen. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R R									
located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line. College sorority or fraternity house. Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage yard for vehicles, equipment, materials and supplies, need not 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry cleaning shop, including self service. Dwelling, single family. Dwelling, two family. Dwelling, multi family. 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 screen. Electric repair shop. Electric supply store.									
road and that no building is located within 100 feet of any property line. College sorority or fraternity house. Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Department store. Drive in restaurant. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry cleaning shop, including self service. Dwelling, single family. Dwelling, two family. Dwelling, two family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store.	, .	S	S	S	S	S	S	S	
feet of any property line. College sorority or fraternity house. Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage yard for vehicles, equipment, materials and supplies, need not be enclosed within a structure, but must 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry goods or fabric store. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, two family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store. S S S S R R R R R R R R R R R R R R R	_								
College sorority or fraternity house. Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store.	_								
Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage yard for vehicles, equipment, materials and supplies, need not be enclosed within a structure, but must 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. S S R R R R R R R R R R R R R R R R R									
including horticulture, plant nurseries, and orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Delicatessen. Delicatessen. Department store. Drive in restaurant. Drug store. Dry goods or fabric store. Dry goods or fabric store. Dry goods or fabric store. Dry gling, single family. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric repair shop. Electric supply store.						4	1		
orchards. Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, single family. Dwelling, multi family. Electric power generating plant. Electric repair shop. Electric repair shop. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R R		S	S	S	R	R	R	R	
Concrete and concrete products manufacture; need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Delicatessen. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry cleaning shop, including self service. Dry deaning shop, including self service. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R	•								
need not be enclosed within a structure. Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. Electric power generating plant. Electric repair shop. Electric repair shop. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R R	orchards.								
Contractor's storage 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. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. R R R R R R R R R R R R R R R R R R R	Concrete and concrete products manufacture;					S	R	R	
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. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Drive in restaurant. Dry cleaning shop, including self service. Dry goods or fabric store. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric repair shop. Electric supply store.	need not be enclosed within a structure.								
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. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	Contractor's storage yard for vehicles, equipment,				R	R	R	R	
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. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Delicatessen. Department store. Drive in restaurant. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Electric power generating plant. Electric repair shop. Electric repair shop. Electric repair shop. Electric supply store. Electric supply store. R R R R R R R R R R R R R R R R R R R	materials and supplies, need not be enclosed								
open fence may be permitted if a screen planting adequate to obstruct the view is provided. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Delicatessen. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	within a structure, but must be enclosed within a								
adequate to obstruct the view is provided. Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Dairy product sales. Delicatessen. Department store. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	solid fence to screen view; chain link or similar								
Convenience store (neighborhood). Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	open fence may be permitted if a screen planting								
Dairy equipment sales. Dairy product sales. Delicatessen. Department store. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	adequate to obstruct the view is provided.								
Dairy product sales. Delicatessen. R R R R R R Department store. Department store. R R R R R R R Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dry goods or fabric store. Dwelling, single family. R R R R R R R R R Dwelling, two family. R R R R R R R R Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	Convenience store (neighborhood).				R	R	R	R	
Delicatessen. Department store. Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	Dairy equipment sales.				R	R	R	R	
Department store. Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	Dairy product sales.				R	R	R	R	
Drive in restaurant. Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	Delicatessen.				R	R	R	R	R
Drug store. Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. R R R R R R R R R R R R R R R R R R R	Department store.				R	R	R	R	R
Dry cleaning shop, including self service. Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R R	Drive in restaurant.				R	R	R	R	R
Dry goods or fabric store. Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric supply store. R R R R R R R R R R R R R R R R R R R	Drug store.				R	R	R	R	R
Dry goods or fabric store. Dwelling, single family. R R R R R R R R R R R R R R R R R R R	Dry cleaning shop, including self service.				R	R	R	R	R
Dwelling, single family. Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R R					R	R	R	R	R
Dwelling, two family. Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store. R R R R R R R R R R R R R R R R R R R		R	R	R	R	R	R	R	R
Dwelling, multi family. Electric power generating plant. 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 screen. Electric repair shop. Electric supply store. R R R R R			R	R	R	S	S		
Electric power generating plant. 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 screen. Electric repair shop. Electric supply store. S S S S S S S S S S S S S S S S S S S				R	_				
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 screen. Electric repair shop. Electric supply store. S S S S S S S S S S S S S S S S S S S						1	S	S	
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 screen. Electric repair shop. Electric supply store. R R R R R R R									
link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen. Electric repair shop. Electric supply store. R R R R R R R	· · · · · · · · · · · · · · · · · · ·								
to be inaccessible to unauthorized persons; requires visual screen. Electric repair shop. Electric supply store. R R R R R R R	,								
requires visual screen. R	_								
Electric repair shop. R R R R Electric supply store. R R R R	•								
Electric supply store. R R R R	•				R	R	R	R	R
					1		1		R
	Elevator maintenance office.					R	R	R	

Employee credit union office.				R	R	R	R	R
Exterminator service office.				R	R	R	R	R
Farm and garden equipment and supply store.				R	R	R	R	R
Farmer's market.				R	R	R	R	S
Fix it shop, including small appliance repair.				R	R	R	R	R
Fixture sales.				R	R	R	R	R
Floor covering sales and service.				R	R	R	R	R
Floral shop.				R	R	R	R	R
Food locker plant including rental of lockers for					R	R	R	
the storage of food; cutting and packaging of							``	
meats and game, but not the slaughtering of								
animals or fowl.								
Food products processing plant.					S	R	R	
Food products, wholesale storage and sales.						R	R	
Freight depot, railway or truck.						R	R	
Frozen food manufacture and packaging.						R	R	
Fruit and produce, retail.				R	R	R	R	R
Funeral home, mortuary or undertaking				R	R			
establishment.								
Furniture and home furnishing store, including				R	R	R	R	R
office furniture and equipment.								
Furniture repair, including upholstering and				R	R	R	R	R
refinishing.								
Gas regulator stations.	S	S	S	S	S	S	S	S
Gift shop.				R	R	R	R	R
Glass products manufacture.					S	R	R	
Grocery store, retail.				R	R	R	R	R
Gymnasium, commercial.				R	R	R	R	
Hardware store, retail.				R	R	R	R	R
Hardware store, wholesale, storage and sales.				R	R	R	R	R
Hatchery, poultry or fish.				S	S	S	S	
Heating and plumbing equipment supplies and				R	R	R	R	R
service.								
Hiking and nature trail.	R	R	R	R	R	R	R	
Hobby shop and supply store.			S	R	R	R	R	R
Home occupation.	S	S	S	S	S	S	S	S
Hospital, clinic, convalescent or nursing home,	S	S	S	S	S	S	S	S
extended care facility or sanitarium for humans.								
Hotel, motel or tourist home.				R	R	R	R	
Ice plant.				R	R	R	R	

