

P = by right C = Conditional Use

Use Category	RL	RM	NC	DC	D	DW	CT	CM	IL	IH	P	Definition
Residential												
Residences												
Dwelling, single-family detached	P	P										A detached building containing only one (1) dwelling unit and used for residential purposes exclusively by one (1) family. This includes any factory-built dwelling unit constructed to the standards of the City's building code (typically referred to as a "modular home).
Accessory dwelling unit	P	P										A secondary, independent living facility located in, or on the same lot as, a single-family residence.
Apartment House	P	P	P	P	P							A building that - (1) is a converted single-family detached dwelling, or with architectural features and massing that are compatible with single-family dwellings, and (2) that consists of at least 3 separate dwelling units. This use type is different from a boarding house in that the units are intended for occupancy as permanent residences, and each unit may have separate kitchens and bathroom facilities. This use type is sometimes called a "big house."
Cottage Court	P	P										A single lot that includes detached single family dwellings or duplexes arranged around a courtyard or open space.
Dwelling, two-family (duplex)	P	P										A building containing two (2) dwelling units and used for residential purposes by two (2) families living independently of each other. The units may be horizontally, vertically (with one above the other), or back to back.
Dwelling, Multi-Family		P										A building containing three (3) or more dwelling units and used for residential purposes by three (3) or more families living independently of each other. It includes any form of family occupancy, including traditional or non-traditional households, elderly housing, or retirement housing. The units may be integrated horizontally and vertically, or with 2 units stacked vertically and separated from adjacent units by a party wall (sometimes called "stacked flats"). Examples include apartments, dormitories, or flats.
Live/Work Dwelling	C	P	P	P	P		P					A principally residential building that includes an office, studio, or other commercial use and a single dwelling unit occupied by the building owner. ó Compare: (1) Home Occupations (listed under "Accessory," below). A live-work unit allows a broader range of commercial and production-type uses and more non-residential floor area than a home occupation. In addition, a live-work unit may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. (2) Mixed Use Building (listed under Commercial / Mixed Use - Mixed Use, below). A Mixed Use Building allows multiple buildings and residences in the same building, while a Live/Work Dwelling is generally limited to a single dwelling unit and a single business.
Manufactured home	P											A factory-built dwelling unit constructed to the standards and codes promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §5401 et seq., as amended.
Manufactured Housing Land Lease Community	C											Any plot of ground on which two (2) or more mobile homes are located for long-term occupancy (for periods of thirty (30) days or more) for use as dwellings. Mobile home parks are not occupied by travel trailers. Includes customary accessory buildings or uses such as clubhouses, laundries, or management and sales units.
Mobile Home												A factory-built dwelling unit that is not qualify as a Manufactured Home or a Modular Home.
Townhouse / Row house		P	P	P	P							A single-family dwelling forming one of a group or series of two or more attached single-family dwellings, separated from one another by party walls without doors, windows, or other provisions for human passage or visibility through the walls from basement or cellar to roof, and having roofs which may extend from one of the dwelling units to another.
Zero lot line home	P	P										A single-family detached dwelling that is sited with no setback along one side property line.
Group Living:												
Rooming and Boarding		P										A building where, for compensation and by prearrangement, five (5) or more persons other than occasional or transient customers are provided with meals and/or lodging. Examples include dormitories, fraternities, sororities, or dorms. This use type does not include a hotel, motel, or multi-family building. A multifamily building or apartment house includes separate dwelling units occupied by a single household, while a boarding house includes separate households sharing kitchen facilities. Examples include single room occupancy units, rooming and boarding houses, dormitories, and workers' camps.
Community housing					P		P	P				Establishments primarily engaged in providing one or more of the following housing services: (1) short term emergency shelter for victims of domestic violence, sexual assault, or child abuse; (2) temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; or (3) transitional housing for low-income individuals and families.

