

Chapter 64 Unified Development Code

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Article 2 Zoning Districts

Sec. 64-2-1 Districts Established

A. The City of Mobile is divided into the following zoning districts:

- 1.** Residential Agriculture (R-A)
- 2.** Single-Family Residential (R-1)
- 3.** Two-Family Residential (R-2)
- 4.** Multi-Family Residential (R-3)
- 5.** Residential-Business (R-B)
- 6.** Historic Business (H-B)
- 7.** Buffer-Business (B-1)
- 8.** Transitional-Business (T-B)
- 9.** Limited Neighborhood-Business (LB-2)
- 10.** Neighborhood-Business (B-2)
- 11.** Community-Business (B-3)
- 12.** General-Business (B-4)
- 13.** Office-Distribution (B-5)
- 14.** Commercial-Warehouse (CW)
- 15.** Maritime-Mixed (MM)
- 16.** Maritime-Light (ML)
- 17.** Maritime-Heavy (MH)
- 18.** Light Industry (LI)
- 19.** Heavy Industry (HI)
- 20.** Planned Development (PD)
- 21.** Downtown Development District (DDD), see Appendix A.
 - (a)** T-3
 - (b)** T-4

Article 2 Zoning Districts

(c) T-5.1

(d) T-5.2

(e) T-6

(f) SD-WH

(g) SD

B. Sub-districts

1. Sub-District regulations provide standards to allow development compatible with existing neighborhoods, in order to enhance and protect the established character of traditional or environmentally sensitive communities. Sub-districts created by this Chapter are as follows and are shown on the Zoning Map of the City of Mobile:

(a) Urban.

(b) Suburban

(c) Conservation

C. Area Plans

1. Area plans provide specific policies that reflect the unique character of neighborhoods defined within the corresponding plan. These regulations supplement and, in certain circumstances, will supersede the base zoning regulations established in this Chapter to reflect specific considerations for the following neighborhoods (see Articles 11-14):

(a) Africatown

(b) Peninsula

(c) Village of Spring Hill

(d) Historic District Overlay (HDO)

Sec. 64-2-2 Zoning Map

The zoning districts, sub-districts and Area Plans are shown on the "Zoning Map of the City of Mobile." This map is adopted and made a part of this Chapter.

Sec. 64-2-3 Zoning of Annexed Land

- A. All territory that is annexed to the City of Mobile is automatically assigned the "R-1" Single-Family Residential classification until existing land uses are determined and a new zoning category is adopted.
- B. In lieu of the "R-1" district, the applicant for annexation may request pre-zoning pursuant to Code of Alabama § 11-52-85.

Article 2 Zoning Districts

Sec. 64-2-4 Residential Agriculture(R-A)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

1	Lot area (minimum)	1 acre	
2	Density (maximum)	Not Applicable	
3	Coverage (maximum)	35 %	
4	Height (maximum)	35 feet	
5	Building Size (maximum)	Not Applicable	
6	Front yard (minimum)	25 feet	
7	Front yard (maximum)	Not Applicable	
8	Side yard (minimum)	10 feet	
9	Rear yard (minimum)	10 feet	
10	Landscaping percent (minimum)	Not Applicable	
11	Common Open Space per dwelling unit	Not Applicable	
12	Common civic space (minimum)	Not Applicable	

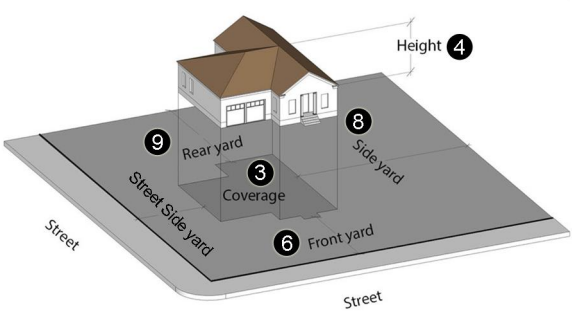
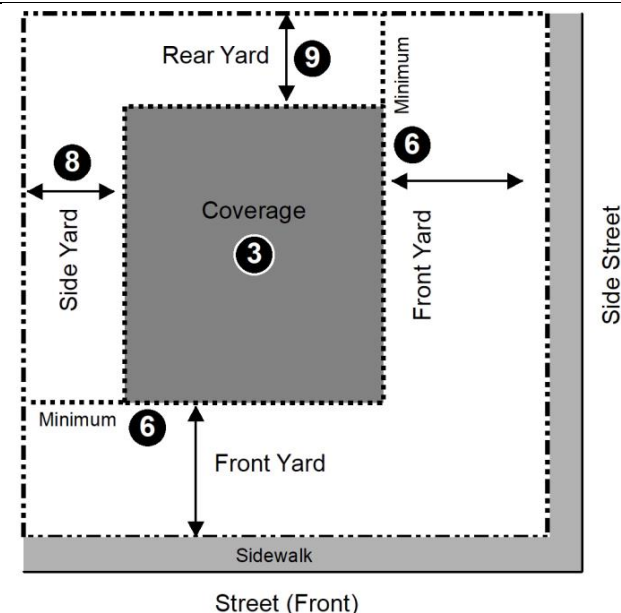
Article 2 Zoning Districts

Sec. 64-2-5 Single-Family Residential (R-1)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

				
	District →	R-1 Urban	R-1 Suburban	R-1 Conservation
1	Lot area (minimum)	4,000 square feet	7,200 square feet	Not Applicable
2	Density (maximum)	Not Applicable	Not Applicable	6 dwelling units/acre
3	Coverage (maximum)	50%	35%	75% per individual dwelling lot
4	Height (maximum)	35 feet	35 feet	35 feet
5	Building Size (maximum)	Not Applicable	Not Applicable	Not Applicable
6	Front yard (minimum)	5 feet	25 feet	5 feet
7	Front yard (maximum)	Not Applicable	Not Applicable	Not Applicable
8	Side yard (minimum)	5 feet	5 feet	5 feet
9	Rear yard (minimum)	5 feet	8 feet	5 feet
10	Landscaping percent (minimum)	Not Applicable	Not Applicable	Not Applicable
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable	Sufficient to protect natural resource(s)
12	Common civic space (minimum)	Not Applicable	Not Applicable	Not Applicable

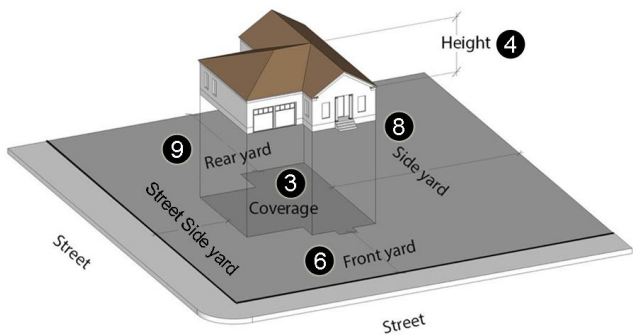
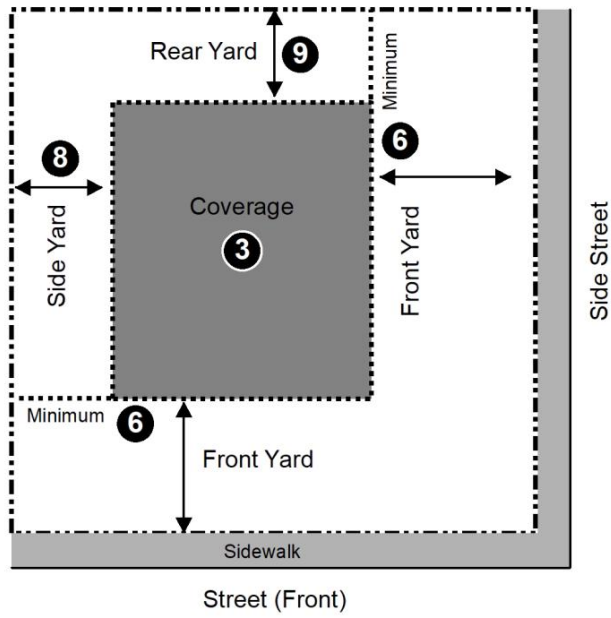
Article 2 Zoning Districts