Industrial park.					S	R	R	
·					R	R	R	
Institution for children or the aged, day care.		<u> </u>	-	R	R	R	R	R
Interior decorating shop.	-	-	S			!	-	K
Kindergarten, play school or day care center, public or private, provided that all activities are	S	S	3	R	R	R	R	
carried on in an enclosed building or fenced yard								
and that all applicable federal, state, and local								
requirements are met.								
Laboratory, scientific.		 		R	R	R	R	R
Laboratory, medical or dental.				R	R	R	R	R
		<u> </u>	-	R	R	R	R	R
Landscape garden sales; need not be enclosed within a structure.				K	K	K	K	K
Laundry, self service.				R	R	R	R	R
Laundry and dry cleaning pick up station.				R	R	R	R	R
Laundry and dry cleaning plant.					R	R	R	
Laundry, linen supply or diaper service.						R	R	
Leather goods or luggage.				R	R	R	R	R
Library.	S	S	S	R	R	R	R	S
Liquor, wine or beer sales not to be consumed on				R	R	R	R	
premises and meeting local and state								
requirements.								
Livestock (cattle, horses, sheep and goats).								
Livestock (swine).								
Loan office.				R	R	R	R	R
Locksmith.				R	R	R	R	R
Lodging, boarding or rooming houses.			S	S	S			
Lumber yard and building materials; need not be				R	R	R	R	
enclosed within a structure.								
Machine shop.				R	R	R	R	R
Machinery, tools, and construction equipment,					R	R	R	
sales and service.								
Mail order house.				R	R	R	R	R
Manufactured home.			R					
Manufactured home park.			S					
Manufacturing, repair assembly or processing		-	-	-	-	-	-	-
establishments of a light industrial nature,								
including but not limited to, the following:								
Confectionary, food, frozen desert and milk						R	R	
products processing and manufacturing.								
Clothing and garment manufacturing.						R	R	

_								1
Laboratories for testing materials, chemical						R	R	
analysis, photographic processing.								
Musical instruments and parts manufacturing.						R	R	
Scientific, optical and electronic equipment						R	R	
assembly and manufacturing.								
Souvenirs and novelties manufacturing.						R	R	
Toy, sporting goods and athletic goods						R	R	
manufacturing.								
Manufacturing, extractive, including all natural								
mineral deposits except oil and gas.								
Manufacturing, general; the processing,					S	R	R	
fabrication, repair and servicing of any commodity								
or product.								
Marine stores and supplies.					R	S	S	R
Metal products fabrication.					R	R	R	
Millwork and similar wood products manufacture.						R	R	
Mobile home.								
Mobile home subdivision.								
Modular home.			R					
Modular structure.				S	S	S	S	
Motorcycle sales, service and repair.				R	R	R	R	R
Music store.				R	R			R
Natural preservation areas including bird and	S	S	S	S	S	S	S	
wildlife sanctuaries, nature and hiking trails,								
outdoor camping site and similar uses.								
News stand.				R	R	R	R	R
Nightclub. (Special Note: In considering a special					S	S	S	S
exception-conditional use approval, the board of								
adjustment shall consider the nature of the								
proposed establishment, its proximity to other								
establishments with a similar use, the existing								
density of such use within the district, and the								
demonstrated ability of the applicant to operate								
such establishment in a manner consistent with								
public safety and the overall public good.)								
Novelty and souvenir manufacture.						R	R	
Office.				R	R	R	R	R
Office equipment and supplies, retail.				R	R	R	R	R
Office equipment and supplies, manufacture.					R	R	R	
Oil and gas exploration and production activities.							S	

Oil well equipment, supplies and machinery; need						R	R	
not be enclosed within a structure.						I.V.	l N	
Optician.				R	R	R	R	R
Paint and wallpaper store.				R	R	R	R	R
				R	R	R	R	R
Painting and decorating contractor.				N	R	R	R	
Paper supplies, wholesale.						_	ł	R
Park or playground including recreation centers;	S	S	S	S	S	S	S	S
need not be enclosed within a structure.				1	_	_	_	_
Passenger depot, railway or bus.				_	R	R	R	R
Pawn shop.				R	R	R	R	R
Pet shop.				<u> </u>	R	R	R	R
Petroleum and petroleum products, manufacture, processing or storage.						S	S	
Photography studio and/or processing.				R	R	R	R	R
Picture framing and/or mirror silvering.				R	R	R	R	R
Pipe storage; need not be enclosed within a				11	11	R	R	IN .
structure.						I.V.	l N	
Planned unit development, fixed dwelling.	S	S	S					
Planned unit development, mobile home.	S	S	S					
Plastic fabrication.	3	3	3			R	R	
Plastic manufacture.				<u> </u>	S	R	R	
				<u> </u>		_	-	
Plumbing shop.				R	R	R	R	_
Police substation, including highway patrol.	S	S	S	S	S	S	S	S
Post office.	S	S	S	S	S	S	S	R
Poultry live raising.				<u> </u>	_	_	_	_
Printing, blueprinting, bookbinding, photostatting,				R	R	R	R	R
lithographing and publishing establishment.				-			_	
Public utility production and maintenance building					S	S	S	
with proper screening.				-				
Public utility substation with proper screening.	S	S	S	S	S	S	S	S
Radio and television station transmitting tower.			ļ	S	S	R	R	<u> </u>
Radio and television sales, service and repair				R	R	R	R	R
store.			<u> </u>	 	_		<u> </u>	
Reducing exercise, karate, gymnastic or other				R	R	R	R	R
body fitness type salon.				 	_			
Restaurant defined as an establishment which				R	R	R	R	R
does not primarily serve or sell alcoholic								
beverages and which has a full-service food menu								
and kitchen as well as seated food service.			ļ	 				
Restaurant supplies and sales.				R	R	R	R	R

