

# Chapter 64 Unified Development Code

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## Contents

Article 2	Zoning Districts.....	3
Sec. 64-2-1	Districts Established .....	3
Sec. 64-2-2	Zoning Map.....	5
Sec. 64-2-3	Zoning of Annexed Land.....	5
Sec. 64-2-4	Residential Agriculture(R-A).....	6
Sec. 64-2-5	Single-Family Residential (R-1) .....	7
Sec. 64-2-6	Two-Family Residential (R-2) .....	8
Sec. 64-2-7	Multi-Family Residential (R-3) .....	9
Sec. 64-2-8	Residential Business (R-B) .....	10
Sec. 64-2-9	Historic Business (H-B) .....	11
Sec. 64-2-10	Buffer Business (B-1) .....	12
Sec. 64-2-11	Transitional Business (T-B).....	13
Sec. 64-2-12	Limited Neighborhood Business District (LB-2) .....	14
Sec. 64-2-13	Neighborhood Business District (B-2).....	15
Sec. 64-2-14	Community Business (B-3).....	16
Sec. 64-2-15	General Business (B-4) .....	17
Sec. 64-2-16	Office Distribution (B-5) .....	18
Sec. 64-2-17	Commercial Warehouse (CW) .....	19
Sec. 64-2-18	Maritime Mixed (MM) .....	20
Sec. 64-2-19	Maritime Light (ML) .....	21
Sec. 64-2-20	Maritime Heavy (MH) .....	22
Sec. 64-2-21	Light Industry (I-1) .....	23
Sec. 64-2-22	Heavy Industry (I-2) .....	24
Sec. 64-2-23	Planned Development (PD).....	25
Sec. 64-2-24	Use Table .....	27

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## **Article 2 Zoning Districts**

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### **Sec. 64-2-1 Districts Established**

**A.** The following zoning districts are hereby established:

Residential Agriculture (R-A)

Single-Family Residential (R-1)

Two-Family Residential (R-2)

Multi-Family Residential (R-3)

Residential Business (R-B)

Historic Business (H-B)

Buffer Business (B-1)

Transitional Business (T-B)

Limited Neighborhood Business (LB-2)

Neighborhood Business (B-2)

Community Business (B-3)

General Business (B-4)

Office Distribution (B-5)

Commercial Warehouse (CW)

Maritime Mixed (MM)

Maritime Light (ML)

## **Article 2 Zoning Districts**

Maritime Heavy (MH)

Light Industry (I-1)

Heavy Industry (I-2)

Planned Development (PD)

Downtown Development District (DDD) See Appendix A.

**(a)** T-3

**(b)** T-4

**(c)** T-5.1

**(d)** T-5.2

**(e)** T-6

**(f)** SD-WH

**(g)** SD

### **B. Sub-districts**

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**

## **Article 2 Zoning Districts**

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:

- (a)** Africatown (see Article 11)
- (b)** Peninsula (see Article 12)
- (c)** Village of Spring Hill (see Article 13)
- (d)** Historic District Overlay (HDO) (see Article 14)

### **Sec. 64-2-2 Zoning Map**

- A.** 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” district until existing land uses are determined and a new zoning category is adopted.
- B.** In lieu of the “R-1, Single-Family Residential” district, the Applicant for annexation may request pre-zoning pursuant to Code of Alabama § 11-52-85.

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).


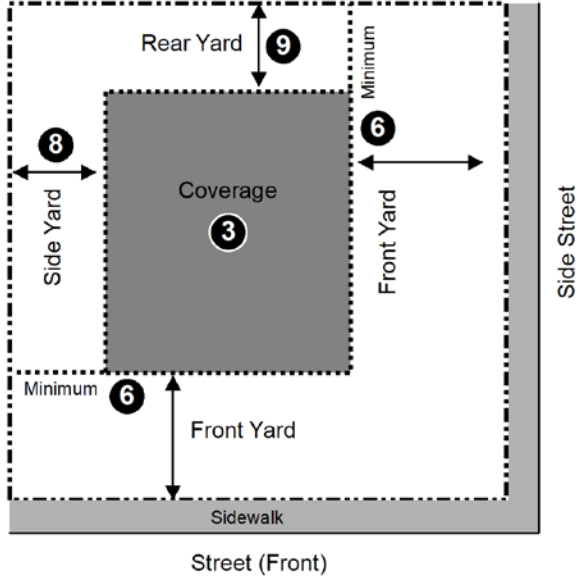
B. Dimensional Standards

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

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

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 Tard (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