Sec. 64-2-6 Two-Family Residential (R-2)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
	District →	R-2 Urban	R-2 Suburban
1	Lot area (<i>minimum</i>)	4,000 square feet	8,000 square feet
2	Density (<i>maximum</i>)	20 dwelling units / acre	10 dwelling units / acre
3	Coverage (<i>maximum</i>)	50%	40%
4	Height (<i>maximum</i>)	35 feet	35 feet
5	Building Size (<i>maximum</i>)	Not Applicable	Not Applicable
6	Front yard (<i>minimum</i>)	5 feet	25 feet
7	Front yard (<i>maximum</i>)	Not Applicable	Not Applicable
8	Side yard (<i>minimum</i>)	5 feet	5 feet
9	Rear yard (<i>minimum</i>)	5 feet	8 feet
10	Landscaping percent (<i>minimum</i>)	Not Applicable	Not Applicable
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable
12	Common civic space (<i>minimum</i>)	Not Applicable	Not Applicable


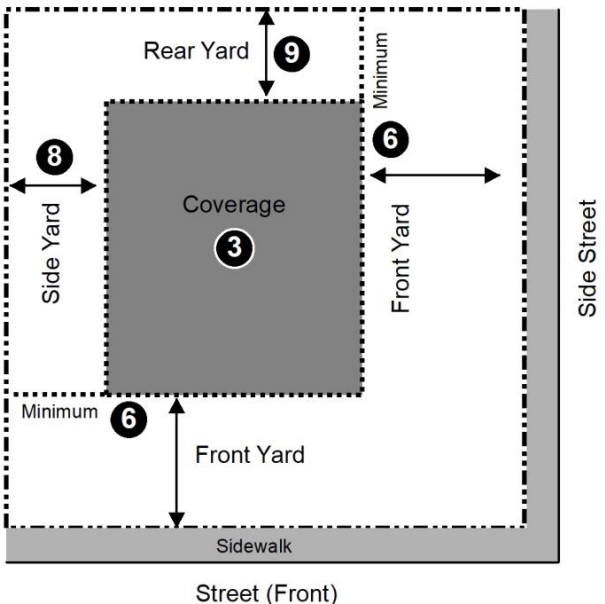
Article 2 Zoning Districts

Sec. 64-2-7 Multi-Family Residential (R-3)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
	District →	R-3 Urban	R-3 Suburban
1	Lot area (<i>minimum</i>)	4,000 square feet	10,000 square feet
2	Density (<i>maximum</i>)	30 dwelling units / acre	25 dwelling units/acre
3	Coverage (<i>maximum</i>)	50%	45%
4	Height (<i>maximum</i>)	45 feet	50 feet
5	Building Size (<i>maximum</i>)	Not Applicable	Not Applicable
6	Front yard (<i>minimum</i>)	10 feet	25 feet
7	Front yard (<i>maximum</i>)	Not Applicable	Not Applicable
8	Side yard (<i>minimum</i>)	5 feet	10 feet
9	Rear yard (<i>minimum</i>)	5 feet	10 feet
10	Landscaping percent (<i>minimum</i>)	10%	15%
11	Common Open Space per dwelling unit	100 sf	700 sf
12	Common civic space (<i>minimum</i>)	Not Applicable	Not Applicable

Article 2 Zoning Districts

Sec. 64-2-8 Residential-Business (R-B)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

1	Lot area (minimum)	4,000 square feet per dwelling unit	
2	Density (maximum)	10 dwelling units/acre	
3	Coverage (maximum)	75%	
4	Height (maximum)	45 feet	
5	Building Size (maximum)	Not Applicable	
6	Front yard (minimum)	5 feet	
7	Front yard (maximum)	Not Applicable	
8	Side yard (minimum)	0 or 5 feet	
9	Rear yard (minimum)	0 or 5 feet	
10	Landscaping percent (minimum)	5% for multi-family or commercial	
11	Common Open Space per dwelling unit	Not Applicable	
12	Common civic space (minimum)	Not Applicable	

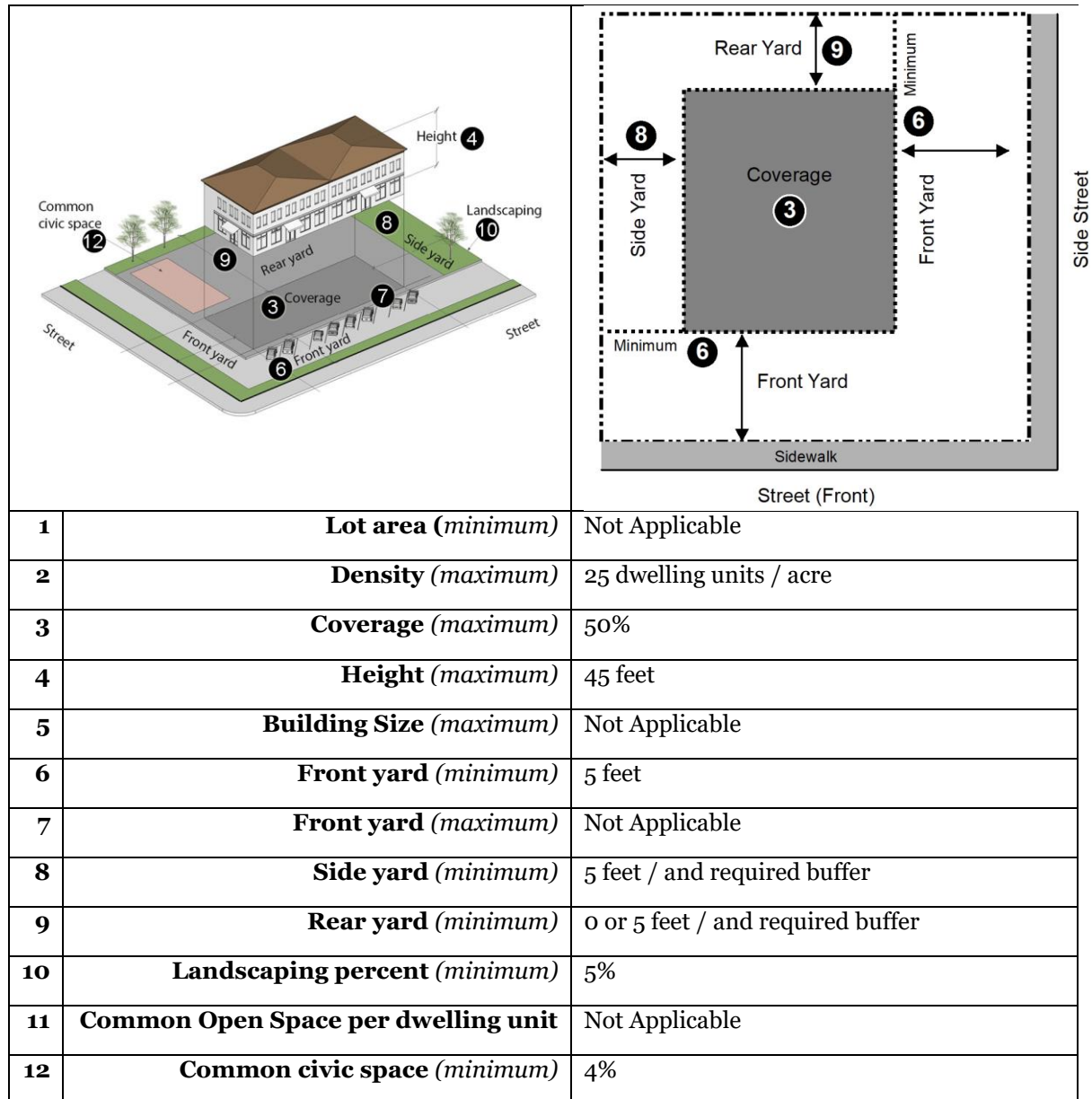
Article 2 Zoning Districts

Sec. 64-2-9 Historic -Business (H-B)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards