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Community residential facility	P	P	P	P			P	P				A facility providing seven days a week residential and habilitative services by resident staff to persons with developmental disabilities. "Developmental disability" is defined by the Federal Developmental Disabilities Act, 1984 as a severe, chronic disability that: 1. Is attributable to a mental or physical impairment or combination of mental and physical impairments; 2. Is manifested before the person attains age 22; 3. Results in substantial functional limitations in three or more of the following areas of major life activity: a. Self-care. b. Receptive and expressive language. c. Learning. d. Mobility. e. Self-direction. f. Capacity for independent living. g. Economic self-sufficiency. h. Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are lifelong or of extended duration and are individually planned and coordinated.
Life care or continuing care services		C	C	P			P	P				A institution, residence or facility that provides accommodation and personal assistance to residents who depend on the services of others by reason of age and physical or mental impairment, and that may be licensed to provide skilled nursing care. This category includes nursing or convalescent home homes, hospices, assisted living facilities, or domiciliary care facilities as defined in Code of Ala. § 11-58-1. A "nursing or convalescent home" is any part of a building where shelter, board, and nursing care is provided to persons who require care because of infirmities of old age, illness, and/or disability of a physical or mental nature. "Assisted living" is a residence that primarily serves the elderly and provides rooms and meals, and may provide personal care and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services and transportation. This use does not include an establishment which provides care only during the day, or a halfway house for recovering alcohol and drug abusers.
Retirement home or elderly housing		P	C				P					A building or group of buildings containing dwelling units where the occupancy of the dwellings is restricted to the elderly (in which at least one resident per household is fifty-five (55) or older.) This does not include a development that contains convalescent or nursing facilities, but often includes the provision of special support services, such as central dining and limited medical care.
Residential Care Facilities		P		P			P	P				Establishments that provide residential care combined with supervision and personal care services. Examples include boot or disciplinary camps (except correctional) for delinquent youth, child group foster homes, halfway group homes for delinquents or ex-offenders, delinquent youth halfway group homes, homes for unwed mothers, group homes for the disabled without nursing care, and orphanages.
Lodging / Short-Term Rental												
Bed and breakfast		C	P	P	P			P				A house, or portion thereof, where short term lodging rooms, with or without meals, are provided for compensation. The house is owner-occupied with no more than 4 rooms (for a total of 8 guests) provided for short-term (1 night to 2 weeks) lodging, and may include serving meals to overnight guests.
Hotel / Motel			C	C			P	P				A building containing guest rooms in which lodging is provided, with or without meals, for compensation, and which is open to transient guests, or both.
Recreational vehicle park								P				Any plot of land on which two or more travel trailers are located for short-term (less than thirty (30) days) occupancy during travel, recreational or vacation use. Recreational vehicle (or travel trailer) parks are not occupied by any travel trailer for thirty (30) days or more, nor by any mobile home. Examples include campgrounds and recreational vehicle/travel trailer parks. This use does not include a Manufactured Housing Land Lease Community.
Short-term rental	C	P										The rental of a residential dwelling unit or an accessory building on a residential lot for a period of less than 30 days. The use does not include an extension for less than 30 consecutive days of a previously existing rental agreement of 30 consecutive days or more. The use does not include a rental between parties to the sale of that residential dwelling unit.
Commercial / Mixed Use												
Animal Services:												
Animal hospital (indoor)			P	P	P		P	P				Any part of a building designed or used to care for or observe animals under medical treatment. The treatment of animals occurs entirely inside the principal building and not in ancillary or accessory buildings. This use does not include outside kennels.
Animal services, generally								P	P	P		Any part of a building designed or used to care for, board, groom, observe, or treat animals, supervised by a licensed veterinarian. This use may include overnight boarding or outdoor confinement or exercise areas. Includes a dog pound.
Day Care:												
Adult day care		C	C	P			P	P				A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility is not used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.

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Child Day Care		C	C	P	P		P	P				A facility that is licensed as such by the Alabama Department of Human Resources and provides non-medical care to children, normally for periods less than 24 hours, and defined as a "day care center" by Code of Ala. § 38-7-2. It serves more than 12 children. This use does not include: (1) day care homes, foster family homes, group day care homes, and group homes as defined by Code of Ala. § 38-7-2, which are considered accessory to the residential use, (2) facilities exempt from the definition of "day care center" by Code of Ala. § 38-7-2, which are considered accessory to the applicable use, or (3) child day care facilities associated with schools or churches that are exempt from licensing pursuant to Ala. Code 38-7-3, which are permitted as accessory uses to those facilities.
Financial Services:												
Automated teller machine, stand alone			A	A	A	A	A	P				An automated teller machine that is at a location separate from the controlling financial institution.
Financial institution		A	P	P	P	P	P	P	P	P	A	A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.
Pawnbroker							C	P				Any person engaged in the business of lending money on the security of pledged goods left in pawn, or in the business of purchasing tangible personal property to be left in pawn on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. (See Code of Ala. § 5-19A-2)
Payday lender							C	P				A business that provides deferred presentment services. A "deferred presentment service" is a transaction pursuant to a written agreement involving the following combination of activities in exchange for a fee: (1) accepting a check or authorization to debit a checking account and, in connection with that acceptance, advancing funds to the checking account holder; (2) holding the check or authorization to debit checking account for a period of time prior to payment or deposit. (See Alabama Small Loan Act, § 5-18-1 et seq., Code of Ala.)
Food & Beverage Sales / Service:												
Bar / Lounge			C	P	P	P	P	P				An establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, microbreweries, hookah lounges, neighborhood taverns/bars/pubs, or distilleries. This definition does not include a brew pub, which is considered a restaurant.
Farmers market			P	P	P	P	P	P				A structure or place where agricultural produce is brought for the purpose of retail sales from vehicles, temporary stands, or stalls. These include more than one seller per parcel of land. Examples include farmers markets, seafood markets, and mobile markets.
Food preparation				P	P	P	P	P				A business that prepares food and beverages for off-site consumption, including delivery services. Examples include catering shops, bakeries with on-site retail sales, and the small-scale production of specialty foods (such as sweets). This classification excludes food production of an industrial character.
Grocer			P	P	P		P	P				An establishment for retail sales of food and beverages for off-site preparation and consumption. Examples include grocers/supermarkets, specialty food stores, fruit and/or vegetable stands, butcher shops, delicatessens, dairy product sales, food cooperatives, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.
Mobile vendor			P		P	P						Any person, including any employee or agent of another, who sells or offers to sell, barter or trade from a vending vehicle, trailer or cart.
Restaurant			P	P	P	P	P	P				A business which prepares, sells, and serves food and beverages to customers for consumption within the building or on the building site at the outside tables. Examples include sit-down restaurants, brew pubs, cafes, cafeterias, delis, dining rooms, ice cream parlors, tearooms, coffee shops, hot dog stands, sandwich shops, and specialty food and/or outside dining patios and sitting areas. May include take-out, drive-in, sit-down service, or the sale and consumption of alcohol. "Brew pub" means an establishment licensed as and meeting the qualifications of a brewpub under the state alcoholic beverage control laws, including Title 28, Chapter 4A of the Code of Ala. 1975, which qualifications include but are not necessarily limited to the requirements that such brewpub must contain and operate a restaurant with a seating capacity of not less than eighty (80), and that the beer shall be sold at retail for on premises consumption only. "Cafe" means a restaurant, bar, theater, or entertainment venue with less than one hundred-person occupancy load.