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

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

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

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

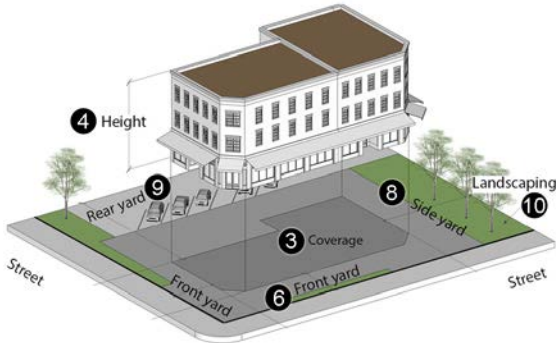
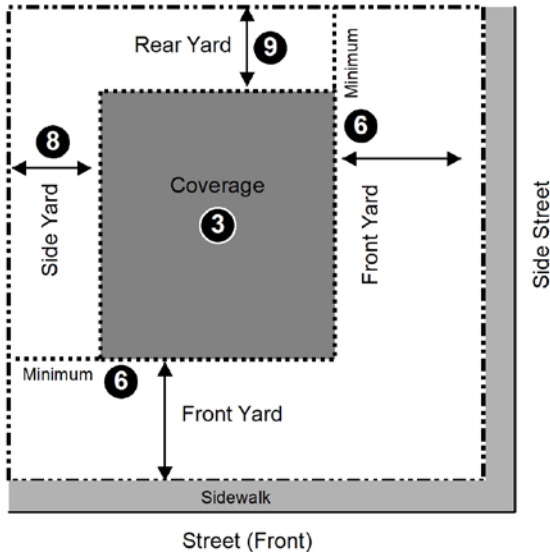


## Article 2 Zoning Districts

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

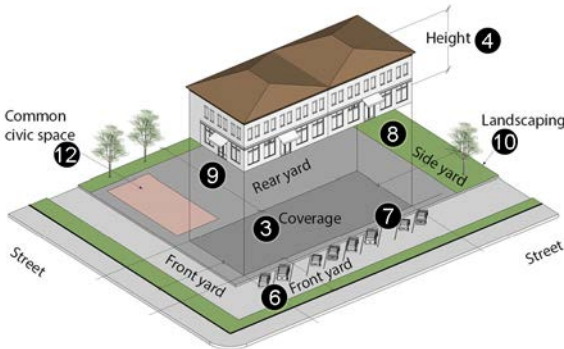
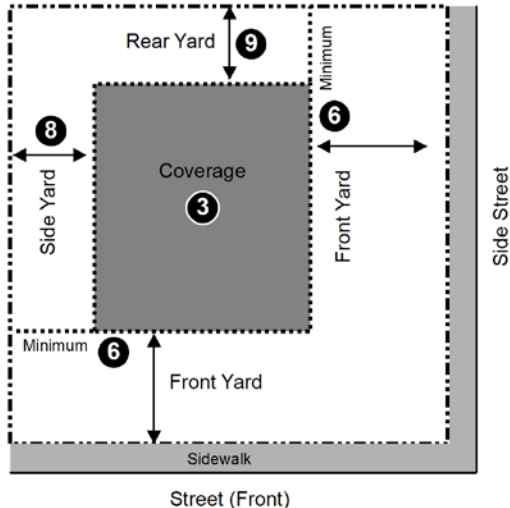
		
1	Lot area (minimum)	4,000 square feet per dwelling unit
2	Density (maximum)	27 dwelling units/acre
3	Coverage (maximum)	75%
4	Height (maximum)	45 feet
5	Building Size (maximum)	Not Applicable
6	Front Yard (minimum)	5 feet
7	Front Yard (maximum)	Not Applicable
8	Side Yard (minimum)	0 or 5 feet
9	Rear 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 the Use Table (Table 64-2-24.1).

B. Dimensional Standards

		
1	Lot area (minimum)	Not Applicable
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)	5 feet
7	Front Yard (maximum)	Not Applicable
8	Side Yard (minimum)	5 feet/and required buffer
9	Rear Yard (minimum)	0 or 5 feet/and required buffer
10	Landscaping percent (minimum)	5%
11	Common Open Space per dwelling unit	Not Applicable
12	Common Civic Space (minimum)	4%

## Article 2 Zoning Districts

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

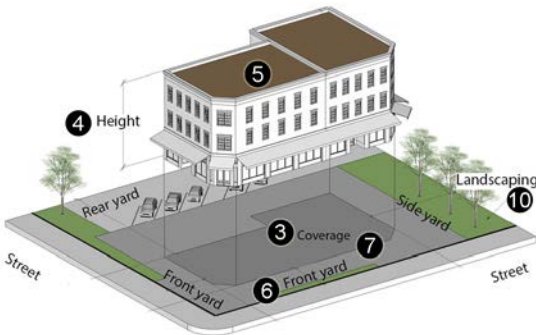
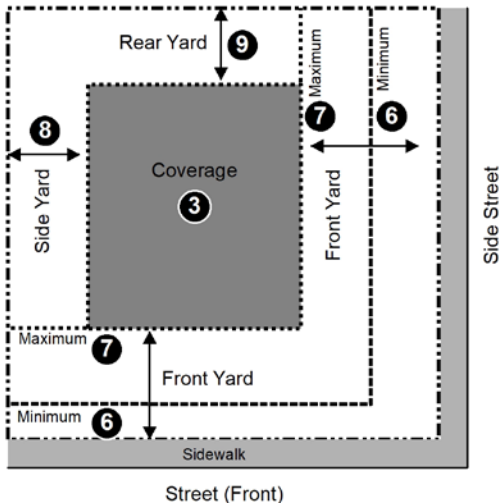
B. Dimensional Standards