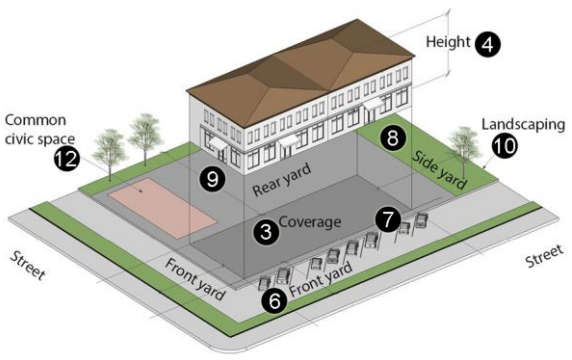
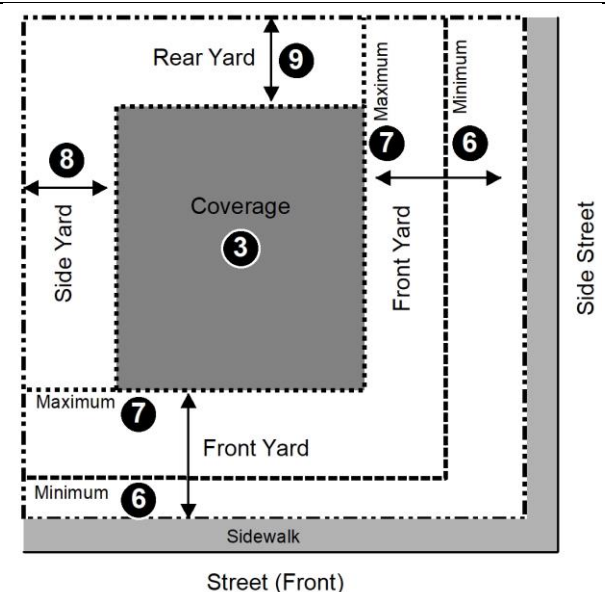
Article 2 Zoning Districts

Sec. 64-2-10 Buffer Business (B-1)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
	District	B-1 Urban	B-1 Suburban
1	Lot area (<i>minimum</i>)	4000 square feet	7200 square feet
2	Density (<i>maximum</i>)	25 dwelling units / acre	25 dwelling units / acre
3	Coverage (<i>maximum</i>)	45%	45%
4	Height (<i>maximum</i>)	45 feet	45 feet
5	Building Size (<i>maximum</i>)	Not Applicable	Not Applicable
6	Front yard (<i>minimum</i>)	10 feet	25 feet
7	Front yard (<i>maximum</i>)	45 feet	Not Applicable
8	Side yard (<i>minimum</i>)	5 feet / and required buffer	5 feet / and required buffer
9	Rear yard (<i>minimum</i>)	5 feet / and required buffer	5 feet / and required buffer
10	Landscaping percent (<i>minimum</i>)	5%	15%
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable
12	Common civic space (<i>minimum</i>)	4%	Not Applicable

Article 2 Zoning Districts

Sec. 64-2-11 Transitional-Business (T-B)

A. Permitted Uses

See Sec. 64-2-24 (Use Table). See Articles IV and V for additional requirements and restrictions.

B. Dimensional Standards

1	Lot area (minimum)	4,000 square feet per dwelling unit	
2	Density (maximum)	10 dwelling units/acre	
3	Coverage (maximum)	50%	
4	Height (maximum)	45 feet	
5	Building Size (maximum)	10,000 square feet for commercial use	
6	Front yard (minimum)	10 feet	
7	Front yard (maximum)	Within two feet of the average front yard setback of developed lots on the same side of the street; maximum setback of 45 feet	
8	Side yard (minimum)	Not Applicable	
9	Rear yard (minimum)	Not Applicable	
10	Landscaping percent (minimum)	5% for multi-family or commercial	
11	Common Open Space per dwelling unit	Not Applicable	
12	Common civic space (minimum)	2%	

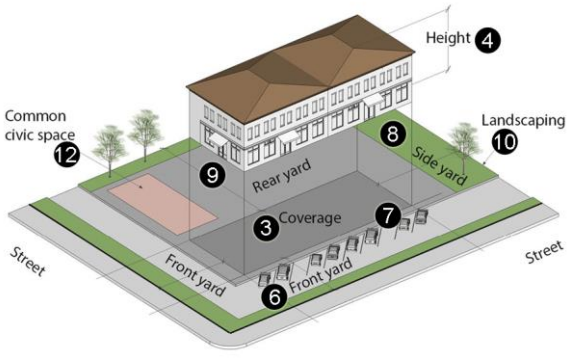
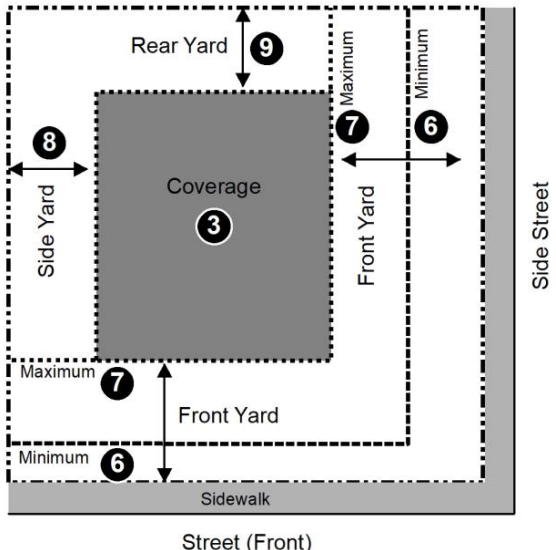
Article 2 Zoning Districts

Sec. 64-2-12 Limited Neighborhood Business District (LB-2)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
	District	LB-2 Urban	LB-2 Suburban
1	Lot area (<i>minimum</i>)	4000 square feet	7200 square feet
2	Density (<i>maximum</i>)	25 dwelling units / acre	25 dwelling units / acre
3	Coverage (<i>maximum</i>)	50%	50%
4	Height (<i>maximum</i>)	45 feet	45 feet
5	Building Size (<i>maximum</i>)	Not Applicable	Not Applicable
6	Front yard (<i>minimum</i>)	10 feet	25 feet
7	Front yard (<i>maximum</i>)	45 feet	n/a
8	Side yard (<i>minimum</i>)	0 or 5 feet / and required buffer	0 or 5 feet / and required buffer
9	Rear yard (<i>minimum</i>)	0 or 5 feet / and required buffer	0 or 5 feet / and required buffer
10	Landscaping percent (<i>minimum</i>)	5%	15%
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable
12	Common civic space (<i>minimum</i>)	4%	Not Applicable