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Restaurant, drive-in			C					P	P			A restaurant providing automobile curb-service in which the parking area is designated for the consumption of food which is served by an employee to the customer in his automobile. Carry-out and drive-thru window service may be provided.
Restaurant, drive-thru				C	C			P	P			A restaurant providing automobile drive-thru service or window facilities for the consumption of food on or off the premises. Automobile curb-service may not be provided.
Snack or beverage bars			P	P	P	P	P	P	P			Establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, coffee and/or pastries, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises.
Mixed Use:												
Mixed use building			P	P	P	P	P	P	P			A building with any of the following floor space configurations: (1) an office, as defined below, located above the ground floor, where the ground floor is occupied by any use listed in the "convenience store," "restaurant," "retail," or "theater" categories, or (2) "office," "convenience store," "restaurant," "retail," or "theater" categories on the ground floor, and residential dwelling units above the ground floor or behind the non-residential floor area. The floor space above the ground floor may be occupied by non-residential floor area in addition to dwelling units.
Office, Business & Professional:												
Office			P	P	P	P	P	P	P	P	P	A building principally occupied by professional, semi-professional, business, government/municipal, philanthropic institutions, or client-oriented services. Offices do not include retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment, except where specifically permitted as an accessory use. Offices include the administrative, clerical or public contact offices of a government agency. All services are rendered within the principal building, and no outside areas are used to perform services. Examples of offices include law firms, publishers, business services, sales, marketing, interior decorators, and studios for professional work or teaching.
Personal / Business services:												
Bail bond services							C	P				An office that engages in the sale or issuance of bail bonds or other financial transfers for the purpose of securing the release from jail of an accused defendant pending trial.
Business support services			P	P	P		P	P	P			Includes blueprinting, printing, graphics, photostating, copying, packaging, labelling, and similar services. "Printing" and "graphics" means a business engaged in the custom design and/or reproduction of written or graphic materials. Typical processes include computerized design and printing, photocopying, and facsimile sending and receiving.
Courier, messenger and delivery services			P	P	P		P	P	P			Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Day Labor Service				P	P		P	P	P	P		Any building or premises that serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned employment in accordance with whatever employment is available on that particular day. For purposes of this definition, "day labor" means manual labor, such as construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting, and digging.
Funeral & interment services								P				Any place or premises devoted to or used in the care and preparation for burial of the body of a deceased person or maintained or held out to the public by advertising or otherwise as the office or place for the practice of funeral directing. Examples include funeral homes, mortuaries or columbaria. (Note: cemeteries are classified under Public/Civic/Institutional - Assembly, below).
Crematorium								P	P	P		The building or portion of a building that houses the chamber for cremation and the holding facility.
Linen/Uniform Supply								P	P	P		Establishments that supply laundered items, such as table and bed linens; towels; diapers; and uniforms, gowns, or coats of the type used by doctors, nurses, barbers, beauticians, and waitresses.
Maintenance & repair services				P	P		P	P	P	P		An establishment providing repair services for personal and household goods, such as household appliances, computers, radio, television, audio or video equipment, office machines, furniture and leather goods, and metal sharpening. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.