	District	B-1 Urban	B-1 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)	45%	45%
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)	5 feet/and required buffer	5 feet/and required buffer
9	Rear Yard (minimum)	5 feet/and required buffer	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

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

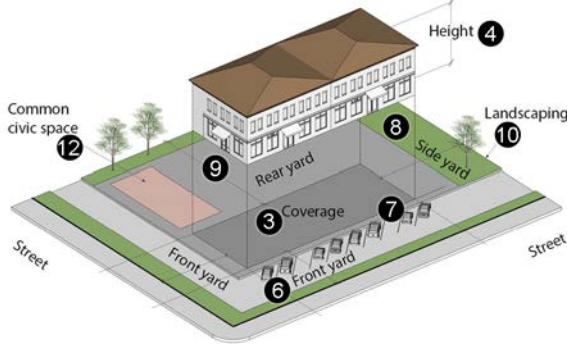
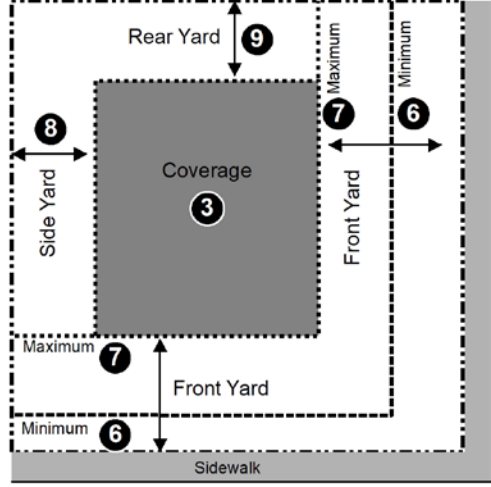
		
1	Lot area ( <i>minimum</i> )	4,000 square feet per dwelling unit
2	Density ( <i>maximum</i> )	27 dwelling units/acre
3	Coverage ( <i>maximum</i> )	50%
4	Height ( <i>maximum</i> )	45 feet
5	Building Size ( <i>maximum</i> )	10,000 square feet for commercial use
6	Front Yard ( <i>minimum</i> )	10 feet
7	Front Yard ( <i>maximum</i> )	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 ( <i>minimum</i> )	Not Applicable
9	Rear Yard ( <i>minimum</i> )	Not Applicable
10	Landscaping percent ( <i>minimum</i> )	5% for multi-family or commercial
11	Common Open Space per dwelling unit	Not Applicable
12	Common Civic Space ( <i>minimum</i> )	2%

## Article 2 Zoning Districts

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

			
	District	LB-2 Urban	LB-2 Suburban
1	Lot area ( <i>minimum</i> )	4,000 square feet	7,200 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

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

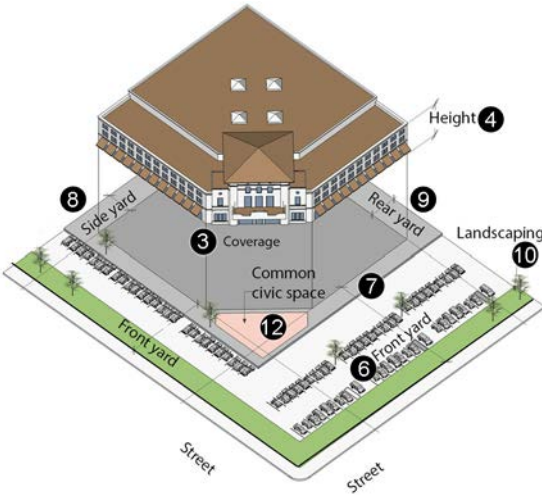
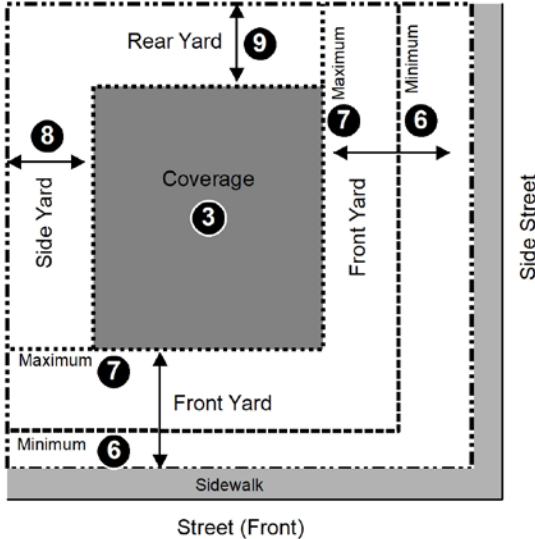
	District	B-2 Urban	B-2 Suburban
1	Lot area ( <i>minimum</i> )	4,000 square feet	7,200 square feet
2	Density ( <i>maximum</i> )	25 dwelling units/acre	25 dwelling units/acre
3	Coverage ( <i>maximum</i> )	50%	50%
4	Height ( <i>maximum</i> )	45 feet	45 feet
5	Building Size ( <i>maximum</i> )	Not Applicable	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 the Use Table (Table 64-2-24.1).