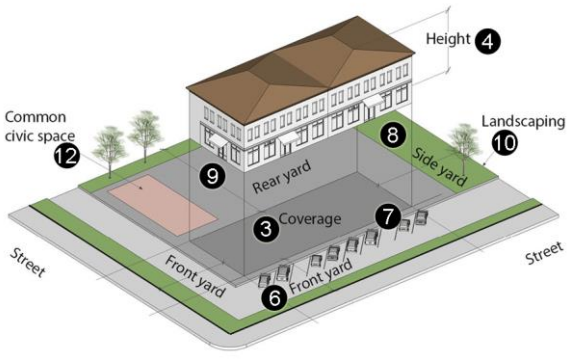
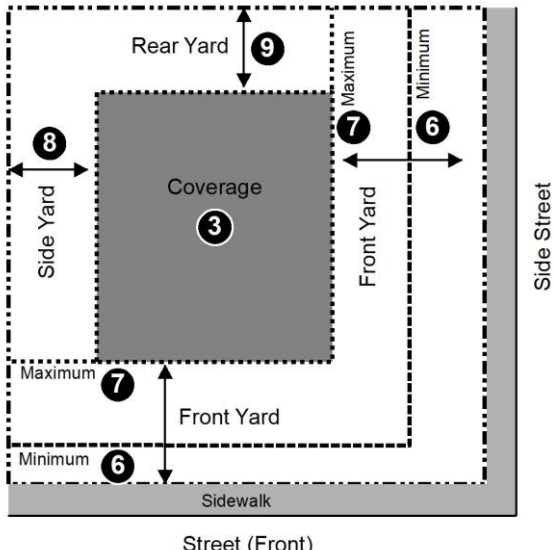
Article 2 Zoning Districts

Sec. 64-2-13 Neighborhood Business District (B-2)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
	District	B-2 Urban	B-2 Suburban
1	Lot area (<i>minimum</i>)	4000 square feet	7200 square feet
2	Density (<i>maximum</i>)	25 dwelling units / acre	25 dwelling units / acre
3	Coverage (<i>maximum</i>)	50%	50%
4	Height (<i>maximum</i>)	45 feet	45 feet
5	Building Size (<i>maximum</i>)	Not Applicable	Not Applicable
6	Front yard (<i>minimum</i>)	10 feet	25 feet
7	Front yard (<i>maximum</i>)	45 feet	Not Applicable
8	Side yard (<i>minimum</i>)	0 or 5 feet / and required buffer	0 or 5 feet / and required buffer
9	Rear yard (<i>minimum</i>)	0 or 5 feet / and required buffer	0 or 5 feet / and required buffer
10	Landscaping percent (<i>minimum</i>)	5%	15%
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable
12	Common civic space (<i>minimum</i>)	4%	Not Applicable

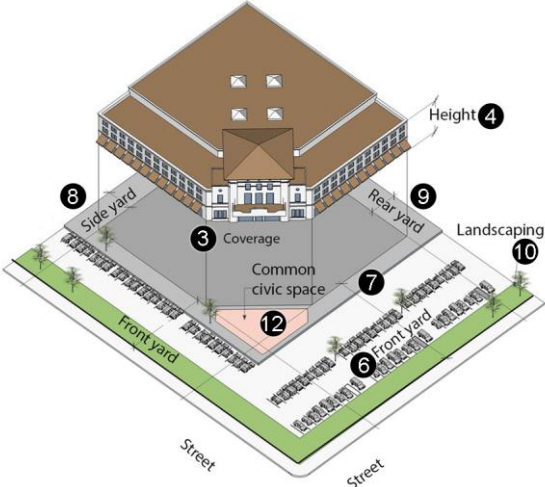
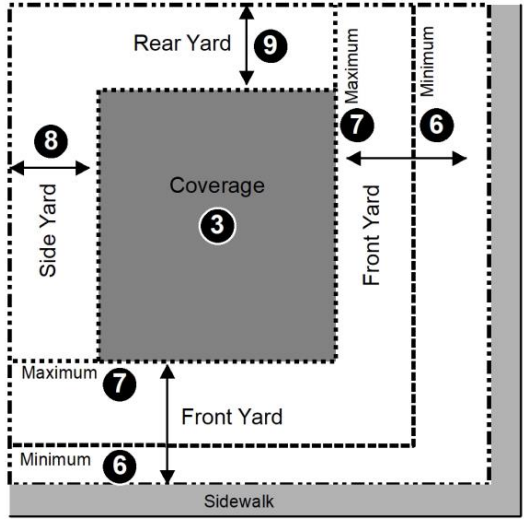
Article 2 Zoning Districts

Sec. 64-2-14 Community Business (B-3)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
	District	B-3 Urban	B-3 Suburban
1	Lot area (minimum)	4,000 square feet	7,200 square feet
2	Density (maximum)	25 dwelling units / acre	25 dwelling units / acre
3	Coverage (maximum)	50%	50%
4	Height (maximum)	45 feet	45 feet
5	Building Size (maximum)	Not Applicable	Not Applicable
6	Front yard (minimum)	10 feet	25 feet
7	Front yard (maximum)	45 feet	Not Applicable
8	Side yard (minimum)	0 or 5 feet / and required buffer	0 or 5 feet / and required buffer
9	Rear yard (minimum)	0 or 5 feet / and required buffer	0 or 5 feet / and required buffer
10	Landscaping percent (minimum)	5%	15%
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable
12	Common civic space (minimum)	4%	Not Applicable

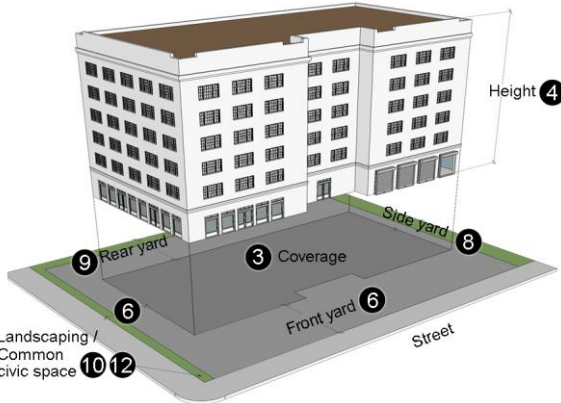
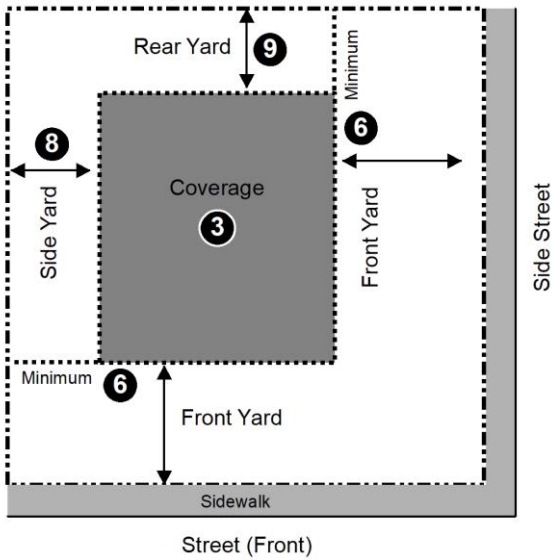
Article 2 Zoning Districts

Sec. 64-2-15 General Business (B-4)

A. Permitted Uses

See Sec. 64-2-24 (Use Matrix).

