



**Important Information about this Updated Table**

The draft Unified Development Code, Article II, Sec. 64-31, Use Table, has been updated to incorporate provisions which were inadvertently omitted from the Use Table included with the Unified Development Code Draft #2, released to the public on January 22, 2019. Additional revisions to the Unified Development Code are underway in response to public comments received. Draft #3 of the Unified Development Code will be forthcoming, following completion of the public comment period and subsequent edits to the document.

All documents provided to the public for review are preliminary, working drafts. If you have questions about this updated, draft table, please contact us at [mapformobile@cityofmobile.org](mailto:mapformobile@cityofmobile.org).

Release: 3/13/2019

## Article II Zoning Districts | Sec. 64-31 Use Table

Table64-42-1 Use Table

Residential – Commercial / Mixed Use Districts									
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. V) * = Subject to Use Regulations									
	Use Category	RL	RM	NC-T	NC-S	DC	CT	CM	CW
<b>Residential Residences</b>									
	Dwelling, single-family detached	P	P					P	
	Accessory dwelling unit	A	A					A	
	Apartment House	P	P	P	P	P	P	P	
	Cottage Court	P	P					P	
	Dwelling, two-family (duplex)		P					P	
	Dwelling, Multi-Family	P	P	P	P			P	
	Live/Work Dwelling	C	P	P	P	P	P	P	
	Manufactured home	P							
	Manufactured Housing Land Lease Community	C							
	Mobile home								
	Townhouse / Row house		P	P	P	P	P		
	Zero lot line home	P	P						
<b>Group Living:</b>									
	Rooming and Boarding		C						
	Community housing							C	P
	Community residential facility	P	P	P	P	P	P	P	P
	Life care or continuing care services		C	C	C	P	P	P	P
	Retirement home or elderly housing		P	C	C		P		
	Residential Care Facilities		C			P	P	P	P
<b>Lodging / Short-Term Rental</b>									
	Bed and breakfast	C	C	P	P	P	P	P	
	Hotel / Motel			C	C	C	C	P	P
	Recreational vehicle park							P	C
	Short-term rental*	C	P						
<b>Commercial / Mixed Use</b>									
<b>Animal Services:</b>									
	Animal hospital (indoor)			P	P	P	P	P	P
	Animal services, generally							P	C
<b>Day Care:</b>									
	Adult day care		C	P	P	P	P	P	P
	Child Day Care		C	P	P	P	P	P	P
<b>Financial Services:</b>									
	Automated teller machine, stand alone			C	C	A	C	P	
	Financial institution			P	P	P	P	P	P
	Alternative Financial Service Provider*							P	P
<b>Food &amp; Beverage Sales / Service:</b>									
	Bar / Lounge*			C	C	P	P	P	P
	Farmers market		C	P	P	P	P	P	P
	Food preparation					P	P	P	P
	Grocer			P	P	P	P	P	P
	Mobile vendor			C	C				
	Restaurant	C		P	P	P	P	P	P
	Restaurant, drive-in							P	P
	Restaurant, drive-thru*			C	C	P	C	P	P
	Seafood Processing								
	Snack or beverage bars			P	P	P	P	P	P
<b>Mixed Use:</b>									
	Mixed use building			P	P	P	P	P	P
<b>Office, Business &amp; Professional:</b>									
	Office			P	P	P	P	P	P
<b>Personal / Business services:</b>									
	Bail bond services							P	
	Building maintenance services							C	P
	Business support services			P	P	P	P	P	P
	Courier, messenger and delivery services			P	P	P	P	P	P
	Day Labor Service					P		P	P
	Funeral & interment services				P	P	C	P	P
	Crematorium							P	
	Linen/Uniform Supply					P		P	P
	Maintenance & repair services					P	C	P	P
	Personal services			P	P	P	P	P	P
	Dry Cleaning			P	P	P		P	P
<b>Retail sales:</b>									
	Convenience store			P	P	P	P	P	P
	Convenience store (with gasoline sales)				P	P	C	P	P
	Hardware / home improvement stores and building materials				P	P		P	P
	Machinery and Equipment Rental and Leasing					P		P	P
	Manufactured Home Dealers							P	P
	Nonstore retailers			P	P	P	P	P	P
	Nursery/Horticulture/Farm Supply				P	P		P	P
	Retail, general			P	P	P	P	P	P
	Package Store (Liquor)			P	P	P	P	P	P
<b>Automotive:</b>									
	Auto repair					P		P	P
	Truck repair							P	P
	Automobile / Light Truck / RV / Personal Water Craft / Motorcycle dealership				P	P		P	P
	Heavy truck / farm equipment / construction equipment dealer								P
	Car Wash				P	P	C	P	P
	Gasoline sales*				P	P	C	P	P