B. Dimensional Standards

			
	District	B-3 Urban	B-3 Suburban
1	Lot area ( <i>minimum</i> )	4,000 square feet	7,200 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

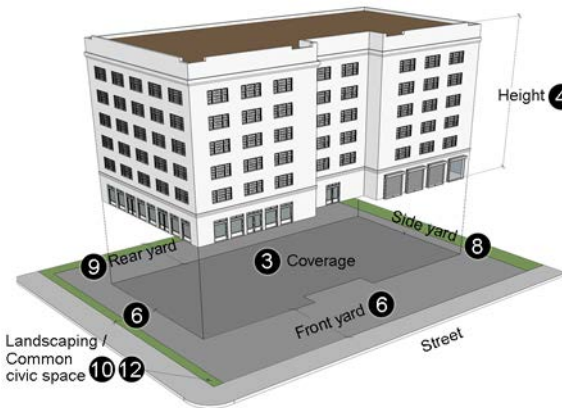
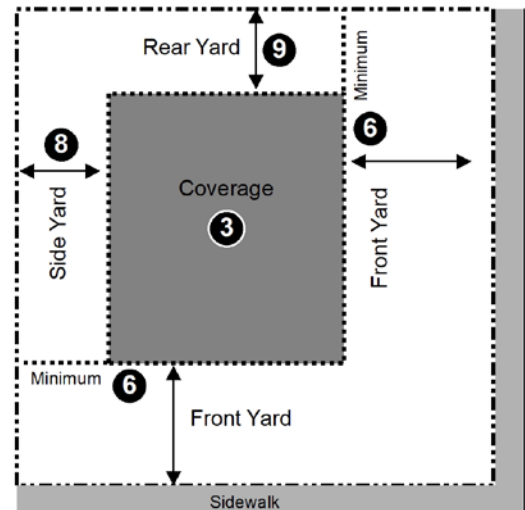


## Article 2 Zoning Districts

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

		
1	Lot area ( <i>minimum</i> )	Not Applicable
2	Density ( <i>maximum</i> )	200 dwelling units/acre
3	Coverage ( <i>maximum</i> )	95%
4	Height ( <i>maximum</i> )	100 feet
5	Building Size ( <i>maximum</i> )	Not Applicable
6	Front Yard ( <i>minimum</i> )	0 feet
7	Front Yard ( <i>maximum</i> )	Not Applicable
8	Side Yard ( <i>minimum</i> )	0 or 5 feet/and required buffer
9	Rear Yard ( <i>minimum</i> )	0 or 5 feet/and required buffer
10	Landscaping percent ( <i>minimum</i> )	5% any combination of landscaping and civic space to equal 5%
11	Common Open Space per dwelling unit	Not Applicable
12	Common Civic Space ( <i>minimum</i> )	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 the Use Table (Table 64-2-24.1).