B. Dimensional Standards

		
1	Lot area (minimum)	Not Applicable
2	Density (maximum)	200 dwelling units / acre
3	Coverage (maximum)	95%
4	Height (maximum)	100 feet
5	Building Size (maximum)	Not Applicable
6	Front yard (minimum)	0 feet
7	Front yard (maximum)	Not Applicable
8	Side yard (minimum)	0 or 5 feet / and required buffer
9	Rear yard (minimum)	0 or 5 feet / and required buffer
10	Landscaping percent (minimum)	5% any combination of landscaping and civic space to equal 5%
11	Common Open Space per dwelling unit	Not Applicable
12	Common civic space (minimum)	5% any combination of landscaping and civic space to equal 5%

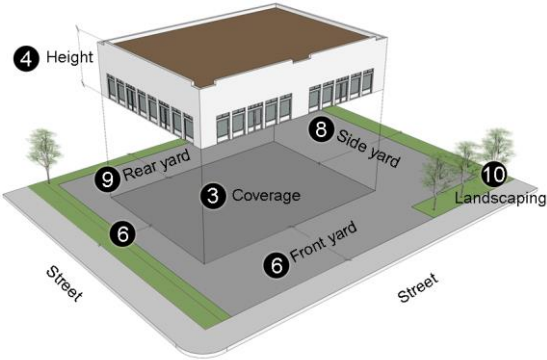
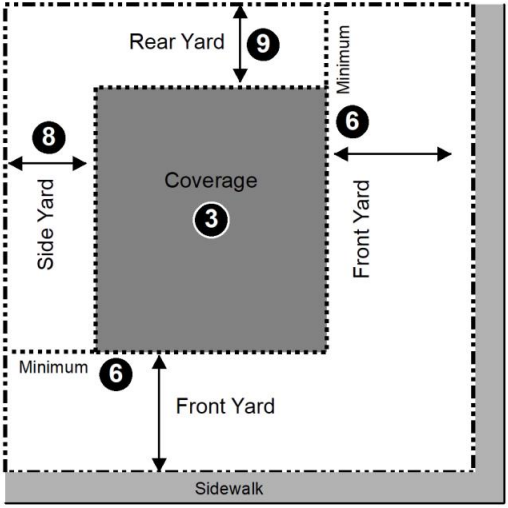
Article 2 Zoning Districts

Sec. 64-2-16 Office Distribution (B-5)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

			
1	Lot area (minimum)	7,200 square feet	
2	Density (maximum)	25 dwelling units / acre	
3	Coverage (maximum)	50%	
4	Height (maximum)	45 feet	
5	Building Size (maximum)	Not Applicable	
6	Front yard (minimum)	25 feet	
7	Front yard (maximum)	Not Applicable	
8	Side yard (minimum)	0 or 5 feet / and required buffer	
9	Rear yard (minimum)	0 or 5 feet / and required buffer	
10	Landscaping percent (minimum)	15%	
11	Common Open Space per dwelling unit	Not Applicable	
12	Common civic space (minimum)	Not Applicable	

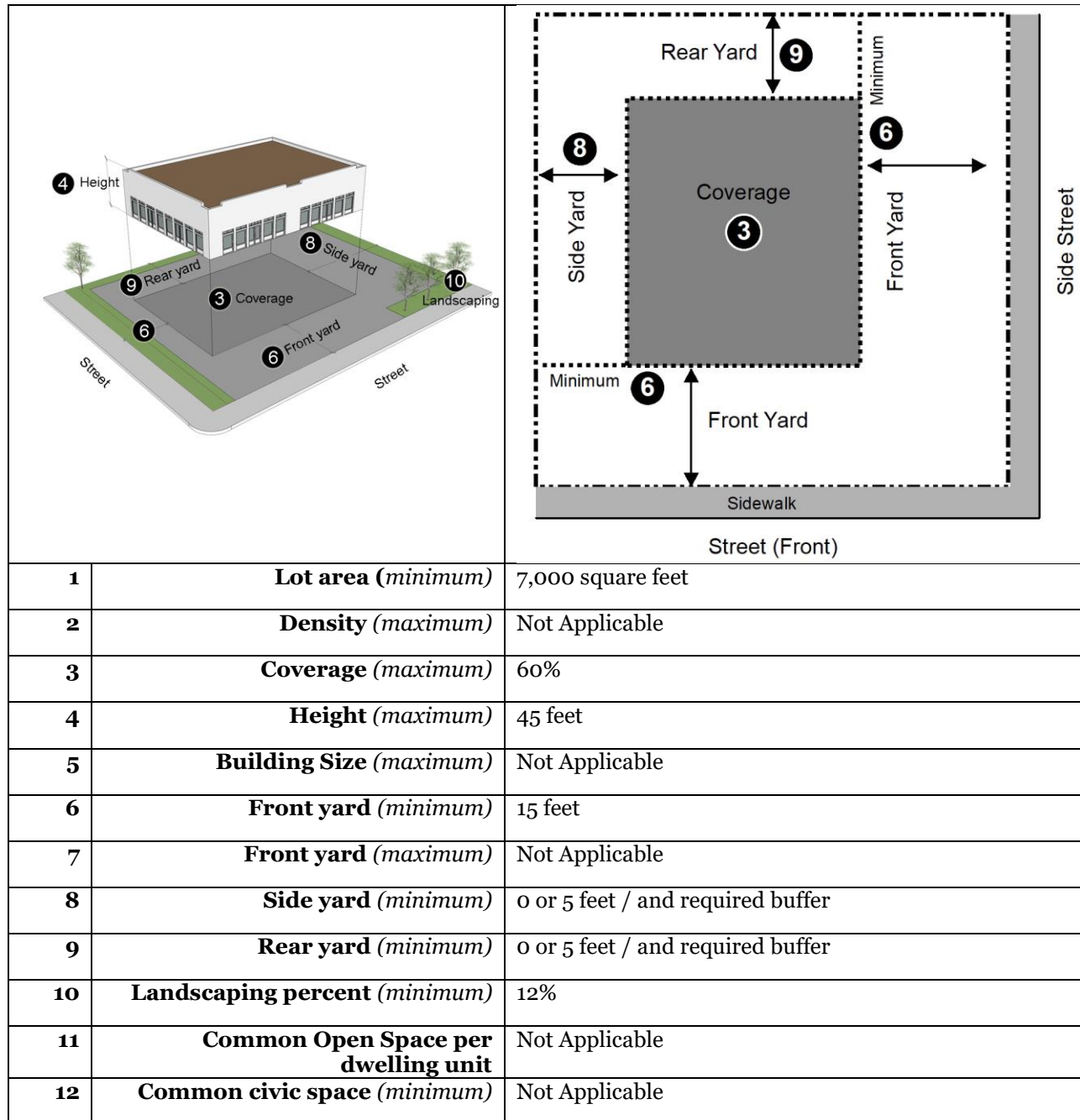
Article 2 Zoning Districts

Sec. 64-2-17 Commercial-Warehouse (CW)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards



Article 2 Zoning Districts

Sec. 64-2-18 Maritime Mixed (MM)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

1	Lot area (minimum)		Not Applicable		
2	Density (maximum)		30 dwelling units / acre		
3	Coverage (maximum)		75%		
4	Height (maximum)		45 feet		
5	Building Size (maximum)		Not Applicable		
6	Front yard (minimum)		12 feet		
7	Front yard (maximum)		Not Applicable		
8	Side yard (minimum)		Not Applicable		
9	Rear yard (minimum)		Not Applicable		
10	Landscaping percent (minimum)		12% any combination of landscaping and civic space to equal 12%; however, landscaping must be a minimum of 5%		
11	Common Open Space per dwelling unit		Not Applicable		
12	Common civic space (minimum)		12% any combination of landscaping and civic space to equal 12%		