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Personal services			P	P	P		P	P	P	P		A business which provides a service to the general public. This includes, but is not limited to, barber shops, beauty shops/salons/cosmeticians, laundries (including self service), dry cleaners, tailors, seamstresses or dressmakers, taxidermist, pet groomers, photographers, wedding planning, wedding chapels, dating services, nail salons, massage establishments, tattoo parlors, and shoe shining or repair. This does not include bail bond, or other services listed separately.
Laundry and/or dry cleaning pick-up station			P	P	P		P	P	P	P		Establishments that accept from the public clothes or other materials to be laundered or dry-cleaned, and for which a charge is made. The laundering or dry-cleaning work is done by a laundry or dry cleaning establishment that is not on the premises of the pickup station.
Retail sales:												
Convenience store			P	P	P	P	P	P	P	P		Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, and snacks, but not fuel sales for vehicles.
Convenience store (with gasoline sales)				P	P		P	P	P	P		Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, snacks, and fuel sales for vehicles.
Machinery and Equipment Rental and Leasing						P		P	P	P		Establishments primarily engaged in renting or leasing machinery and equipment for use in business or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. Examples include the sale or leasing of farm equipment and supplies, heavy equipment, office furniture or equipment, machinery tools (construction equipment sales and service), or off-highway transportation equipment.
Manufactured Home Dealers								P				Establishments primarily engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.
Nonstore retailers			P	P	P	P	P	P	P	P		Establishments that retail merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods). Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors).
Nursery/Horticulture/Farm Supply								P				A place for the propagation or sale of small trees, shrubs, garden supplies, and plants. This classification includes the sale of seed and feed, landscape materials, soils, and rental of landscaping equipment.
Retail, general			P	P	P	P	P	P				An establishment engaged in sale or rental of goods, such as: general merchandise, apparel and accessories/uniforms, appliances, auto parts/tires, bicycles, books, camera and photographic supplies, candy and confections, dry goods, electronics, entertainment media (such as videos, compact discs, DVDs, or computer games), firearms, floral goods, furniture, gifts and novelties, hardware, health and personal care (such as pharmacies, cosmetics and optical or surgical supplies), heating and plumbing equipment, hobby, jewelry, luggage and leather goods, music, news media (newsstand), office supplies, pets, picture frames, shoes, sporting goods, stationary, tobacco, toys, used merchandise / antiques, arts and crafts, beer or liquor (package), or similar items. This includes artist studios that both create and sell visual artwork. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification. Merchandise is typically sold from locations known as storefronts, stand-alone buildings, department stores, warehouse clubs, variety stores, superstores, swap meets or flea markets, auctions, or consumer goods rental / general rental centers.
Automotive:												
A building use category pertaining to the sale, servicing or parking of trucks and automobiles.												
Auto and truck repair								P	P	P		An area used for major mechanical and body work, straightening of body parts, body repairs, battery rebuilding, painting, welding, short term (less than 72 hours) storage of automobiles not in operating condition, outdoor work on vehicles, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in auto service stations. Includes general maintenance activities including but not limited to replacement of filters, fluids, light bulbs, belts, fuses, and tire; emissions testing; and similar activities. Includes emissions testing services that test the emissions of automobiles or other vehicles to determine compliance with state or federal emissions requirements.
Automobile or vehicle dealership								P	P	P		A facility for the sale or rental of automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, motor homes or recreational vehicles.
Building material sales & services								P	P	P		Retailing, wholesaling or rental of building supplies or construction equipment. Examples include lumberyards, hardware / home improvement sales and services, paint, tool and equipment sales or rental establishments.

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Car Wash			P	P			P	P	P			A facility where the primary or secondary function is washing automobiles, pick-up trucks, and small vans, but not trailers or commercial trucks. Mechanical production line methods or self service equipment may be used. A car wash may also function as an accessory use to an automobile service station or other primary use. It does not include the additional activities permitted in "auto and truck repair".
Gasoline or diesel fuel sales							P	P	P	P		An area used exclusively for retail sales of fuels or oils. This use may have storage tanks and pumps, vehicle service and repair facilities conducted inside the building, or an accessory car wash.
Truck stop								P	P	P		A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" does include any vehicle whose maximum gross weight is more than 10,000 pounds.
Public/Civic/Institutional Assembly:												
Cemetery/mausoleum	C	C					P	P				A place dedicated to and used or intended to be used for the permanent interment of human remains. It may be either land or earth interment; a mausoleum for vault or crypt entombment; a structure or place used or intended to be used for the interment of cremated remains; cryogenic storage; or any combination of one or more thereof. (Code of Ala. § 34-13-1)
Religious land use	C	P	P	P	P	P	P	P	P			A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship or instruction, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship. Accessory uses include parish houses, community houses, educational buildings, and child care for persons attending worship or instruction.
Exhibition, convention, or conference facility					P	P		P				A facility used for assemblies or meetings of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges, community meeting facilities, or other meeting facilities of private or non-profit groups that are primarily used by group members.
Club or lodge (private)			C	P	P	P	P	P	P			A non-profit association of persons which owns, rents, or leases a building for the exclusive use of its members and guests. This includes a fraternal organization.
Government / Non-Profit:												
Armory								C	P	P	P	A building or group of buildings used primarily for housing and training troops or for storing military property, supplies, or records.
Correctional Facilities									C	P	P	A facility where persons are detained pending adjudication or confined under criminal sentences. Examples include penitentiaries, jails, major correctional facilities, community based facilities, community work centers, or juvenile detention facilities.
Vehicle / equipment maintenance facility								C	P	P		A facility providing maintenance and repair services for vehicles and equipment and areas for storage of equipment and supplies. This classification includes construction yards, equipment service centers, transit vehicle storage and servicing, and similar facilities.
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	A facility for public safety and emergency services, such as police, fire protection, police and fire training facilities, and ambulance and emergency services, administrative facilities for emergency medical care, and blood and organ banks. This includes accessory transportation services and the vehicle maintenance.
Social assistance, welfare, and charitable services			P	P	P		P	P				Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans. Social assistance may include food, medical relief, counseling or training. Examples include adoption agencies, youth centers (except recreational only), child guidance organizations, youth self-help organizations, foster care placement services, community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with intellectual and developmental disabilities), family welfare services, suicide crisis centers, hotline centers, telephone counseling services, community food services (includes collection, preparation, and delivery of food, clothing and blankets for needy persons).
Postal services			P	C	P	C	C	C	C	C	P	Establishments that provide mail services, including delivering items (such as letters and small parcels that can be handled by one person without using special equipment. Sorting and transportation activities, where necessary, are generally mechanized.
Education:												