B. Dimensional Standards

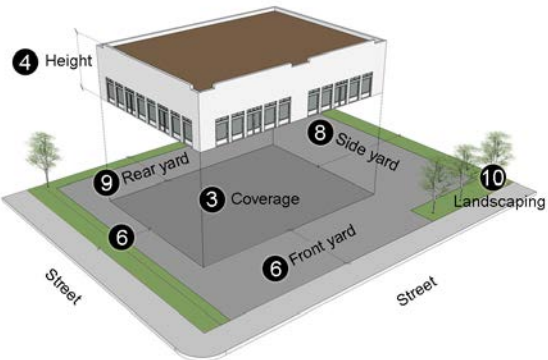
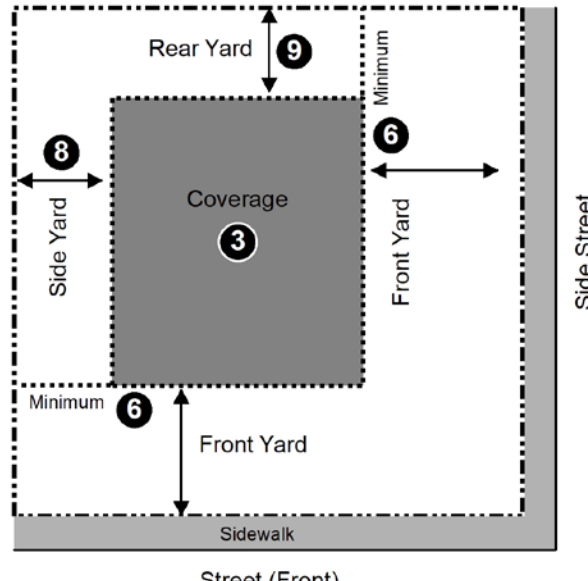
1	Lot area (minimum)	7,200 square feet	
2	Density (maximum)	25 dwelling units/acre	
3	Coverage (maximum)	50%	
4	Height (maximum)	45 feet	
5	Building Size (maximum)	Not Applicable	
6	Front Yard (minimum)	25 feet	
7	Front Yard (maximum)	Not Applicable	
8	Side Yard (minimum)	0 or 5 feet/and required buffer	
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 the Use Table (Table 64-2-24.1).

B. Dimensional Standards

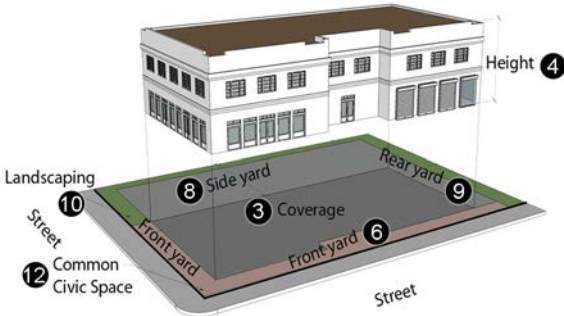
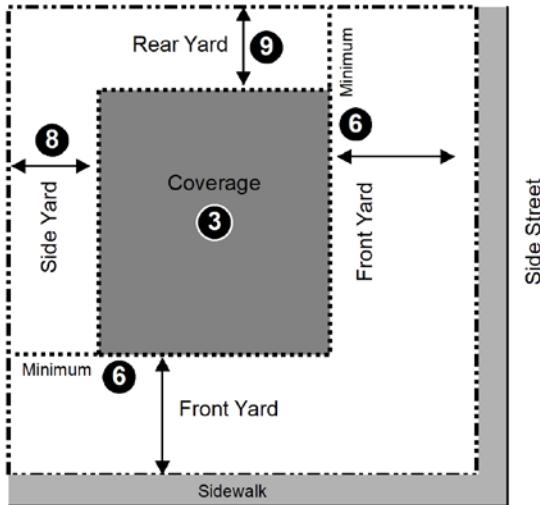
	
1	<b>Lot area (minimum)</b> 7,000 square feet
2	<b>Density (maximum)</b> Not Applicable
3	<b>Coverage (maximum)</b> 60%
4	<b>Height (maximum)</b> 45 feet
5	<b>Building Size (maximum)</b> Not Applicable
6	<b>Front Yard (minimum)</b> 15 feet
7	<b>Front Yard (maximum)</b> Not Applicable
8	<b>Side Yard (minimum)</b> 0 or 5 feet/and required buffer
9	<b>Rear Yard (minimum)</b> 0 or 5 feet/and required buffer
10	<b>Landscaping percent (minimum)</b> 12%
11	<b>Common Open Space per dwelling unit</b> Not Applicable
12	<b>Common Civic Space (minimum)</b> Not Applicable

## Article 2 Zoning Districts

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

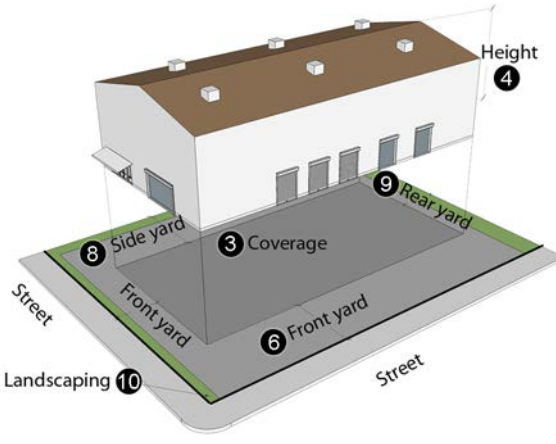
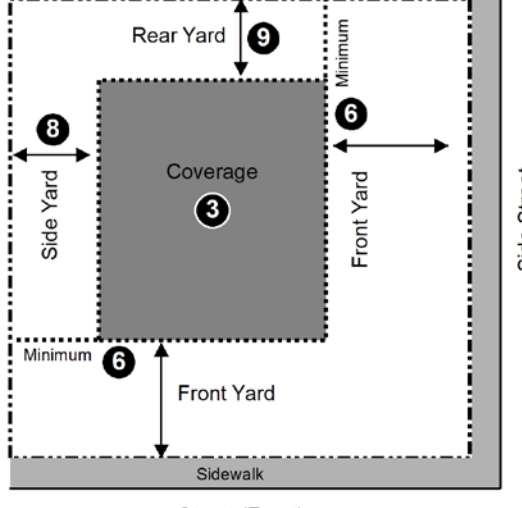
B. Dimensional Standards