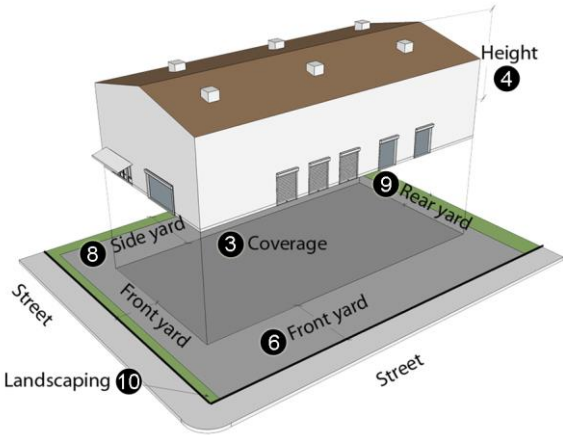
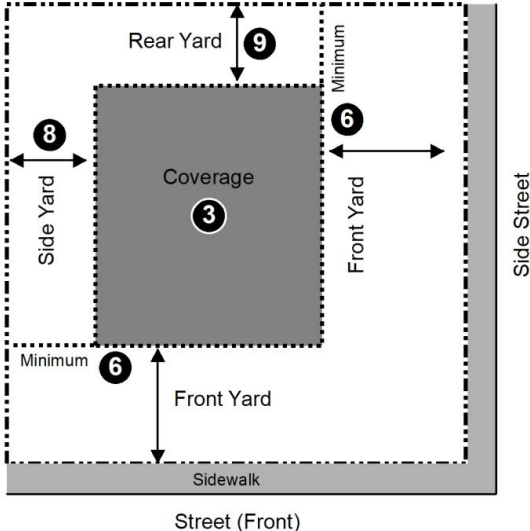
Article 2 Zoning Districts

Sec. 64-2-19 Maritime Light (ML)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

		
1	Lot area (<i>minimum</i>)	Not Applicable
2	Density (<i>maximum</i>)	Not Applicable
3	Coverage (<i>maximum</i>)	75%
4	Height (<i>maximum</i>)	100 feet
5	Building Size (<i>maximum</i>)	Not Applicable
6	Front yard (<i>minimum</i>)	12 feet
7	Front yard (<i>maximum</i>)	Not Applicable
8	Side yard (<i>minimum</i>)	Not Applicable
9	Rear yard (<i>minimum</i>)	Not Applicable
10	Landscaping percent (<i>minimum</i>)	12%
11	Common Open Space per dwelling unit	Not Applicable
12	Common civic space (<i>minimum</i>)	Not Applicable

Article 2 Zoning Districts

Sec. 64-2-20 Maritime Heavy (MH)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

1	Lot area (minimum)	Not Applicable
2	Density (maximum)	Not Applicable
3	Coverage (maximum)	75%
4	Height (maximum)	200 feet
5	Building Size (maximum)	Not Applicable
6	Front yard (minimum)	12 feet
7	Front yard (maximum)	Not Applicable
8	Side yard (minimum)	Not Applicable
9	Rear yard (minimum)	Not Applicable
10	Landscaping percent (minimum)	12%
11	Common Open Space per dwelling unit	Not Applicable
12	Common civic space (minimum)	Not Applicable

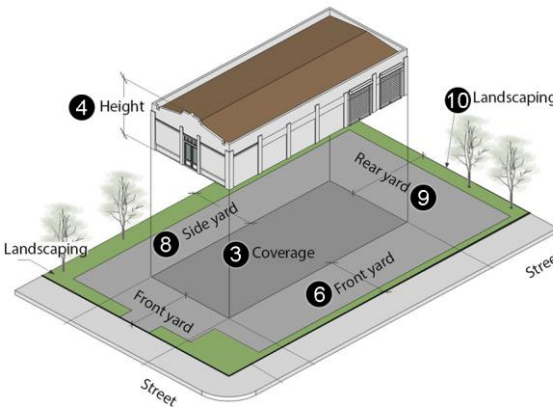
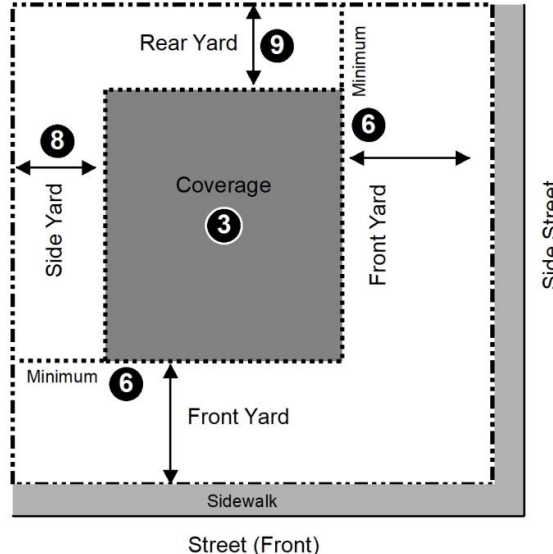
Article 2 Zoning Districts

Sec. 64-2-21 Light Industrial (I-1)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

		
1	Lot area (minimum)	Not Applicable
2	Density (maximum)	Not Applicable
3	Coverage (maximum)	50%
4	Height (maximum)	45 feet
5	Building Size (maximum)	Not Applicable
6	Front yard (minimum)	25 feet
7	Front yard (maximum)	Not Applicable
8	Side yard (minimum)	Not Applicable
9	Rear yard (minimum)	Not Applicable
10	Landscaping percent (minimum)	12%
11	Common Open Space per dwelling unit	Not Applicable
12	Common civic space (minimum)	Not Applicable

Article 2 Zoning Districts

Sec. 64-2-22 Heavy Industrial (I-2)

A. Permitted Uses

See Sec. 64-2-24 (Use Table).

B. Dimensional Standards

1	Lot area (minimum)	Not Applicable	
2	Density (maximum)	Not Applicable	
3	Coverage (maximum)	75%	
4	Height (maximum)	100 feet	
5	Building Size (maximum)	Not Applicable	
6	Front yard (minimum)	25 feet	
7	Front yard (maximum)	Not Applicable	
8	Side yard (minimum)	Not Applicable	
9	Rear yard (minimum)	Not Applicable	
10	Landscaping percent (minimum)	12%	
11	Common Open Space per dwelling unit	Not Applicable	
12	Common civic space (minimum)	Not Applicable	

Article 2 Zoning Districts

Sec. 64-2-23 Planned Development (PD)

A. Applicability

- 1.** This section establishes Planned Development districts that are applied at the request of a property owner, or their authorized agent.
- 2.** An application for PD rezoning must include the following minimum contiguous land area:
 - (a)** Areas east of I-65 and north of I-10: 5 acres, and
 - (b)** Areas west of I-65 or south of I-10: 10 acres.

B. Generally

- 1.** Submittal requirements for PD applications and concept plans are established in Article X.
- 2.** The procedures for approving a PD are established in Article V.
- 3.** The PD District is not available to reduce standards and requirements for development that occurs under the base zoning districts.
- 4.** The PD District is available to provide a discretionary review process for projects that use alternative ways to implement the policies of Map for Mobile.

C. Permitted Uses

The uses permitted in the PD are established as a condition of PD approval.

D. Dimensional and Design Standards

- 1.** Development and performance standards for the PD zoning shall be established as a condition of PD approval.
- 2.** The following otherwise applicable zoning standards and regulations shall be established as part of the PD application and concept plans
 - (a)** Permitted and prohibited uses,
 - (b)** density,
 - (c)** lot size,
 - (d)** coverage,
 - (e)** setbacks,
 - (f)** building height,
 - (g)** open or civic space,
 - (h)** off-street and on-street parking and loading,
 - (i)** signs,

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- (j) screening, landscaping or buffering,
 - (k) building design,
 - (l) site design,
 - (m) tree preservation,
 - (n) project phasing, and
 - (o) requirements for compatibility with surrounding development.
3. The submittal by the property owner, or their authorized agent and the approval by the City of the concept plans is a firm commitment by the property owner, or their authorized agent that the development will comply with the approved plans.