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Business college / technical school			C	P	P		P	P				A nonacademic establishment offering courses such as secretarial, computer and data processing, drafting, electronic repair including radio/TV repair, commercial art, cosmetology, allied health care, real estate, banking, and restaurant operation. Instruction excludes vocational training such as automobile body and engine repair, construction equipment operation, building trades, truck driving, and mechanical and electrical equipment/appliance repair.
School (public or private)	C	C	C	C	C		C	C				An institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state, such as an elementary school, middle school, high school, special school, signature academy, magnet school, or college. A "college" is a post-secondary educational institution authorized to award associate, baccalaureate, or higher degrees, or a seminary.
Personal instructional services			P	P	P		P	P				The provision of instructional services such as tutoring and exam preparation, language, photography, fine arts, crafts, dance or music studios, exercise studios, art studios, driving schools, employment training, diet centers, and beauty schools. This includes incidental retail sales, or light assembly and offices relating to training or instruction.
Medical:												
Hospital			P	P	P		P	P				An institution providing health services, primarily for in-patients, and medical and surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.
Clinic, dental or medical			P	P	P		P	P				A building in which a group of physicians, dentists, and allied professional assistants are associated for the purpose of carrying on their profession; the clinic may include a dental or medical laboratory but it shall not include in-patient care or operating rooms for major surgery. Examples include medical offices, laboratories, or facilities for medical, optical, orthotic, prosthetic, psychiatric, physiotherapy, surgical, or dental laboratory services, photographic, analytical, or testing services. This includes any "medical clinic" as defined in Code of Ala. § 11-58-1.
Arts, Entertainment, & Recreation:												
Adult entertainment enterprise								P				An adult bookstore, adult motion picture theater, adult mini motion picture theater, adult motion picture arcade, adult cabaret, adult drive-in theater, adult live entertainment arcade or adult service establishment (including, but not limited to a topless car wash or topless cleaning service).
Art Studio			P	P	P	P	P	P				The working place of a painter, sculptor, artisan, or photographer or a place for the study of art, including singing and acting.
Civic Space	C	C	C	C	C	P	C	C	C	C	P	Open spaces that are strategically placed to serve a community function. Civic spaces may be used for active or passive activities, and commonly include manicured green spaces, naturalistic green spaces, parks, squares, hard-scaped plazas, playgrounds, or community gardens. Civic Buildings may be located within civic spaces.
Cultural facility			P	P	P	P	P	P				An institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. Examples include performing arts centers, theaters, facilities for dances and events, museums, historical sites, art galleries, libraries/reading rooms, zoos, aquariums and observatories.
Entertainment facility			C	P	P	P	P	P				An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include auditoriums, music clubs and dance halls.
Health/fitness club			P	P	P	P	P	P				An establishment that offers exercise or weight control programs whether or not the business provides any other service. Examples include gymnasiums, martial arts schools, gymnastics schools, weight control establishments/reducing salons, health clubs, health spas, swimming pools, handball facilities, racquetball or tennis club facilities, tanning facilities, fitness facilities, and yoga or workout studios.

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Use Category	RL	RM	NC	DC	D	DW	CT	CM	IL	IH	P	Definition
Recreational Facility, Indoor			C	P	P	P	P	P				Buildings or structures principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, bowling centers, pool rooms, miniature golf courses, amusement game arcades, tennis clubs, swimming pools, community centers, play courts, shooting facilities, batting cages, go-cart or dirt-bike courses, skateboard areas, and water slides or water parks. "Amusement game arcade" means a building or part of a building in which more than fifty (50) percent of the public floor area is devoted to amusement game machines, regardless of whether the amusement game machines constitute a primary or accessory use of the premises. "Amusement game machine" means a coin-operated machine or device which, whether mechanical, electrical, or electronic, is ready for play by the insertion of a coin or token and may be operated by the public for use as a game, entertainment, or amusement, through the exercise of skill or chance. It includes devices such as video or computer games, pinball machines, air-hockey, foos-ball, and skeebowls, but excludes pool tables and amusement or vending machines which provide a ride, sensation, electronic reading or weight, photograph, lamination, or item of merchandise.
Recreational Facility, Outdoor or Major	C	C	C	P		P	P	P				A facility principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members, and where the activities, games, or services predominantly occur outdoors. Examples include outdoor roller or ice-skating rinks, sports stadiums and arenas; amusement and theme parks; racetracks; swimming or wave pools; entertainment complexes; amphitheaters; drive-in theaters; archery or shooting ranges; riding academies; miniature golf; golf courses, driving ranges, and country clubs; marinas; and similar facilities.
Teen club			P	P	P	P	P	P				Any club, business or establishment providing an on-going place of entertainment, including but not limited to night clubs, discotheques or similar establishments, either with or without payment, for persons between the ages of 13 and 18 on a full-time or occasional basis. A teen club does not include uses operated by public agencies or private non-profit or charitable organizations, such as religious youth centers, the boys' and girls' club, or youth community centers provided for recreation or congregation.
Theater			P	P	P	P	P	P				A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.
Youth organization camp											P	An area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents and major recreational equipment, and which is primarily used for recreational purposes and retains an open air or natural character. It is intended that these types of facilities provide a camping environment for children and youth groups who may be affiliated with such organizations as the Girl or Boy Scouts of America, religious institutions, or other local community activity groups. It is not permitted to serve youth offender organizations.
Industrial / Production												
Manufacturing & Employment:												
Contractor						P			P	P		The offices and/or storage facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials, supplies and/or vehicles), roofing and sheet metal, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning.
Hosting, and Related Services (including data centers)						P		C	P	P		Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general timeshare mainframe facilities to clients. Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.
Industrial Launderer						P			P	P		A business that provides cleaning, washing, or similar services to industrial, manufacturing, medical or business establishments. Examples include commercial launderers that launder and dry clean clothing and other fabric articles in bulk quantities, such as cleaning services for hospitals, restaurants, hotels, and similar clients, or rug and dry-cleaning plants.