<div></div>			<div></div>		
1	Lot area ( <i>minimum</i> )	Not Applicable			
2	Density ( <i>maximum</i> )	30 dwelling units/acre			
3	Coverage ( <i>maximum</i> )	75%			
4	Height ( <i>maximum</i> )	45 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% 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 ( <i>minimum</i> )	12% any combination of landscaping and civic space to equal 12%			

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

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

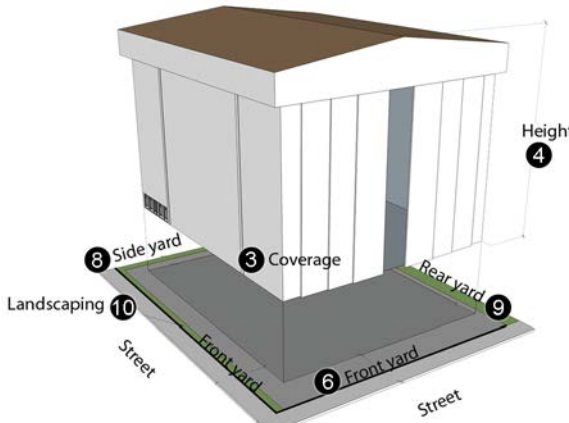
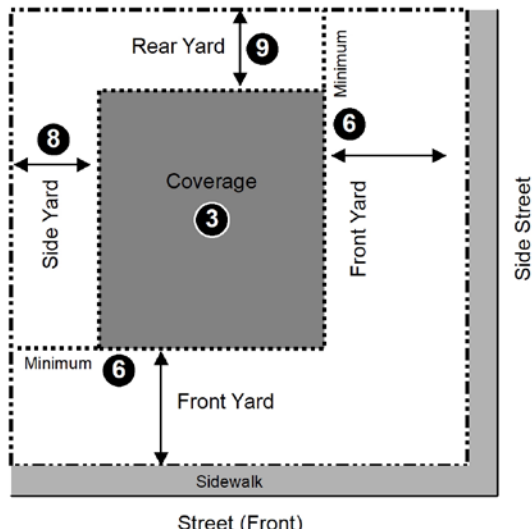
		
1	Lot area (minimum)	Not Applicable
2	Density (maximum)	Not Applicable
3	Coverage (maximum)	75%
4	Height (maximum)	100 feet
5	Building Size (maximum)	Not Applicable
6	Front Yard (minimum)	12 feet
7	Front Yard (maximum)	Not Applicable
8	Side Yard (minimum)	Not Applicable
9	Rear Yard (minimum)	Not Applicable
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. 64-2-20 Maritime Heavy (MH)

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

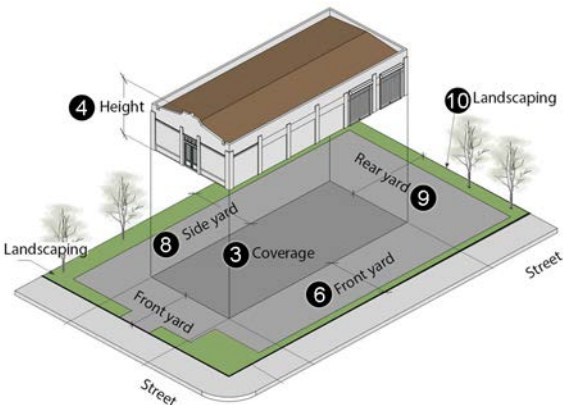
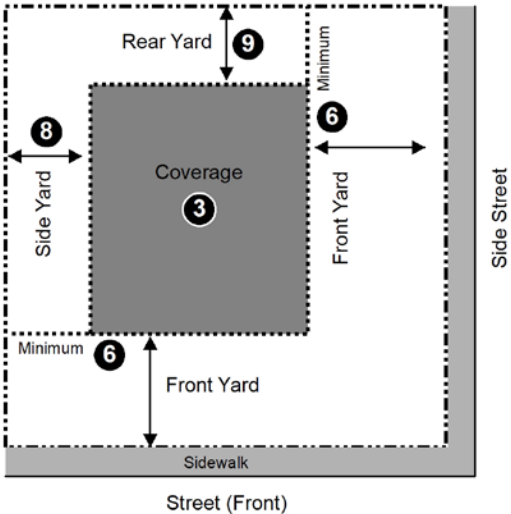
					