		T	T	T	ī	1	1	I
Riding academy; need not be enclosed within a								
structure.								
Roofing and sheet metal shop.		-		R	R	R	R	
Rooming house and boarding house.		S	S	R	R	R	R	
Rug and/or drapery cleaning service.				R	R	R	R	R
Sand and gravel storage yard; need not be						S	S	
enclosed within a structure but must be screened.								
Sawmill, planning, or timber storage.					S	S	S	
Schools public and/or private, elementary and/or	S	S	S	S	S	S	S	
secondary meeting the requirements of the								
education laws of the state.								
Seafood store, retail.				R	R	R	R	R
Sewage disposal plant; need not be enclosed		S	S	S	S	S	S	
within a structure.								
Shoe repair shop.				R	R	R	R	R
Shoe store, retail.				R	R	R	R	R
Sign shop.					R	R	R	R
Silviculture and related forestry operations; need						R	R	
not be enclosed within a structure.								
Small engine repair shop.				R	R	R	R	R
Sporting goods store.				R	R	R	R	R
Stockyard; need not be enclosed within a								
structure.								
Stone monument sales, retail.					R	R	R	S
Stone cutting and processing merchandise sold at						R	R	
retail.								
Studio for professional work or teaching of fine				R	R	R	R	R
arts, such as photography, drama, speech,								
painting.								
Studio for dance or music.				R	R	R	R	R
Surgical or dental supplies manufacture.						R	R	
Surgical or dental supplies retail.				R	R	R	R	R
Tailor shop.				R	R	R	R	R
Tattoo and body piercing establishment.						R	R	
Taxi terminal/storage and repair of vehicles.						R	R	
Taxidermy shop.				R	R	R	R	R
Teen club or youth center.				S	S	S	S	
Telephone exchange.		S	S	S	S	S	S	

Telephone equipment storage including shops and						R	R	
garage; need not be enclosed within a structure								
but must provide adequate screening.								_
Temporary uses, including the sale of Christmas					R	R	R	S
trees, seasonal fruit and vegetables from roadside								
stands, and similar uses. Farmers market only.				_			_	
Theater, indoor.				S	R	S	S	R
Theater, outdoor/drive-in; need not be enclosed					R	S	S	
within a structure.								
Tobacco store.				R	R	R	R	R
Tower telecommunication facilities, requires	S	S	S	S	S	S	S	S
approval from city council and planning								
commission in accordance with article XII of this								
chapter.								
Toy store.				R	R	R	R	R
Trade school or college.				S	S	S	S	S
Transit vehicle storage and servicing; need not be						R	R	
enclosed within a structure.								
Utility company storage facility; need not be					S	R	R	
enclosed within a structure but must provide								
adequate screening.								
Variety store.				R	R	R	R	R
Veterinary service.				R	R	R	R	
Warehouse and storage facilities, major.						R	R	
Warehouse and storage facilities, minor; mini type				R	S			S
(400 square feet per unit or less) do it yourself								
storage facilities; facilities must not open to the								
street; screening and landscaping is required.								
Water storage; need not be enclosed within a		S	S	S	S	S	S	S
structure.								
Water or sewer pumping station.	S	S	S	S	S	S	S	S
Welding shop.				R	R	R	R	
Well drilling company.					R	R	R	
Wine Bar					S			S
YMCA, YWCA, and similar institutions.	S	S	S	S	S	S	S	S

 $(\text{Ord. No. } 06\text{-}2008, \S 1, 7\text{-}28\text{-}2008; \text{Ord. No. } 12\text{-}2009, \S 2, 12\text{-}14\text{-}2009; \text{Ord. No. } 09\text{-}2011, \S 6.2, 7\text{-}11\text{-}2011; \text{Ord. No. } 04\text{-}2013, \S 1, 5\text{-}13\text{-}2013; \text{Ord. No. } 14\text{-}2013, \S 1, 12\text{-}23\text{-}2013; \text{Ord. No. } 02\text{-}2014, \S 2, 4\text{-}21\text{-}2014; \text{Ord. No. } 05\text{-}2015, \S 1,9\text{-}14\text{-}2015; \text{Ord. No. } 03\text{-}2016, \S 1, 6\text{-}27\text{-}2016; \text{Ord. No. } 2018\text{-}04, \S \S 4\text{--}6, 10\text{-}22\text{-}2018; \text{Ord. No. } 01\text{-}2020, \S \S 1, 2, 2\text{-}10\text{-}2020; \text{Ord. No. } 02\text{-}2020, \S \S 1, 2, 2\text{-}10\text{-}2020)$

6.3. [Site plan approval requirements.]

A site plan shall be required for all projects except single-family structures. Site plan reviews shall be accomplished by the Planning Commission to ensure compliance with the provisions of the Zoning Ordinance and Subdivision Regulations in conformity with its purpose as stated in Article I.

- 6.31 Upon approval of the site plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Inspector may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements.
- 6.32 The City Engineer may recommend waiving certain requirements contained in Section 6.33 of this Ordinance if, in his opinion, the requirements are not essential to a proper decision on the project; or he may supplement the list with other requirements deemed necessary to clarify the nature of the proposed development.
- 6.33 An application for site plan approval shall include the following information unless some or all of these requirements are waived by the Planning Commission.
 - a. The location and size of the site including its legal description and a current certified survey.
 - b. A vicinity map showing the site relation to surrounding property.
 - c. The recorded ownership interests, including liens, encumbrances, title certification in the form of a current title policy, title opinion or title report and the nature of the developer's interest, if the developer is not the owner.
 - d. The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including significant ecological features. This information may be combined with requirements for the vicinity map specified in Section 6.33b above.
 - e. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.
 - f. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities.
 - g. The use and maximum height, bulk and location of all buildings and other structures to be located on the site.
 - h. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities or other purposes.
 - i. The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.
 - 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. 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, signs, and coastal protection.
 - I. A traffic impact analysis and corrective measures to address detrimental conditions brought about by the development.

Created: 2021-05-29 22:22:59 [EST]

- m. Architectural renderings, elevations and representative floor plans in preliminary form.
- n. The location and size of all signs to be located on the site. In the event that a sign is preexisting 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.
- o. Landscape plans which include the location of any trees in a tree protection zone.