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Media Production						P		C	P	P		Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, or music and sound recordings. This includes specialized motion picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios. It does not include graphics, editing, or similar work that occurs in an office (see Commercial / Mixed Use - Office category, above).
Mining & quarrying						C					C	The extraction of metallic and nonmetallic minerals, including sand and gravel pit operations.
Manufacturing, Light						P			P	P		The use associated with a business or activity involving the creation, assemblage or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their retail sale. An example is jewelry manufacturing.
Manufacturing, General						P		C	P	P		Manufacturing of products, from extracted or raw materials, recycled or secondary materials, or bulk storage and handling of those products and materials. These include apparel (including clothing, shoes, dress making), boats and transportation equipment, brooms, caskets, food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage), tobacco products, fasteners and buttons, gaskets, leather and allied products, medical equipment and supplies, mill work and similar woodwork, mattresses, musical instruments, novelties, office supplies, printing and print supplies, signs, sporting goods, textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery), and toys. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Intensive Manufacturing.
Manufacturing, Intensive						P				P		Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), fabricated metal products (including electroplating, hardware), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes smelting, animal slaughtering and oil refining.
Oil and gas company (drilling and exploration)	C	C		C			C	C	C	P		Establishments that operate and/or develop oil and gas field properties. Activities may include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.
Research and development						P	C	C	C	P		The investigation into the natural, physical, or social sciences, and that includes product development or testing. This does not include research, engineering or similar activities that occur indoors in an office environment, which is classified separately under Commercial / Mixed Use - Office, above.
Oil and mining support activities						P		P	P	P		Establishments that support oil extraction or minerals mining, including exploration, sampling, excavating, drilling, surveying, and similar activities. This includes oil field service companies and oil field supplies and machinery.
Stone cutting						P			P	P		Establishments that cut, shape, and finish marble, granite, slate, and other stone for building and miscellaneous uses, or that buy or sell partly finished monuments and tombstones.
Warehousing, Storage & Distribution:												
Building and landscaping materials supplier						P		C	P	P		A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales.
Building maintenance services						P		C	P	P		An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning (sales and service), upholstery, painting and paper hanging, sign painting, or rug cleaning.
Freight depot (railway and truck)						P		C	P	P		Distribution facilities upon which storage and warehousing of cargo is incidental to the primary function of freight shipment, and not to include any display of goods for either retail sale or wholesale. Includes both railway and truck freight transfers.
Fuel Distribution or Recycling						P				P		A facility dedicated to: (1) wholesale or commercial fuel storage and distribution, including petroleum, biodiesel, propane, butane, natural gas, or other similar fuels, to vehicles, machinery, or heavy equipment, or (2) the collection, storage, and processing of waste oil product for conversion into useable fuel products such as biodiesel, and may include storage and sales of resulting useable fuels. This does not include auto service stations.