1	Lot area (minimum)	Not Applicable			
2	Density (maximum)	Not Applicable			
3	Coverage (maximum)	75%			
4	Height (maximum)	200 feet			
5	Building Size (maximum)	Not Applicable			
6	Front Yard (minimum)	12 feet			
7	Front Yard (maximum)	Not Applicable			
8	Side Yard (minimum)	Not Applicable			
9	Rear 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 Industry (I-1)

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

B. Dimensional Standards

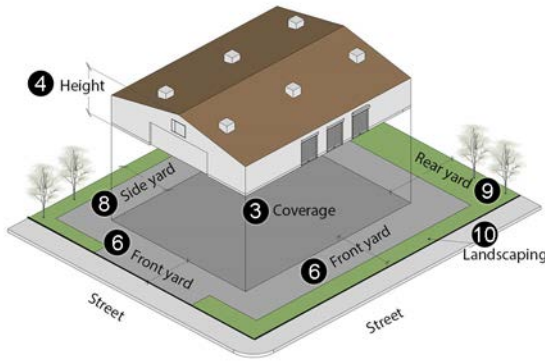
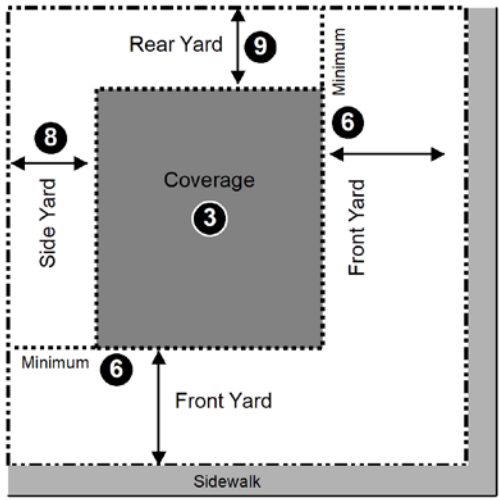
		
1	Lot area (minimum)	Not Applicable
2	Density (maximum)	Not Applicable
3	Coverage (maximum)	75%
4	Height (maximum)	45 feet
5	Building Size (maximum)	Not Applicable
6	Front Yard (minimum)	25 feet
7	Front Yard (maximum)	Not Applicable
8	Side Yard (minimum)	Not Applicable
9	Rear Yard (minimum)	Not Applicable
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 Industry (I-2)

A. Permitted Uses. See the Use Table (Table 64-2-24.1).

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

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

### **A. Applicability**

This Section establishes Planned Development districts that are applied at the request of a property owner, or their authorized agent.

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**

Submittal requirements for PD applications and concept plans are established in Article 10.

The procedures for approving a PD are established in Article 5.

The PD District is not intended to be used as a means to reduce the standards and requirements for the development of property as otherwise required by this Chapter.

The PD District is available 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**

Development and performance standards for the PD zoning shall be established as a condition of PD approval.



## **Article 2 Zoning Districts**

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
- (j)** screening, landscaping or buffering
- (k)** building design
- (l)** Site design
- (m)** tree preservation
- (n)** project phasing
- (o)** requirements for compatibility with surrounding development

The submittal by the property owner, or their authorized agent and the approval by the City Council 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 64-2-24.1) establishes uses permitted within each zoning district, and how they are permitted. For additional reference, please see Article 8, Definitions. The uses permitted in each of the zoning districts established in this Article are permitted as follows:

<b>R</b>	<b>Allowed By Right</b>	Uses in the Use Table identified by "R" in any column are allowed by Right in that particular district subject to the conditions specified in Article 4 or elsewhere in this Chapter.
<b>S</b>	<b>Special Exception</b>	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 5, Procedures). Special Exceptions are also subject to any conditions and limitations specified in Article 5 or imposed as a condition of approval by the BZA. See Article 10 for application information.
<b>C</b>	<b>Conditional Uses</b>	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 5, Procedures). Conditional Use Permits are also subject to any conditions and limitations specified in Article 5 or imposed as a condition of approval by the City Council. See Article 10 for application information.
<b>A</b>	<b>Accessory</b>	Uses in the Use Table identified with an "A" are permitted only as an Accessory Use to another use that is allowed by Right, by Special Exception, or as a Conditional Use in the applicable district.
	<b>Not Permitted</b>	Uses in the Use Table identified by a blank cell are not permitted in that particular district.
<b>*</b>	<b>Uses*</b>	Uses in the Use Table with an asterisk (*) have additional requirements found in Articles 3 or 4.
	<b>Uses not listed</b>	<p>If a requested use is not specifically listed in the Use Table, the Director shall determine whether or not the use is allowed by Right, by Special Exception, as a Conditional Use or not permitted. 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"> <li>• 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</li> <li>• 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).</li> <li>• The Director's decision is appealable to the Board of Zoning Adjustment (see Article 5).</li> </ul>

### B. Compliance with District Requirements

Any use allowed by Right, by Special Exception, Conditional Use Permit or as an Accessory Use 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.