6.3.1. Regulations and standards—Permitted uses.

Permitted Uses							
	R-1	R-2	R-3	B-1	B-2	M-1	M-2
Minimum lot area	12,000	10,500	7,500*	10,000	10,000	1	1
	sf	sf	sf	sf	sf	acre	acre
Minimum lot width at building	100'	75'	50'	0	0	150'	150'
line							
Maximum lot coverage	25%	30%	35%	35%	50%	75%	75%
Maximum building height	35'	35'	35'	45'	0	50'	50'
Front yard (see note A)	35'	35'	25'	20'	20'	25'	50'
Side yard (see notes A and B)	10'	10'	10'	0	0	0	30'
Rear yard (see note A)	30'	30'	30'	20'	20'	20'	35'
Maximum density (DU/acre)	1'	2'	6'	N/A	N/A	N/A	N/A
Buffer zone	N/A	N/A	N/A				N/A
Signs	See						
	sign						
	section						
Off-street parking	2'	2'	2'	See			
				parking			
				section			

^{*}Plus 2,000 sq. ft. per additional unit

Note A: Except along County, State and Federal Highways, the setback shall be 50 — parking to side or rear — move building to front property line — require sidewalks (ensure tree protection).

Note B: Side yards on corner lots shall not be less than 30 feet on any side adjacent to street R.O.W. (As required in Section 7.05 of the City's Subdivision Regulations).

(Ord. No. 01-2009, § 1, 5-26-2009)

6.4. Conditional uses.

The nature of these uses is such that when properly regulated, they are appropriate in several zones. In order to bring about the proper integration of these uses into the community's land use pattern, a special set of standards is provided for each use. Conditional uses, as stipulated within the zone district regulations, are permitted only after review and recommendation by the planning commission, and approval of the city council.

Created: 2021-05-29 22:22:59 [EST]

(Ord. No. 04-2013, § 2, 5-13-2013)

Click here for entire searchable Code of Ordinances of Atmore, AL.

Created: 2021-05-29 22:22:59 [EST]









Table of **Contents**

About the Project	03
About the Process	04
Market Data	05
Retail Gap Data	10
Retail Opportunities	12
Market Segmentation	16
Competing Areas	20
District Strategies	21
Marketing Recommendations	33

About The Project







Main Street Alabama in partnership with Opportunity Alabama and the Business Council of Alabama applied for and received an EDA grant in 2020. Main Street Alabama will use our portion of the grant to provide services to our designated communities in the form of a real estate redevelopment plan, small scale production workshop, and incremental development training.

About The Process

This plan was created utilizing the expertise of outside consultants, state and local-level partners, and community input. More specifically, the process included:

Third-Party Data Analysis- Market data provided by Claritas and extrapolated and interpreted by Place + Main Advisors, this data gives a snapshot of the potential opportunities for the district.

Individual Property Tours- Representatives from several properties provided our team access to the vacant buildings highlighted in this plan.

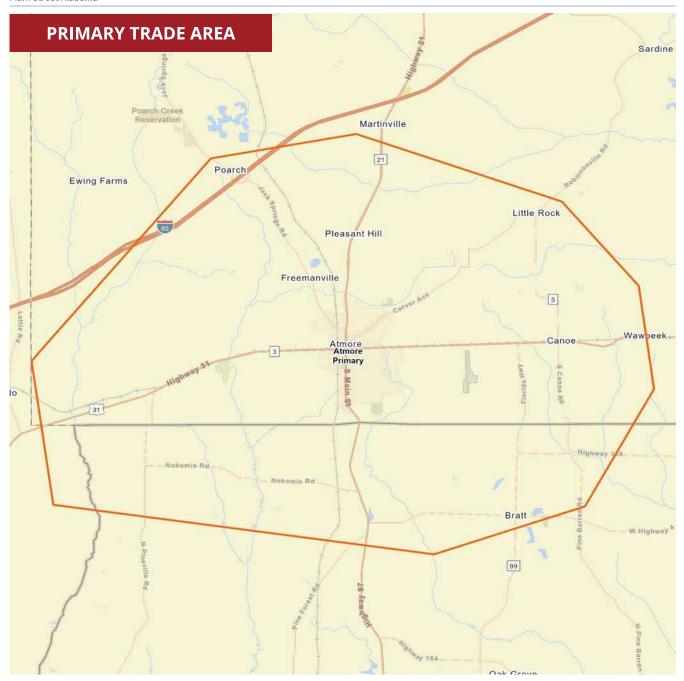
Our thanks to Main Street Atmore and the numerous residents, businesses, and property owners who participated in the creation of this plan.

Market **Data**

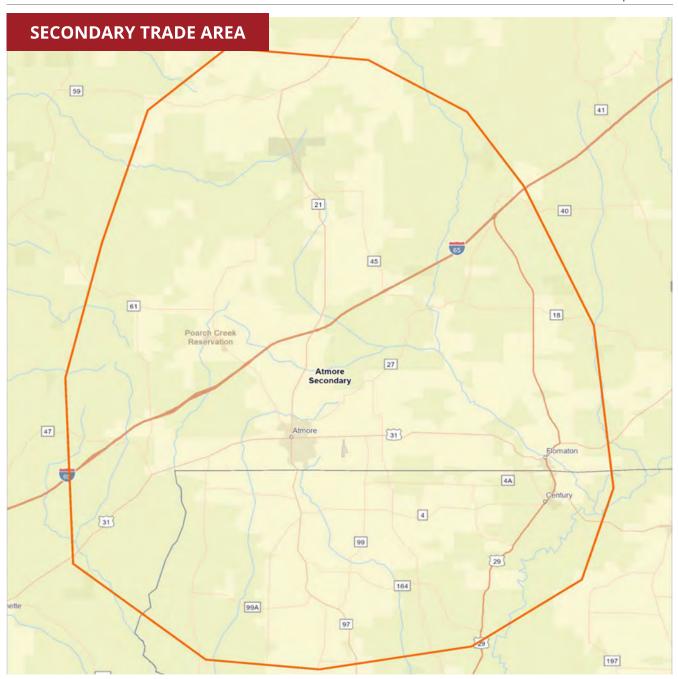
The primary and secondary trade areas for this report were established by using mobility data, or cell phone data, to determine where people are coming from into the Main Street district. Using this GPS-enabled technology called geofencing, Main Street Atmore can understand at the zip code level where current customers in the district are originating. This allows for a better understanding of customer spending, needs, and the types of businesses that would be a best fit for the district.

This data is widely available to national-level retailers and was provided to Main Street Atmore through a partnership with Alabama Power using their resources to pull this data from a third party geofence data provider.