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Use Category	RL	RM	NC	DC	D	DW	CT	CM	IL	IH	P	Definition	
Machinery and heavy equipment sales and service						P		P	P	P		The retail sales and accessory repair of construction, agriculture, excavation, and similar machinery and equipment, including tractor-trailers.	
Self-service storage facility						P	C	P	P	P		A building or group of buildings in a controlled access compound that contains varying sizes of individual, compartmentalized, or controlled access stalls or lockers for the storage of customers.	
Oil & gas storage											P	A tank farm or outdoor facility to store oil and gas. Includes a bulk plant (petroleum).	
Outdoor storage						P		C	P	P		Materials, goods, vehicles, or equipment kept or placed outside an enclosed structure for twenty-four (24) hours or more for sale or use as part of a production or distribution activity. This does not include storage incidental to construction activities. Includes pipe storage and sand and gravel storage yards.	
Vehicle towing and storage facility						P		C	P	P		Establishments primarily engaged in towing light or heavy motor vehicles, along with incidental services such as storage and emergency road repair services.	
Wholesale distribution, warehousing and storage						P			P	P		The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. This use does not involve manufacturing or production. Examples include warehouse or produce/fruit/food storage and wholesale structures, carting, express crating, hauling, cold storage, feed locker plants, dry goods wholesale, hardware storage, and wholesale, paper supplies, shoes, sporting goods, professional and commercial equipment and supplies merchant wholesalers (such as restaurant supply sales), and otherwise preparing goods for transportation. This may include fulfillment centers that combine storage with call centers.	
Wholesale distribution, warehousing and storage (less than 40,000 sf GFA)						P		C	P	P		See definition of "wholesale distribution, warehousing and storage" above.	
Infrastructure													
Transportation / Parking:													
Airport										P	P	P	Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services.
Ground passenger transportation (e.g. taxi, charter bus)						P		P	P	P	P	P	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This does not apply to publicly operated bus or transit systems. Includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity.
Heliprot / miscellaneous air transportation				C		P	C	P	P	P	P	P	Facilities intended solely for takeoff and landing of helicopters, or for miscellaneous transportation vehicles for scenic purposes such as balloons.
Parking facility						P	P	P	P	P	P	P	A parking lot or a parking garage offering parking to the public and that is the principal use of the premises. "Parking lot" is an off-street, ground-level, open area for the temporary placement of operable motor vehicles. A "parking garage" is a multi-level structure for the temporary placement of operable motor vehicles. Automobile fuels and oils are not sold and motor vehicles are not equipped, repaired, hired, or sold in a parking facility.
Port and water transportation						P						P	Establishments that provide water transportation of cargo and passengers using watercraft, such as ships, barges, and boats. Examples include pier, dock, wharf, or jetty facilities including port and harbor terminals, marine cargo handling and dry dock services, port warehouses, and port fuel facilities.
Railroad facilities						P	C	P	P	P	P	P	A facility for freight pick-up or distribution by rail. This may include specialized services for railroad transportation including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and independent terminals.
Railroad right-of-way	C	C				P	C	C	P	P	P	P	A strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train shed, warehouses, car or locomotive shops, or car yards.
Passenger depot						P	C	C	P	P	P	P	Facilities for passenger transportation operations, and holding facilities, which includes rail stations, bus terminals, urban and regional transit stations and scenic and sightseeing facilities, but does not include airports and heliports. This includes accessory parking facilities. This does not include transit shelters, which are permitted in all districts.
Transit shelter	P	P	P	P	P	P	P	P	P	P	P	P	A roofed structure with at least three (3) walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.

Use Category	RL	RM	NC	DC	D	DW	CT	CM	IL	IH	P	Definition	
Utilities:													
Utility, Major										C	C	P	A building or other structure for water supply (including water distillation), wastewater treatment, or the production of electricity, steam, air conditioning, or potable water for consumption by the general public.
Utility, Minor	C	C	C	C	C	C	P	P	P	P	P	P	All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm water, communications, electricity, transportation, gas, steam, and similar public services, and may include storage for vehicles and equipment necessary to provide those services. This includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, water or sewer pumping stations, water storage facilities, telephone exchanges, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. This does not include "telecommunications facility" as defined below, which refer to the point of transmission rather than distribution systems such as cable networks.
Communications facilities:													
Communications facility						P				P	P	P	Broadcasting and other communication services accomplished through wired electronic mechanisms or wireless (except for separately listed uses below). Examples include radio, television or recording studios, switching centers and cable transmitting stations.
Telecommunications Facility			C	C	C	C	C	C	P	P	P	P	A free standing or elevated structure on which transmitting and/or receiving antennas or devices are located for the transmission or reception of information by radio, television, microwave or other electromagnetic energy signals. Includes antennas, transmission equipment, towers, base stations, or antenna support structures as defined by § 64-107.
Weather or environmental monitoring station	C	C	P	P	P	P	P	P	P	P	P	P	A facility with instruments and equipment that measures atmospheric conditions (typically to provide current weather information or a basis for weather forecasts), air or water quality, soil conditions, or similar variables.
Waste-related:													
Composting facility										P	P	P	A facility where presorted municipal solid waste organic materials are biologically decomposed through an aerobic (or oxygen rich) process for the purpose of waste reduction. Includes any "composting or compost plant" as defined by Code of Ala. § 22-27-2.
Hazardous waste disposal												C	Any site used for the storage, treatment or disposal of hazardous wastes as defined in Code of Ala. § 22-30-3. Includes any "hazardous waste management facility" as defined by Ala. Administrative Code § 335-14-1-.02.
Hazardous waste transfer												C	A facility where hazardous or infectious waste is received and processed for transportation to another place for recycling, re-use, incineration or final disposal. Includes any Includes any "transfer facility" as defined by Ala. Administrative Code § 335-14-1-.02.
Junkyards												C	Any establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk or for the maintenance or operation of an automobile recycler. This includes any junkyard (other than a sanitary landfill), automobile recycler, or scrap processor (including any scrap tire processor as defined by Ala. Administrative Code § 335-4-1-.01) as defined by Code of Ala. § 23-1-241.
Recycling plant											P	P	A facility that is not a junkyard and in which pre-sorted recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production. Recycling plants shall not collect vehicles for salvage, hazardous materials, compost, or rubbish.
Recycling transfer station									C	P	P	P	A permanent, fixed, supplemental collection and transportation facility, where pre-sorted solid waste materials are taken from smaller collection vehicles and placed in larger transportation units like railroad cars, barges, or truck trailers. In some transfer operations, compaction or separation for recycling may be done at the station.
Remediation Services										C	P	P	Establishments primarily engaged in one or more of the following: (1) remediation and cleanup of contaminated buildings, mine sites, soil, or ground water; (2) integrated mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.
Solid waste facility												C	A fixed facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. Includes any facility, incinerator, landfill, materials recovery facility, municipal solid waste landfill, private or public solid waste management facility, recovered materials processing facility, sanitary landfill, or solid waste management facility as defined by Code of Ala. § 22-27-2.