## **Article 2 Zoning Districts**

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 or Article 4, shall be conducted entirely within a completely enclosed structure (except for Accessory Uses).

The following applies to all T-B districts:

**(a) Parking configuration and design.**

**(1)** No more than a single row of angled parking stalls shall be located between the principle structure and a street.

**(2)** Minimum required parking facilities shall be in accordance with Section 64-3-12 of this Chapter except as follows:

**a.** General business/retail/office uses:

- 1.** Limited to a maximum parking ratio of one (1) space per two hundred (200) square feet of gross floor area will be allowed.
- 2.** Any parking spaces provided in excess of the ratio of one (1) space per two hundred (200) square feet shall be of an alternative parking surface, as defined in Section 64-3-12 of this Chapter.

**b.** Restaurants and other food/beverage uses:

- 1.** Limited to a maximum parking ratio of one (1) space per seventy-five (75) square feet.
- 2.** Any parking spaces provided in excess of the ratio of one (1) space per seventy-five (75) square feet shall be of an alternative parking surface, as defined in Section 64-2 of this Chapter.

**(b)** Drive-Thrus. Drive-Thrus are not permitted in a T-B district.

## **Article 2 Zoning Districts**

**(c)** Hours of operation. Hours of operation of uses located in T-B districts shall be limited to the following:

**(1)** Retail: 6 a.m. to 10 p.m.

**(2)** Restaurants: 6 a.m. to 12 a.m.

## Article 2 Zoning Districts

Table 64-2-24.1 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
<b>Agriculture:</b>																			
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
<b>Animal Services:</b>																			
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
<b>Arts, Entertainment &amp; Recreation:</b>																			
Adult Business (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																	
<b>Assembly:</b>																			
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				
<b>Automotive:</b>																			
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
<b>Communications Facilities:</b>																			
Broadcasting Facility with Tower*							S			S	R	S	S	R				R	R

## 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
Broadcasting Facility without Tower							R			R	R	R	R	R				R	R
Telecommunications Facility Class 1 Permit*	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Telecommunications Facility Class 2 and 3 Permits*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Telecommunications Facility* Class 4 Permit							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
<b>Day Care:</b>																			
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				
<b>Education:</b>																			
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
<b>Financial Services:</b>																			
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
<b>Food &amp; Beverage Sales/Service:</b>																			
Bar/Lounge					S	S		S		R	R	R			R				
Food Market					R			R	R	R	R	R			R				

## 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
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				
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
<b>Government Support/Non-Profit:</b>																			
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
<b>Group Living:</b>																			
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					



## 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
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							
<b>Lodging:</b>																			
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				
<b>Manufacturing &amp; Employment:</b>																			
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																	R		R
Research and Development											S		R	S		R	R	R	R

## 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
Stone Cutting											S		S	S		R	R	R	R
Welding, Metal Fabrication and Pipefitting											S		S	R	A	R	R	R	R
<b>Maritime:</b>																			
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
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 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
<b>Medical:</b>																			
Clinic, Dental or Medical					S		R	R	R	R	R	R	R	R	R	R	R	R	R
Hospital							R			R	R	R							
<b>Office, Business &amp; Professional:</b>																			
Office					R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
<b>Personal/Business Services:</b>																			
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

## 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
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
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				
<b>Residences:</b>																			
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				
<b>Retail sales:</b>																			
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

## 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
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				
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
<b>Transportation/Parking:</b>																			
Airport																		R	R
Dredged Material Management Facility																S	S	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
<b>Utilities:</b>																			

## 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
Utility, Intermediate (need not be within an enclosed structure)*	S	S	S	S	S	S	S	S	S	R	R	S	R	R	S	R	R	R	R
Utility, Major (need not be within an enclosed structure)*											C		C	C		C	C	C	C
Utility, Minor (need not be within an enclosed structure)*	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
<b>Warehousing, Storage &amp; Distribution:</b>																			
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																S	S	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

## 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
Wholesale Distribution, Warehousing and Storage (less than 40,000 sf GFA)											R	R	R	R		R	R	R	R
<b>Waste-related:</b>																			
Composting Facility	S																	S	S
Hazardous Waste Disposal																			C
Hazardous Waste Transfer																			C
Junkyard																			S
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
<b>Accessory:</b>																			
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				

## 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
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
<b>Temporary Uses:</b>																			
Above Ground Storage Tanks*																S	R	S	R
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				
Heavy Duty Commercial Vehicle Parking*													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
Real Estate Sales Offices and Model Home Complexes*	R	R	R	R	R	R	R	R	R	R	R	R			R				
Temporary Residential Dwellings*	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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