This mobility data allows for the identification of geographic areas that make up the district's primary and secondary areas. Once these areas are identified, Place + Main Advisors, LLC used this map to pull additional market data, including the following demographic and market retail data from data sources including Claritas, the U.S. Census, ESRI, and augmented with their own analysis and extrapolation of data.

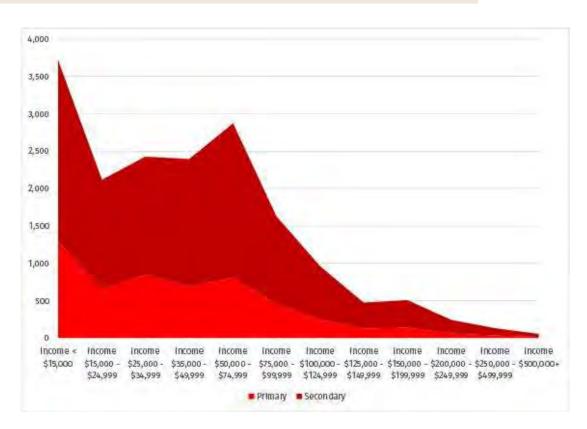


PRIMARY TRADE AREA	POPULATION	HOUSEHOLDS
2010 CENSUS	12,979	5,171
2020 CENSUS	12,866	5,355
2023 ESTIMATE	12,972	5,363
2028 PROJECTION	12,758	5,392



SECONDARY TRADE AREA	POPULATION	HOUSEHOLDS
2010 CENSUS	34,081	11,632
2020 CENSUS	32,787	12,106
2023 ESTIMATE	32,642	12,140
2028 PROJECTION	32,660	12,232

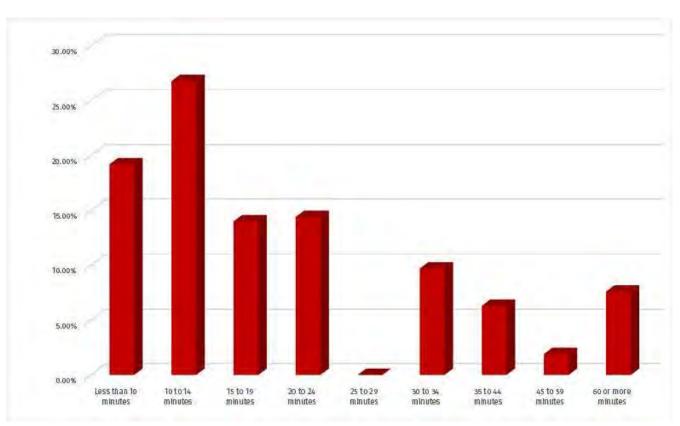
HOUSEHOLD INCOME	PRIMARY TRADE AREA	SECONDARY TRADE AREA
INCOME < \$15,000	1,283	2,433
INCOME \$15,000 - \$24,999	645	1,470
INCOME \$25,000 - \$34,999	856	1,569
INCOME \$35,000 - \$49,999	685	1,707
Income \$50,000 - \$74,999	811	2,058
Income \$75,000 - \$99,999	453	1,173
INCOME \$100,000 - \$124,999	251	704
Income \$125,000 - \$149,999	124	347
INCOME \$150,000 - \$199,999	138	366
Income \$200,000 - \$249,999	64	178
Income \$250,000 - \$499,999	37	96
Income \$500,000+	17	37
AVERAGE HOUSEHOLD INCOME	\$50,740.00	\$56,125.00
MEDIAN HOUSEHOLD INCOME	\$33,688.01	\$39,676.63



CITY RESIDENT COMMUTE DATA

LEAVING HOME	% OF POPULATION	ARRIVING HOME
12:00 A.M. TO 4:59 A.M.	8.5%	9:00 A.M. TO 1:59 P.M.
5:00 A.M. TO 5:29 A.M.	1.9%	2:00 P.M. TO 2:29 P.M.
5:30 A.M. TO 5:59 A.M.	4.9%	2:30 P.M. TO 2:59 P.M.
6:00 а.м. то 6:29 а.м.	7.2%	3:00 р.м. то 3:29 р.м.
6:30 а.м. то 6:59 а.м.	7.4%	3:30 р.м. то 3:59 р.м.
7:00 а.м. то 7:29 а.м.	22.0%	4:00 P.M. TO 4:29 P.M.
7:30 a.m. to 7:59 a.m.	19.4%	4:30 p.m. to 4:59 p.m.
8:00 а.м. то 8:29 а.м.	16.1%	5:00 р.м. то 5:29 р.м.
8:30 а.м. то 8:59 а.м.	1.0%	5:30 р.м. то 5:59 р.м.
9:00 A.M. TO 11:59 P.M.	11.6%	6:00 p.m. to 8:59 p.m.

CITY RESIDENT AVERAGE COMMUTE TIME



Retail **Gap Data**

About Retail Gap Data

When an area's demand for retail goods and services does not match the supply, it creates what is called a Retail Gap. If there is more supply than demand in a geographic area, then one of two things (or a combination of the two) are occurring:

- 1) There may be a strong enough draw from a specific retailer/service provider or group of them that brings in additional from customers from outside the defined area and/or;
- 2) There is an over-supply of a business type. Conversely, if there is more demand for a good or service than what exists in the area's supply, a gap (or leakage) is created.

This leakage is money that leaves the area to spend in another area because the particular good or service is not available within the defined area. This leakage is the best potential source for the types of additional businesses the area may need.

Local Advantages + Challenges

The retail gap data for the Atmore area suggests there are significant opportunities to serve both the primary and secondary trade areas in numerous categories.

The following charts show the market demand and highest leakage areas for primary and secondary trade areas.

The presence of a gap is not a guarantee of success for prospective businesses.

PRIMARY TRADE AREA

	2023 Demand	2023 Supply	2023 Retail Gap	2028 Projected Demand	Projected Opportunity
Total Retail Trade and Food + Drink	\$199,650,123	\$242,703,907	(\$43,053,783)	\$215,597,975	(\$27,105,932)
Total Retail Trade	\$178,130,479	\$234,738,341	(\$56,607,861)	\$192,056,363	(\$42,681,978)
Total Food + Drink	\$21,519,644	\$7,965,566	\$13,554,078	\$23,541,612	\$15,576,046

SECONDARY TRADE AREA

	2023 Demand	2023 Supply	2023 Retail Gap	2028 Projected Demand	Projected Opportunity
Total Retail Trade and Food + Drink	\$474,338,772	\$449,388,344	\$24,950,428	\$514,967,809	\$65,579,465
Total Retail Trade	\$423,406,902	\$431,837,997	(\$8,431,095)	\$459,108,777	\$27,270,780
Total Food + Drink	\$50,931,870	\$17,550,347	\$33,381,523	\$55,859,032	\$38,308,685

Retail Opportunities

There are significant opportunities in both the primary and secondary trade area in specific sectors. This section shows the largest areas of opportunity.