Agriculture

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Use Category	RL	RM	NC	DC	D	DW	CT	CM	IL	IH	P	Definition
Agriculture & Forestry	P								P	P	P	Any parcel of land which is used for gain in the raising of agricultural products, livestock, poultry, or dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used.
Community garden	P	P	P	P	P		P	P			P	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off site sale of items grown on the site.
Community Supported Agriculture	C	P	P	P	P		P	P			P	An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.
Greenhouse								C	P	P		An establishment primarily engaged in growing crops of any kind under cover and/or growing nursery stock and flowers. Examples include greenhouses, cold frames, cloth houses, and lath houses.
Accessory												
Accessory building or structure	A	A	A	A	A	A	A	A	A	A	A	Any detached building that is smaller than and separate from the main building of the lot.
Accessory schools		A	A	A								An educational use, such as a kindergarten, that is accessory to a multi-family residential building.
Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A	A	A	A	A	A	A retail, office, or recreational use that is subordinate to and incidental to the primary use, that primarily serves the employees of the primary use.
Accessory use (generally)	A	A	A	A	A	A	A	A	A	A	A	A use customarily incidental to the principal use of a building site or to a structure and located upon the same building site with the principal use.
Caretaker or guard			A	A	A	A	A	A	A	A	A	A home, apartment, manufactured home, or other unit built to residential occupancy standards for use as the residence of the caretaker or guard.
Construction yard	A	A	A	A	A	A	A	A	A	A	A	A temporary area used for the storage of construction materials, supplies, equipment, tools, stock piling and recycling of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
Home occupation	A	A	A	A	A	A	A	A				An occupation for gain or support conducted only by members of a family residing in a dwelling and conducted entirely within the dwelling.
Model home complex / temporary real estate sales office	A	A										A "model home complex" is a group of at least two (2) dwelling units that are temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development. A "temporary real estate sales office" is an office or a model home used to sell homes or buildings while the property is under development. The sales may occur in a permanent building, or in a trailer or manufactured home.
Parking garage, private	A	A	A	A	A	A	A	A	A	A	A	A space intended for or used by the private automobiles of households, businesses, government or non-business entities resident on the lot.
Pharmacy, accessory			A	A	A		A	A				A pharmacy or pharmacy supply facility accessory to a medical office, clinic, or laboratory that sells medical items where the total square footage does not exceed 10% of the building square footage. The accessory pharmacy is contained within the principal medical building.
Recreational facility, accessory			A	A	A	A	A	A	A	A		A recreational facility for the exclusive use of members and their guests, or solely for the use of employees of a permitted business use. This may include swimming pools, tennis courts, exercise facilities, and similar indoor activities. It does not include golf courses, which are classified separately.
Recycling drop-off center		A	A	A	A	A	A	A	A	A	A	An incidental use that serves as a neighborhood collection point for temporary storage of recoverable resources such as glass, paper, and aluminum. No processing of such items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas, such as in churches and schools.
Sign, Generally	A	A	A	A	A	A	A	A	A	A	A	
Sign, Banner			A	A	A	A	A	A	A	A	A	
Sign, Menu Board					A	A	A	A	A	A		
Sign, Off-Premise							A	A	A	A		
Miscellaneous												
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	See Use Regulations (Art. VI).

Cell: B15

Comment: Mark White:
Replaces "Dwelling, one-family"

Cell: B22

Comment: Mark White:
Replaces "mobile home"

Cell: B23

Comment: Mark White:
Replaces "mobile home park"

Cell: B28

Comment: Mark White:
Combines definition of "boarding house" (meals) and "rooming house" (lodging)

Cell: B31

Comment: Mark White:
Replaces "domiciliary care facility"

Cell: B35

Comment: Mark White:
drop "Inn"

Cell: B118

Comment: Mark White:
Absorbs "amusement game arcade"

Cell: B147

Comment: Mark White:
Replaces "distribution and/or assembly" uses with multiple distribution type uses distributed in the use table.

Cell: B148

Comment: Mark White:
Replaces "distribution and/or assembly" uses with multiple distribution type uses distributed in the use table.

Cell: B182

Comment: Mark White:
renamed from "outbuilding"