Sec. 64-2-24 Use Table

A. Permitted uses

The Use Table (see Table 64-42-1) establishes uses permitted within each zoning district, and how they are permitted. The uses permitted in each of the zoning districts established in this Article are permitted as follows:

R	Allowed By Right	Uses in the Use Table identified by "P" in any column are permitted by right in that particular district subject to the conditions specified in Article V or elsewhere in this Chapter.
S	Special Exception	Uses in the Use Table identified by "S" in any column are permitted only if a special exception is approved by the Board of Zoning Adjustment (BZA) (see Article V, Procedures). Special Exceptions are also subject to any conditions and limitations specified in Article V or imposed as a condition of approval by the BZA. See Article XII for application information.
C	Conditional Uses	Uses in the Use Table identified by "C" in any column are permitted only if a conditional use permit is approved by the City Council (see Article V, Procedures). Conditional uses are also subject to any conditions and limitations specified in Article VI or imposed as a condition of approval by the City Council. See Article X for application information.
A	Accessory	Uses in the Use Table identified with an "A" are permitted only as an accessory use to another use that is permitted as a by right, special exception or conditional use in the applicable district.
	Not Permitted	Uses in the Use Table identified by a blank cell are not permitted in that particular district.
	Uses not listed	<p>If a requested use is not specifically listed in the Use Table, the Director shall determine whether or not the use is permitted, or permitted by right, special exception or as a conditional use. This determination shall be based upon the similarity in nature and character to one or more uses that are listed in the Use Table. In making this determination, the Director may refer to the following factors as guidance:</p> <ul style="list-style-type: none">• Whether the use has visual, traffic, environmental and other impacts similar to an expressly listed use. The Director may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use, or• Whether the use is within the same industry classification as another permitted use. In making this determination, the Administrator may refer to the most recent edition of the <i>North American Industry Classification Manual</i> (Executive Office of the President, Office of Management and Budget, 2017) ("NAICS"). If the use is not defined in the NAICS, the Administrator may refer to the American Planning Association, <i>Land-Based Classification Standards LBCS Tables</i> (April 1, 2001).• The Director's decision is appealable to the Board of Zoning Adjustment (see Article V).

B. Compliance with District Requirements

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- 1.** Any by-right, special exception, conditional use or accessory use permitted in any district must comply with the requirements of the district in which it is located unless the Board of Zoning Adjustment approves a variance from those requirements.
- 2.** Every use in any district other than R-A, MM, ML, MH, I-1 or I-2, or as specifically noted in the Use Table, shall be conducted entirely within a completely enclosed structure (except for accessory uses).

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Table 64-2-1 Use Table

Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Agriculture:																			
Agriculture & Forestry	R																		
Community Garden	R	S	S	S	S	S	R	S	R	R	R	R	R	R	R	R	R	R	R
Community Supported Agriculture	R	S																	
Greenhouse	R										S			S				R	R
Animal Services:																			
Animal Services (Indoor)	R						R			R	R	R						R	R
Animal Services (With Outdoor Runs)	R						S			S	S	S	R	S				R	R
Taxidermy											S			S				R	R
Arts, Entertainment, & Recreation:																			
Adult entertainment enterprise*											R	R							
Amphitheater											S				S				
Art Gallery					R	R		R	R	R	R	R			R				
Art Studio	A	A	A	A	R	R	A	R	R	R	R	R	R	R	R	R	R	R	R
Carnival / Circus	S	S									R	R						R	
Civic Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Cultural facility					S	S	S	S	S	S	R	R	R		S				
Entertainment facility or Event Venue										R	R	R			S				
Health/fitness club							S	R	R	R	R	R			R				
Night club*										R	R	R							
Recreational Facility, Indoor											R	R							
Recreational Facility, Outdoor or Major	S	S	S	S	S	S	S	S	S	S	R	R	S	S	S	S	S	S	S

Article 2 Zoning Districts

Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Theater					S	S		S	S	R	R	R			R				
Youth organization camp	S	S																	
Assembly:																			
Cemetery/mausoleum	S	S	S	S															
Club or lodge (private)					S		S	S	S	R	R	R	R	R	S	R	R	R	
Exhibition, convention, or conference facility											S	R							
Religious facility	S	S	S	S	S	S	R	R	R	R	R	R	R	R	S				
Automotive:																			
Auto repair											R	R	R	R				R	R
Auto service										R	R	R	R	R				R	R
Automobile / Light Truck / RV / Personal Water Craft / Motorcycle dealership											R	R	R	R	S	R	R	R	R
Car Wash*										R	R	R	R	R				R	R
Gasoline sales										R	R	R	R	R	R	R	R	R	R
Gasoline sales, with Auto Repair											R	R	R	R				R	R
Gasoline sales, with Auto Service										R	R	R	R	R				R	R
Heavy truck / farm equipment / construction equipment dealer											S	R	R	R				R	R
Truck repair											S	R	R	R				R	R
Truck stop												S	R	S				R	R
Communications facilities:																			
Broadcasting Facility with tower							S			S	R	S	S	R				R	R
Broadcasting Facility without tower							R			R	R	R	R	R				R	R

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Telecommunications Facility*							S		S	S	S	S	S	S	S	R	R	R	R
Weather or environmental monitoring station	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Day Care:																			
Adult day care					S		S	R	R	R	R	R							
Child Day Care					S		S	R	R	R	R	R							
Home - child day care (limited to 6 children)	A	A	A	A	A	A	A	A	A	A	A	A			A				
Education:																			
Business college / technical school							S			R	R	R							
Personal instructional services					R		R	R	R	R	R	R		R	R				
School (private)		S	S	S			S			S	S	S							
Vocational / Trade school											R	S		R		R	R	R	R
Financial Services:																			
Alternative Financial Service Provider										R	R	S		R					
Automated teller machine, freestanding drive-up							S		R	R	R	R	R	R	R	R	R	R	R
Financial institution					S		S	R	R	R	R	R	R	R	R	R	R	R	R
Food & Beverage Sales / Service:																			
Bar / Lounge					S	S		S		R	R	R			R				
Food Market					R			R	R	R	R	R			R				
Food Preparation					R	R		R	R	R	R	R			R				
Food Sales < (less than) 60,000 sf								R	R	R	R	R	R	R				R	R
Food Sales > (greater than) 60,000 sf											R	R	R	R		R	R	R	R
Mobile Food Vendor Park					S	S		S	R	R	R	R		R	R				

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Restaurant					R	R		R	R	R	R	R	R	R	R	R	R	R	R
Restaurant, drive-in										S	R							R	
Restaurant, drive-thru*									R	R	R	S	R					R	R
Seafood Processing																R	R	R	R
Snack or beverage bars					R	R		R	R	R	R	R	R	R	R	R	R	R	R
Government Support / Non-Profit:																			
Armory (private)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Correctional Facilities (private)													S	S		S	S	S	S
Emergency Response Facility (private)	S	S	S	S	S	S	S	S	S	S	R	R	R	R	S	R	R	R	R
Postal services (private)	S	S	S	S	S	S	S	S	S	S	R	R	R	R	S	R	R	R	R
Social assistance, welfare, and charitable services					S	S	S	S	R	R	R	R	R	R		R	R	R	R
Vehicle / equipment maintenance facility													S	S		R	R	R	R
Group Living:																			
Community Residence, Family*	R	R	R	R	R	R	R	R	R	R	R	R			R				
Community Residence, Transitional*				R	R	R	R	R	R	R	R	R			R				
Disciplinary care facility											S		S	S				S	S
Dormitory / fraternity / sorority				S			S	S	S	S	S	S							
Emergency Refuge				R			R	R	R	R	R	R	R	R					
Emergency Shelter							S		S	S	S	S	R	R					
Foster Care, Child or Adult	A	A	A	A	A	A	A	A	A	A	A	A			A				
Life care or continuing care services				S	S		R	S	R	R	R	R			R				
Retirement home or elderly housing				R	R	R	R	R	R	R	R	R			R				
Rooming and Boarding										S	R	R							