PRIMARY TRADE AREA



SUPERMARKETS AND OTHER GROCERY STORES (NAICS 44511)

2022 Demand (\$)	\$20,841,100
2022 Supply (\$)	\$11,737,498
Opportunity Gap/ Surplus (\$)	\$9,103,603
2027 Demand	\$22,651,612
Projected Opportunity	\$10,914,114
Max. Supportable Sq Ft	21,828



SPECIALTY FOOD STORES (NAICS 4452)

2022 Demand (\$)	\$627,242
2022 Supply (\$)	\$0
Opportunity Gap/ Surplus (\$)	\$627,242
2027 Demand	\$682,368
Projected Opportunity	\$682,368
Max. Supportable Sq Ft	1,365



BEER, WINE, AND LIQUOR STORES (NAICS 4453)

2022 Demand (\$)	\$1,860,227
2022 Supply (\$)	\$743,036
Opportunity Gap/ Surplus (\$)	\$1,117,191
2027 Demand	\$2,043,873
Projected Opportunity	\$1,300,837
Max. Supportable Sq Ft	1,183

PRIMARY TRADE AREA



FAMILY CLOTHING STORES (NAICS 44814)

2022 Demand (\$)	\$2,931,025
2022 Supply (\$)	\$2,112,629
Opportunity Gap/ Surplus (\$)	\$818,396
2027 Demand	\$2,735,309
Projected Opportunity	\$622,680
Max. Supportable Sq Ft	2,707



SHOE STORES (NAICS 4482)

2022 Demand (\$)	\$843,004
2022 Supply (\$)	\$186,395
Opportunity Gap/ Surplus (\$)	\$656,610
2027 Demand	\$766,178
Projected Opportunity	\$579,783
Max. Supportable Sq Ft	1,933



PET AND PET SUPPLIES STORES (NAICS 45391)

2022 Demand (\$)	\$617,343
2022 Supply (\$)	\$31,292
Opportunity Gap/ Surplus (\$)	\$586,051
2027 Demand	\$712,499
Projected Opportunity	\$681,207
Max. Supportable Sq Ft	2,197



FULL-SERVICE RESTAURANTS (NAICS 722511)

•	
2022 Demand (\$)	\$9,555,733
2022 Supply (\$)	\$6,487,469
Opportunity Gap/ Surplus (\$)	\$3,068,264
2027 Demand	\$10,472,701
Projected Opportunity	\$3,985,232
Max. Supportable Sq Ft	6,533



LIMITED-SERVICE RESTAURANTS (NAICS 722513)

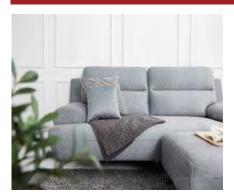
•	
2022 Demand (\$)	\$8,137,400
2022 Supply (\$)	\$436,588
Opportunity Gap/ Surplus (\$)	\$7,700,811
2027 Demand	\$8,884,295
Projected Opportunity	\$8,447,707
Max. Supportable Sq Ft	42,239



SNACK AND NON-ALCOHOLIC BEVERAGE BARS (NAICS 722515)

DEVELVAGE DARS (MAICS 122313)		
2022 Demand (\$)	\$1,243,790	
2022 Supply (\$)	\$24,456	
Opportunity Gap/ Surplus (\$)	\$1,219,334	
2027 Demand	\$1,357,146	
Projected Opportunity	\$1,332,690	
Max. Supportable Sq Ft	3,332	

SECONDARY TRADE AREA



FURNITURE STORES (NAICS 4421)

2022 Demand (\$)	\$5,104,253
2022 Supply (\$)	\$4,662,011
Opportunity Gap/ Surplus (\$)	\$442,242
2027 Demand	\$5,669,420
Projected Opportunity	\$1,007,409
Max. Supportable	3,100



HOME FURNISHINGS STORES (NAICS 4422)

2022 Demand (\$)	\$3,748,774
2022 Supply (\$)	\$3,201,326
Opportunity Gap/ Surplus (\$)	\$547,447
2027 Demand	\$4,129,479
Projected Opportunity	\$928,153
Max. Supportable Sq Ft	2,856



SUPERMARKETS AND OTHER GROCERY STORES (NAICS 44511)

2022 Demand (\$)	\$49,473,155
2022 Supply (\$)	\$38,127,761
Opportunity Gap/ Surplus (\$)	\$11,345,394
2027 Demand	\$54,281,684
Projected Opportunity	\$16,153,923
Max. Supportable Sq Ft	32,308



SPECIALTY FOOD STORES (NAICS 4452)

2022 Demand (\$)	\$1,489,665
2022 Supply (\$)	\$456,672
Opportunity Gap/ Surplus (\$)	\$1,032,993
2027 Demand	\$1,634,259
Projected Opportunity	\$1,177,587
Max. Supportable Sq Ft	2,355



BEER, WINE, AND LIQUOR STORES (NAICS 4453)

(
2022 Demand (\$)	\$4,386,101
2022 Supply (\$)	\$1,418,548
Opportunity Gap/ Surplus (\$)	\$2,967,552
2027 Demand	\$4,863,630
Projected Opportunity	\$3,445,082
Max. Supportable Sq Ft	3,132



SHOE STORES (NAICS 4482)

2022 Demand (\$)	\$1,988,735
2022 Supply (\$)	\$959,105
Opportunity Gap/ Surplus (\$)	\$1,029,630
2027 Demand	\$1,817,745
Projected Opportunity	\$858,640
Max. Supportable Sq Ft	2,862

SECONDARY TRADE AREA



PET AND PET SUPPLIES STORES (NAICS 45391)

2022 Demand (\$)	\$1,467,726
2022 Supply (\$)	\$440,556
Opportunity Gap/ Surplus (\$)	\$1,027,170
2027 Demand	\$1,689,932
Projected Opportunity	\$1,249,376
Max. Supportable Sq Ft	4,030



DRINKING PLACES (ALCOHOLIC BEVERAGES) (NAICS 7224)