## Article II Zoning Districts | Sec. 64-31 Use Table

Residential – Commercial / Mixed Use Districts									
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. V) * = Subject to Use Regulations									
Use Category	RL	RM	NC-T	NC-S	DC	CT	CM	CW	
Gasoline sales, without repair*				P	P	C			
Truck stop							P	P	
<b>Public/Civic/Institutional</b>									
<b>Assembly:</b>									
Cemetery/mausoleum	C	C				C	P		
Religious land use	C	P	P	P	P	P	P	P	P
Exhibition, convention, or conference facility					P		P	P	C
Club or lodge (private)	C	C	C	P	P	P	P	P	P
<b>Government / Non-Profit:</b>									
Armory								C	C
Correctional Facilities									C
Vehicle / equipment maintenance facility									C
Public Safety Facility	C	C	P	P	P	P	P	P	P
Social assistance, welfare, and charitable services			P	P	P	P	P	P	P
Postal services			P	P	C	C	C	C	P
<b>Education:</b>									
Business college / technical school			C	P	P	P	P	P	P
Vocational school									P
School (public or private)	C	C	C	C	C	C	C	C	C
Personal instructional services			P	P	P	P	P	P	P
<b>Maritime:</b>									
Kayak / Canoe Launch	C	C	C	C	C				
Marina / Port									
Marina / Port, Public									P
Marine supply and chandlery									P
Port Storage or Warehouse									P
<b>Medical:</b>									
Hospital			C	P	P	C	P	P	P
Clinic, dental or medical*			P	P	P	P	P	P	P
<b>Arts, Entertainment, &amp; Recreation:</b>									
Adult entertainment enterprise*								P	P
Amphitheater									C
Art Studio	C	C	P	P	P	P	P	P	P
Civic Space	C	C	C	C	C	C	C	C	P
Cultural facility	C	C	P	P	P	P	P	P	P
Entertainment facility			C	C	P	C	P	P	P
Health/fitness club			P	P	P	P	P	P	P
Recreational Facility, Indoor			C	C	P	C	P	P	P
Recreational Facility, Outdoor or Major	C	C	C	C	P	P	P	P	P
Night club*			P	P	P	C	P	P	P
Theater			P	P	P	C	P	P	P
Youth organization camp	C	C							
<b>Industrial / Production</b>									
<b>Manufacturing &amp; Employment:</b>									
Contractor									C
Data Processing, Hosting, and Related Services (including data centers)				C	P		C	P	P
Industrial Launderer									P
Manufacturing, General							C	C	C
Manufacturing, Light							C	C	P
Media Production					P			C	P
Mining & quarrying									
Oil and mining support activities									
Research and development						C	C	C	C
Stone cutting									P
<b>Warehousing, Storage &amp; Distribution:</b>									
Building and landscaping materials supplier							C	P	
Float Barn									P
Freight depot (railway and truck)							C	P	
Machinery and heavy equipment sales and service							C	P	
Self-service storage facility						C	P	P	
Oil & gas storage*									
Outdoor storage							C	P	
Vehicle towing and storage facility									P
Wholesale distribution, warehousing and storage									P
Wholesale distribution, warehousing and storage (less than 40,000 sf GFA)							C	P	
<b>Infrastructure</b>									
<b>Transportation / Parking:</b>									
Ground passenger transportation (e.g. taxi, charter bus)								P	C
Heliport / miscellaneous air transportation						C		P	C
Parking facility*			C	P	P	C	P	P	P
Passenger depot						C	C	C	C
Railroad facilities						C	P	C	
Railroad right-of-way	C	C				C	C	C	C
Transit shelter	C	P	P	P	P	P	P	P	P
<b>Utilities:</b>									
Utility, Minor	C	C	C	C	C	C	P	P	
<b>Communications facilities:</b>									
Communications facility									P
Telecommunications Facility*			C	C	C	C	C	P	P
Weather or environmental monitoring station	C	C	P	P	P	P	P	P	P
<b>Waste-related:</b>									
Recycling transfer station							C	P	
<b>Agriculture</b>									
Agriculture & Forestry	C								
Community garden	P	P	P	P	P	P	P	P	