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Lodging:																			
Bed and breakfast				S	S	S	S	R	R	R		R			R				
Hotel / Motel / Hostel					S	S					R	R			R				
Recreational vehicle park											S				S				
Manufacturing & Employment:																			
Boat Building														S		R	R	R	R
Coal Handling Operation*																	C		C
Contractor with storage yard														R		R	R	R	R
Data Processing, Hosting, and Related Services (including data centers)											R	R	R	R				R	R
Industrial Launderer											S	S	R	S		R	R	R	R
Manufacturing, General													S	S		R	R	R	R
Manufacturing, Hazardous Materials																	C		C
Manufacturing, Intensive																	C	C	C
Media Production											S	R	R	R				R	S
Mining & quarrying																			S
Oil and gas company (drilling and exploration)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	R
Oil and mining support activities																			
Research and development											S		R	S		R	R	R	R
Stone cutting											S		S	S		R	R	R	R
Welding, Metal Fabrication, and Pipefitting											S		S	R	A	R	R	R	R
Maritime:																			
Boat Launch	S	S	S	S	S	S	S	S	S	S	R	S	S	S	R	S	S	S	S
Kayak / Canoe Launch	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R	S	S	S	S

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Marina	S	S	S	S	S	S	S	S	S	S	R	S	S	S	R	S	S	S	S
Marine Cargo and Freight Handling													S	S	S	R	R	R	R
Marine Navigational Services											R	R	R	R	R	R	R	R	R
Marine Passenger Transportation											R	R			S	R	R	R	R
Marine Salvage																S	R	S	R
Marine Supply and Chandlery											R	R	R	R	S	R	R	R	R
Port																R	R	R	R
Shipyard / Dry Dock																S	R		R
Medical:																			
Clinic, dental or medical					S		R	R	R	R	R	R	R	R	R	R	R	R	R
Hospital							R			R	R	R							
Office, Business & Professional:																			
Office					R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Personal / Business services:																			
Appliance Repair Services								R	R	R	R	R		R					
Bail Bond Services											S	R		R		R	R	R	R
Building Maintenance Services										R	R	R	R	R		R	R	R	R
Business Support Services					S		S	S	S	R	R	R	R	R	S			R	
Courier, messenger and delivery services										R	R	R	R	R				R	R
Crematorium											A	A		S				R	R
Day Labor Service										S	R	R	R	R		R	R	R	R
Dry Cleaning and Laundry pick-up					R			R	R	R	R	R	R	R	R			R	
Funeral & Interment Services											R	R							
Linen/Uniform Supply											R	S	R	R				R	R

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Personal Services					S		S	R	R	R	R	R			R				
Residences:																			
Accessory dwelling unit*	A	A	A	A	A	A	A	A	A	A	A	A			A				
Cottage Court				R	R	R	R	R	R	R	R	R			R				
Dwelling, Multi-Family				R	R	R	R	R	R	R	R	R			R				
Dwelling, single-family detached	R	R	R	R	R	R	R	R	R	R	R	R			R				
Dwelling, two-family (duplex)			R	R	R	R	R	R	R	R	R	R			R				
Live/Work Dwelling				S	R	R	R	R	R	R	R	R			R				
Manufactured (mobile) home	S	S	S	S															
Manufactured Housing Land Lease Community				S															
Townhouse / Row house				R	R	R	R	R	R	R	R	R			R				
Zero lot line home		S	S	R	R	R	R	R	R	R	R	R			R				
Retail sales:																			
Convenience store								R	R	R	R	R	R	R	R	R	R	R	R
Convenience store (with gasoline sales)										R	R	R	R	R	R	R	R	R	R
Garden Supply								R	R	R	R	R	R	R		R	R	R	R
Hardware / Home Improvement Stores and Building Materials < (less than) 30,000 sf								R	R	R	R	R	R	R		R	R	R	R
Hardware / Home Improvement Stores and Building Materials > (greater than) 30,000 sf											R	R	R	R		R	R	R	R
Liquor Store										R	R	R		R	R				

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Machinery and Equipment Rental and Leasing											S	S	R	R		R	R	R	R
Manufactured (Mobile) Home Dealers											R		R					R	R
Nonstore retailers									R	R	R	R	R	R		R	R	R	R
Nursery / Horticulture / Farm Supply											R	R	R	R		R	R	R	R
Retail, general < (less than) 60,000 sf								R	R	R	R	R	R	R		R	R	R	R
Retail, general > (greater than) 60,000 sf											R	R	R	R		R	R	R	R
Transportation / Parking:																			
Airport																		R	R
Dredged Material Management Facility																S	R	S	R
Ground passenger transportation											S	S		R				R	R
Heliport / miscellaneous air transportation	R						S			S	S	S		S		R	R	R	R
Parking facility*							R			R	R	R	R	R		R	R	R	R
Passenger depot											S	S				R	R	R	R
Railroad facilities																S	R	S	R
Transit shelter	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Utilities:																			
Pipeline	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility, Intermediate	S	S	S	S	S	S	S	S	S	R	R	S	R	R	S	R	R	R	R
Utility, Major											C		C	C		C	C	C	C
Utility, Minor	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Warehousing, Storage & Distribution:																			
Boat storage facility										S	R	R	R	R	R	R	R	R	R
Building and landscaping materials supplier											S	S	R	R		R	R	R	R
Float Barn												S	S	R		R	R	R	R
Freight depot											S	S	R	S		R	R	R	R
Fuel Distribution																	C		C
Hazardous Substance Storage																	C		C
Liquified natural gas storage and processing																	C		C
Machinery and heavy equipment sales and service											S	R	R	R				R	R
Oil & gas storage*																	C		C
Outdoor storage														R		R	R	R	R
Petroleum Recovery																R	R	R	R
Petroleum Recycling																			R
Self-service storage facility										S	R	S	R	R				R	R
Vehicle towing and storage facility											R			R		R	R	R	R
Wholesale distribution, warehousing and storage											S	S	R	S		R	R	R	R
Wholesale distribution, warehousing and storage (less than 40,000 sf GFA)											R	R	R	R		R	R	R	R
Waste-related:																			
Composting facility	S																	S	S
Hazardous waste disposal																			S
Hazardous waste transfer																			S
Junkyard																			S

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Recycling Drop Off										R	R	R	R	R		R	R	R	R
Recycling plant																		R	R
Recycling transfer station													S			R	R	R	R
Remediation Services																			C
Solid waste facility																			C
Solid waste disposal																			C
Solid waste transfer																			C
Waste Management Services, Other											R							R	R
Accessory:																			
Accessory building or structure	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Accessory retail and personal service, office, or recreational use					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Accessory use (generally)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Caretaker or guard							A		A	A	A	A	A	A	A	A	A	A	A
Construction Laydown yard	S	S	S	S	S	S	A	S	A	A	A	A	A	A	A	A	A	A	A
Dumpster*				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Home occupation*	A	A	A	A	A	A	A	A	A	A	A	A			A				
Parking garage, private*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Recreational facility, accessory	A	A	A	A	A	A	A	A	A	A	A	A			A				
Recycling drop-off center	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wharf and dock shed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Miscellaneous:																			
Adaptive Reuse*																			
Temporary Uses*																			
Above Ground Storage Tanks*																S	R	S	R

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Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Construction Laydown Yard*	R						R		R	R	R	R	R	R	R	R	R	R	R
Construction Office or Office Trailers*	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Garage or Yard Sales*	R	R	R	R	R	R	R	R	R	R	R	R			R				
Portable Storage Units*	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R

A	Accessory Use	C	Conditional Use	R	Allowed By Right	S	Special Exception
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