2022 Demand (\$)	\$1,716,350
2022 Supply (\$)	\$480,860
Opportunity Gap/ Surplus (\$)	\$1,235,490
2027 Demand	\$1,913,857
Projected Opportunity	\$1,432,997
Max. Supportable	4,094



FULL-SERVICE RESTAURANTS (NAICS 722511)

2022 Demand (\$)	\$22,603,791
2022 Supply (\$)	\$11,444,610
Opportunity Gap/ Surplus (\$)	\$11,159,182
2027 Demand	\$24,831,662
Projected Opportunity	\$13,387,052
Max. Supportable Sq Ft	21,946



LIMITED-SERVICE RESTAURANTS (NAICS 722513)

2022 Demand (\$)	\$19,285,265
2022 Supply (\$)	\$4,229,603
Opportunity Gap/ Surplus (\$)	\$15,055,662
2027 Demand	\$21,114,842
Projected Opportunity	\$16,885,239
Max. Supportable Sq Ft	84,426



SNACK AND NON-ALCOHOLIC BEVERAGE BARS (NAICS 722515)

2022 Demand (\$)	\$2,948,172
2022 Supply (\$)	\$73,635
Opportunity Gap/ Surplus (\$)	\$2,874,537
2027 Demand	\$3,226,659
Projected Opportunity	\$3,153,024
Max. Supportable Sq Ft	7,883

Market **Segmentation**

As important as knowing what an area's retail gap is, understanding its market segmentation is equally valuable. What is market segmentation? Market segmentation is the process of dividing a market of potential customers into groups, or segments, based on different characteristics. The segments created are composed of consumers who will respond similarly to marketing strategies and who share traits such as similar interests, needs, or locations.

To define the various market segments for Downtown Atmore, the Primary Trade Area is divided into segments using the Tapestry Market Segmentation tool. Tapestry is a tool created by data firm ESRI to provide an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

The charts on the following pages outline the predominant Tapestry segmentations in the three market areas. Their full profiles are included in Appendix B.

	Tapestry Segment	% of Households
¥	ROOTED RURAL (10B)	26.1%
AREA	RURAL BYPASSES (10E)	25.9%
ш	SOUTHERN SATELLITES (10A)	9.0%
TRAD	SALT OF THE EARTH (6B)	8.2%
	SMALL TOWN SINCERITY (12C)	7.5%
PRIMARY	MIDLIFE CONSTANTS (5E)	4.8%
MA	HEARTLAND COMMUNITIES (6F)	4.1%
2	COMFORTABLE EMPTY NESTERS (5A)	3.9%
	MODEST INCOME HOMES (12D)	3.4%
	ECONOMIC BEDROCK (10C)	2.4%

Segmentation	Socioeconomic Traits	Market Profile
Rooted Rural (10B) Average Household Size: 2.48 Median Age: 45.2 Median Household Income: \$42,300	 Shoppers use coupons frequently and buy generic goods. Do-it-yourself mentality; grow their own produce and work on their cars and ATVs. Pay bills in person and avoid using the internet for financial transactions. Often find computers and cell phones too complicated and confusing. Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out. 	 They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens. More than half of the households have a high-speed internet connection. They use a satellite dish to watch CMT, the History Channel, and GSN. Pets are popular—dogs, cats, and birds. Leisure activities include hunting and fishing. They listen to faith-based radio, country, and gospel music. Many are on Medicare and frequent the Walgreens pharmacy.
Rural Bypasses (10E) Average Household Size: 2.55 Median Age: 40.4 Median Household Income: \$33,000	 Almost 25% have not finished high school; 11% have a bachelor's degree or higher. Labor force participation is low at 47%. Income is primarily derived from wages and supplemented with Social Security and Supplemental Security Incomes. Religion and faith are central in their lives. They rely on television to stay informed. 	 Typical of their country lifestyle, Rural Bypasses residents prefer trucks over sedans. To save money, households shop at discount department stores, such as Walmart, and warehouse clubs like Sam's Club. Magazines are a popular source of news and entertainment, particularly fishing, hunting, and automotive types. As satellite TV subscribers, they regularly watch sports programming as well as their favorite shows on CMT, Freeform, USA Network, and TV Land.
Southern Satellites (10A) Average Household Size: 2.67 Median Age: 40.3 Median Household Income: \$47,800	 Education: almost 40% have a high school diploma only (Index 140); 45% have college education (Index 73). Labor force participation rate is 59.1%, slightly lower than the US. These consumers are more concerned about cost rather than quality or brand loyalty. They tend to be somewhat late in adapting to technology. They obtain a disproportionate amount of their information from TV, compared to other media. 	 Usually own a truck; likely to service it themselves. Frequent the convenience store, usually to fill up a vehicle with gas. Typical household has a satellite dish. Work on home improvement and remodeling projects. Own a pet, commonly a dog. Participate in fishing and hunting. Read fishing and hunting and home service magazines. Partial to eating at low-cost family restaurants and drive-ins. Use Walmart for all their shopping needs .
Salt of the Earth (6B) Average Household Size: 2.59 Median Age: 44.1 Median Household Income: \$56,300	 Steady employment in construction, manufacturing, and related service industries. Completed education: 40% with a high school diploma only. Household income just over the national median, while net worth is nearly double the national median. Spending time with family is their top priority. Cost-conscious consumers, loyal to brands they like, with a focus on buying American. Last to buy the latest and greatest products. Try to eat healthy, tracking the nutrition and ingredients in the food they purchase. 	 Outdoor sports and activities, such as fishing, boating, hunting, and overnight camping trips, are popular. To support their pastimes, truck ownership is high; many also own an ATV. They own the equipment to maintain their lawns and tend to their vegetable gardens. Residents often tackle home remodeling and improvement jobs themselves. Due to their locale, they own satellite dishes and have access to high-speed internet connections like DSL. These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