Article II Zoning Districts | Sec. 64-31 Use Table

Residential – Commercial / Mixed Use Districts									
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Use Category	RL	RM	NC-T	NC-S	DC	CT	CM	CW	
Community Supported Agriculture	C	C	C	C	C	C	C	C	C
Greenhouse							C		C
<b>Accessory</b>									
Accessory building or structure	A	A	A	A	A	A	A	A	A
Accessory dwelling unit*	A	A							
Accessory schools		A	A	A	A	A			
Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A	A	A	A
Accessory use (generally)	A	A	A	A	A	A	A	A	A
Caretaker or guard			A	A	A	A	A	A	A
Construction yard	A	A	A	A	A	A	A	A	A
Dumpster*	A*	A	A	A	A	A	A	A	A
Fences and walls*	A	A	A	A	A	A	A	A	A
Home occupation*	A	A	A	A	A	A	A	A	A
Mechanical equipment*	A	A	A	A	A	A	A	A	A
Parking garage, private*	A	A	A	A	A	A	A	A	A
Pharmacy, accessory			A	A	A	A	A	A	A
Recreational facility, accessory			A	A	A	A	A	A	A
Recycling drop-off center		A	A	A	A	A	A	A	A
Sign, Generally*	A	A	A	A	A	A	A	A	A
Sign, Banner*			A	A	A	A	A	A	A
Sign, Menu Board*						A	A		
Sign, Off-Premise*						A	A	A	A
Swimming pool	A	A	A	A	A	A	A	A	A
Wharf and dock shed									A
<b>Miscellaneous</b>									
Adaptive Reuse*	P	P	P	P	P	P	P	P	P
Temporary Uses*	U	U	U	U	U	U	U	U	U

## Article II Zoning Districts | Sec. 64-31 Use Table

Industrial / Employment Districts								
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. V) * = Subject to Use Regulations								
Use Category	DW	MM	ML	MH	IL	IH	P	
<b>Residential Residences</b>								
Cottage Court	C	C						
Dwelling, Multi-Family	P	P						
Live/Work Dwelling	P	P	C					
Townhouse / Row house	P	P						
<b>Lodging / Short-Term Rental</b>								
Hotel / Motel	P	P	P					
Recreational vehicle park		P						
<b>Commercial / Mixed Use</b>								
<b>Animal Services:</b>								
Animal services, generally						P	P	
<b>Financial Services:</b>								
Automated teller machine, stand alone	A							
Financial institution	P	P				P	P	A
<b>Food &amp; Beverage Sales / Service:</b>								
Bar / Lounge*	P	P	P					
Farmers market	P	P	P					
Food preparation	P							
Grocer		P	P					
Mobile vendor	C	P	P	P				
Restaurant	P	P	C	C				
Restaurant, drive-in						P		
Seafood Processing		P	P	P				
Snack or beverage bars	P	P	P	P	P			
<b>Mixed Use:</b>								
Mixed use building	P	P	P		P			
<b>Office, Business &amp; Professional:</b>								
Office	P	P	P	P	P	P	P	P
<b>Personal / Business services:</b>								
Bail bond services	C	C	P	C				
Building maintenance services	P		P	P	P		P	
Business support services	P	P	P	P	P			
Courier, messenger and delivery services		P	P		P			
Day Labor Service			P	P	P		P	
Crematorium					P		P	
Linen/Uniform Supply					P		P	
Maintenance & repair services			P	P	P		P	
Personal services					P		P	
Dry Cleaning					P		P	
<b>Retail sales:</b>								
Convenience store		P			P		P	
Convenience store (with gasoline sales)		P			P		P	
Hardware / home improvement stores and building materials					P		P	
Machinery and Equipment Rental and Leasing	P		P	P	P		P	
Manufactured Home Dealers					P			
Nonstore retailers	P	C			P		P	
Retail, general	P	P						
Package Store (Liquor)		P						
<b>Automotive:</b>								
Auto repair					P		P	
Truck repair					P		P	
Automobile / Light Truck / RV / Personal Water Craft / Motorcycle dealership					P		P	
Heavy truck / farm equipment / construction equipment dealer					P		P	
Car Wash					P			
Gasoline sales*					P		P	
Truck stop					P		P	
<b>Public/Civic/Institutional</b>								
<b>Assembly:</b>								
Religious land use	C	C			P			
Exhibition, convention, or conference facility		P						
Club or lodge (private)		P			P			
<b>Government / Non-Profit:</b>								
Armory					P	P	P	P
Correctional Facilities					C	P	P	P
Vehicle / equipment maintenance facility					P	P		
Public Safety Facility		P	P	P	P	P	P	P
Social assistance, welfare, and charitable services								
Postal services		C			C	C	C	P
<b>Education:</b>								
Business college / technical school								
Vocational school			P	P	P	P		
School (public or private)								P

## Article II Zoning Districts | Sec. 64-31 Use Table

Industrial / Employment Districts								
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Use Category	DW	MM	ML	MH	IL	IH	P	
<b>Maritime:</b>								
Kayak / Canoe Launch	C	P	C					P
Marina / Port	P	C	P	P	P	P		P
Marina / Port, Public	P	C						
Marine Cargo Handling and Dry Dock Services				P				
Marine Freight Transportation				P				
Marine Navigational and Other Services				P				
Marine Passenger Transportation			C					
Marine supply and chandlery		C	P	P	P	P		
Port Storage or Warehouse		C	P	P	P	P		
Public Boat Launch		P	C	C	C	C		P
<b>Arts, Entertainment, &amp; Recreation:</b>								
Amphitheater	C	C						P
Art Studio	P	P						
Civic Space	P	P		C	C	C		P
Cultural facility	P	P						P
Entertainment facility	P	P						
Health/fitness club	P	P						
Recreational Facility, Indoor	P	P						
Recreational Facility, Outdoor or Major	P							
Night club*	P							
Theater	P	P						
Youth organization camp								P
<b>Industrial / Production</b>								
<b>Manufacturing &amp; Employment:</b>								
Boat Building		C	P	P	C	P		
Coal Handling Operation*								C
Contractor	P		P	P	P	P		
Data Processing, Hosting, and Related Services (including data centers)						P		P
Industrial Launderer			C			P		P
Manufacturing, General			P	P	P	P		
Manufacturing, Intensive								C
Manufacturing, Light						P		P
Media Production	P	P	P			P		P
Mining & quarrying								C
Oil and gas company (drilling and exploration)			C	C	C	P		
Oil and mining support activities			P	P	P	P		
Research and development			P	P	C	P		
Shipyards			C	P	C	P		
Stone cutting			P			P		P
Welding, Metal Fabrication, and Pipefitting	P		P	P				
<b>Warehousing, Storage &amp; Distribution:</b>								
Boat storage facility			P	P				
Building and landscaping materials supplier			P	P	P	P		
Float Barn			P		P			
Freight depot (railway and truck)			P	P	P			P
Fuel Distribution								C
Petroleum Recovery / Recycling					P			
Machinery and heavy equipment sales and service						P		P
Self-service storage facility						P		C
Oil & gas storage*								C
Outdoor storage			P	P	P	P		
Petroleum Recovery					C			C
Vehicle towing and storage facility						P		P
Wholesale distribution, warehousing and storage			P	P	P	P		
Wholesale distribution, warehousing and storage (less than 40,000 sf GFA)	P		P	P	P	P		
<b>Infrastructure</b>								
<b>Transportation / Parking:</b>								
Airport					P	P		P
Dredged Material Management Facility				C				C
Ground passenger transportation (e.g. taxi, charter bus)	P		P		P			P
Heliport / miscellaneous air transportation	C				P	P		P
Parking facility*	P	C	P		P			P
Passenger depot	P		P	P	P	P		P
Railroad facilities			P	P	P	P		P
Railroad right-of-way	P	P	P	P	P	P		P
Transit shelter	P	P	P	P	P	P		P
<b>Utilities:</b>								
Utility, Major					C	C		P
Utility, Minor	C	C		C	P	P		P
<b>Communications facilities:</b>								
Communications facility	P	P	P		P	P		
Telecommunications Facility*	C	C	C	P	P	P		P
Weather or environmental monitoring station	P	P	P	P	P	P		P
<b>Waste-related:</b>								
Composting facility					P	P		
Hazardous waste disposal								C
Hazardous waste transfer								C
Junkyard								C
Recycling plant					P	P		

Article II Zoning Districts | *Sec. 64-31 Use Table*

Industrial / Employment Districts							
Use Category	DW	MM	ML	MH	IL	IH	P
P = by right C = Conditional Use A = allowed only as an accessory use U = location dictated by Use Regulations (Art. V) * = Subject to Use Regulations							
Recycling transfer station				C	P	P	
Remediation Services					C	P	
Solid waste disposal						C	
Solid waste facility						C	
Solid waste transfer						C	
Waste Management Services, Other					C	P	
<b>Agriculture</b>							
Agriculture & Forestry					P	P	P
Community garden							P
Community Supported Agriculture							C
Greenhouse					P	P	
<b>Accessory</b>							
Accessory building or structure	A	A	A	A	A	A	A
Accessory retail and personal service, office, or recreational use	A	A	A	A	A	A	A
Accessory use (generally)	A	A	A	A	A	A	A
Caretaker or guard	A				A	A	A
Construction yard	A				A	A	A
Dumpster*	A	A	A	A	A	A	A
Fences and walls*	A	A	A	A	A	A	A
Home occupation*	A						
Mechanical equipment*	A	A	A	A	A	A	A
Parking garage, private*	A				A	A	A
Pharmacy, accessory							
Recreational facility, accessory	A				A	A	
Recycling drop-off center	A				A	A	A
Sign, Generally*	A				A	A	A
Sign, Banner*	A				A	A	A
Sign, Menu Board*	A				A		
Sign, Off-Premise*	A				A	A	
Swimming pool	A	A	A	A	A	A	A
Wharf and dock shed		A	A	A			
<b>Miscellaneous</b>							
Adaptive Reuse*	P	P	P	P	P	P	P
Temporary Uses*	U	U	U	U	U	U	P

Sec. 64-50 to

Sec. 64-40 Reserved.