Segmentation	Socioeconomic Traits	Market Profile
Small Town Sincerity (12C) Average Household Size: 2.26 Median Age: 40.8 Median Household Income: \$31,500	 Education: 67% with high school diploma or some college. Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement. Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income. Price-conscious consumers that shop accordingly, with coupons at discount centers. Connected, but not to the latest or greatest gadgets; keep their landlines. Community-oriented residents; more conservative than middle of the road. Rely on television or newspapers to stay informed. 	 Small Town Sincerity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens. Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV. A large senior population visit doctors and health practitioners regularly. A largely single population favors convenience over cooking—frozen meals and fast food. Home improvement is not a priority, but vehicle maintenance is.
Midlife Constants (5E) Average Household Size: 2.31 Median Age: 47.0 Median Household Income: \$53,200	 Education: 67% with high school diploma or some college. Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement. Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income. Price-conscious consumers that shop accordingly, with coupons at discount centers. Connected, but not to the latest or greatest gadgets; keep their landlines. Community-oriented residents; more conservative than middle of the road. Rely on television or newspapers to stay informed. 	 Small Town Sincerity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens. Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV. A large senior population visit doctors and health practitioners regularly. A largely single population favors convenience over cooking—frozen meals and fast food. Home improvement is not a priority, but vehicle maintenance is.
Heartland Communities (6F) Average Household Size: 2.39 Median Age: 42.3 Median Household Income: \$42,400	 Retirees in this market depress the average labor force participation rate to less than 60%. More workers are white collar than blue collar; more skilled than unskilled. The rural economy of this market provides employment in the manufacturing, construction, utilities, health-care, and agriculture industries. These are budget-savvy consumers; they stick to brands they grew up with and know the price of goods they purchase. Buying American is important. Daily life is busy but routine. Working on the weekends is not uncommon. Residents trust TV and newspapers more than any other media. Skeptical about their financial future, they stick to community banks and low-risk investments. 	 Traditional in their ways, residents of Heartland Communities choose to bank and pay their bills in person and purchase insurance from an agent. Most have high-speed internet access at home or on their cell phone but aren't ready to go paperless. Many residents have paid off their home mortgages but still hold auto loans and student loans. Interest checking accounts are common. To support their local community, residents participate in public activities. Home remodeling is not a priority, but homeowners do tackle necessary maintenance work on their cherished homes. They have invested in riding lawn mowers to maintain their larger yards. They enjoy country music and watch CMT. Motorcycling, hunting, and fishing are popular; walking is the main form of exercise. To get around these semirural communities, residents prefer domestic trucks or SUVs.

Segmentation	Socioeconomic Traits	Market Profile
Comfortable Empty Nesters (5A) Average Household Size: 2.52 Median Age: 48.0 Median Household Income: \$75,000	 Education: 36% college graduates; nearly 68% with some college education. Average labor force participation at 61%. Most households' income from wages or salaries, but a third also draw income from investments and retirement. Comfortable Empty Nesters residents physically and financially active. Prefer eating at home instead of dining out. Home maintenance a priority among these homeowners. 	 Residents enjoy listening to sports radio or watching sports on television. Physically active, they play golf, ski, ride bicycles, and work out regularly. Spending a lot of time online isn't a priority, so most own older home computers. Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.
Modest Income Homes (12D) Average Household Size: 2.56 Median Age: 37.0 Median Household Income: \$23,900	 Almost a quarter of adults aged 25 or more have no high school diploma. Labor force participation is 50%. Income is less than half of the US median income. Consumers in this market consider traditional gender roles and religious faith very important. This market lives for today, choosing to save only for a specific purpose. Consumers favor TV as their media of choice and will purchase a product with a celebrity endorsement. 	 Consumers shop at warehouse clubs and low-cost retailers. Unlikely to own a credit card, pay bills in person. This market supports multigenerational families, often primary caregivers for elderly family members. Listen to gospel and R&B music and prefer to watch BET.
Economic BedRock (10C) Average Household Size: 2.54 Median Age: 41.3 Median Household Income: \$42,100	 They hold strong religious beliefs. Most residents did not go to college. They are slow to adopt technology; "if it's not broken, don't fix it," mentality. TV is the main source of information, news, and entertainment. They make purchases for today because tomorrow is uncertain. They are happy to go to work whenever the opportunity presents itself. Budgeted vacations are taken within the US, not abroad. 	 Own a domestic truck, dog, and ATV. Watch a lot of TV, including programs on CMT and the Discovery Channel. A few still hanging onto their landlines (no cell phones). Dine at Dairy Queen, Pizza Hut, Sonic Drivein, and Golden Corral. Hunting, yard work, and gardening popular activities. Shop at department and discount stores—mostly dollar stores. Many are well-insured, from auto, vision, life, and prescription plans to Medicare. For convenience, they pick up prescriptions at the closest Walgreens pharmacy.

Competing **Areas**

Main Street Atmore shares a primary trade area with a growing retail presence at the interchange as well several smaller areas. However, Atmore's largest competition is in the secondary trade area with Bay Minette to the west down US-32 and Brewton to the east, also along US-32.



1) Atmore Interchange 2) Bay Minette 3) Brewton

BROKER PROFILE



Testimonials

"Your teams' persistence and perseverance has been greatly appreciated. We are very appreciative of all your efforts. Please accept our sincere thanks for your truly southern (business) hospitality! Wishing you continued success and happiness.

Thanks again,"

-Jay and Brenda Grant

"Our family is so very thankful for Patty! She helped us with the purchase of our home last year and the sale of our commercial property this year. Patty is helpful throughout the entire process. We highly recommend PHD Realty!"

- Cyndi Keenan

"TRUSTED BY GENERATIONS"

OUR PHILOSOPHY

Our philosophy is simple: clients come first. We have proven results with an average of 40+ million in sales each year and listings in over 13 counties. That is why our team of highly seasoned real estate professionals are dedicated to providing exceptional, personalized service for all of our clients. We take pride in the relationships we build, and always work relentlessly on our client's behalf to help them achieve their real estate goals. Always dedicated to assisting their customers with a professional demeanor, our agents are empowered with a sense of shared purpose based around our core values.

OVER 50 YEARS OF EXPERTISE

Representing South Alabama and Northwest Florida buyers and sellers, PHD Realty specializes in Residential, Land and Commercial properties. With over 50 years of combined expertise, you will experience a concierge level of service that makes your real estate transaction stress free and successful. We take pride in the relationships we build. That's why we pledge to quickly and consistently communicate with our clients throughout the entire process. As a transaction brokerage, we always work relentlessly to fairly represent each client to help them achieve their real estate goals.

OUR GUARANTEE

We are here to go to work for you! We never take our customers' trust for granted, whether you're listing a two-bedroom cottage, a luxurious mansion or acreage for farming or development. As one of the top selling brokerages in the area, you can trust PHD Realty will use all avenues to market your property, identify qualified buyers, and sell your property quickly, professionally, and profitably.

