

ARTICLE 5 NONRESIDENTIAL DISTRICTS

§5.01 GENERAL REGULATIONS

§5.01.01 Where permitted, outdoor sales displays must be set back at least 25 ft from the nearest edge of pavement or curb line, as applicable, or 15 ft from the right-of-way line, whichever is greater.

§5.02 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

The purpose of this district is to allow for convenience goods and services near existing and imminently developing living areas to promote walkability and lessen the need for longer vehicular trips by residents for such goods and services.

§5.02.01 Development Standards

1. Retail, services, offices and other permitted businesses are limited to 11,000 sf gross floor area per establishment, except that restaurants are limited to a seating capacity of 60. Additional seating capacity may be considered by Special Exception (see §14.05).
2. All goods produced on the premises must be sold at retail on the premises.
3. All business must be conducted within an enclosed building, except that outdoor dining accessory to a restaurant and outdoor sales accessory to an enclosed retail use may be permitted by Special Exception.

§5.03 C-2 CENTRAL AND COMMUNITY COMMERCIAL DISTRICT

Such a district allows for the typical retail and office development which serves to provide jobs and to concentrate such uses along arteries and away from living areas.

§5.03.01 Development Standards

1. Any goods produced on the premises must be sold at retail on the premises.

§5.04 C-3 INTERCHANGE COMMERCIAL DISTRICT

This district is designed for more intense development around the interchange of Interstate 65 and Alabama Highway 67 only.

§5.05 INST INSTITUTIONAL DISTRICT

This district is intended for a range of intensive institutional uses subject to standards to assure compatibility with adjoining uses often within other zoning classifications.

§5.06 T-1 RESEARCH AND TECHNOLOGY DISTRICT

This district allows for research- and technology-oriented uses including limited light manufacturing, in keeping with the environmental objectives of the Comprehensive Plan.

§5.06.01 Development Standards

1. No use may emit glare, dust, noise, smoke, vibration or noxious odor or fumes detectable beyond the lot line.

	Minimum Yards (ft)			Min. Lot Area (sf)	Min. Lot Width (ft)	Max. Height		Maximum Building Coverage
	Front	Rear	Side			Stories	Feet	
C-1	25	10	10	6,600	50	2	25	35%
C-2	25	10	n/a	n/a	n/a	3	40	50%
C-3	60	10	n/a	n/a	n/a	2	65	50%
INST	25	25	10	n/a	50	3	45	50%
T-1	25	10	10	n/a	100	2	30	40%

TABLE 5-2: USES PERMITTED IN NONRESIDENTIAL DISTRICTS					
	C-1	C-2	C-3	INST	T-1
Commercial Uses					
Ambulance Service		P	P	SE	P
Alternative Financial Services, subject to §7.03		P	P		
Automobile Repair, Minor	SE	P	P		
Automobile Repair, Major		SE	P		
Business or Professional Office	P	P	P		P
Broadcast Studio		P	P		P
Business Support Service	C	P	P		P
Commercial Kitchen	C	P	P		P
Construction Service, Major		C	C		P
Construction Service, Minor	SE	SE			P
Car Wash	SE	P	SE		
Farm Support Business		C	C		P
Funeral Home	C	SE	SE	C	
Gas Station		P	P		
Heavy Vehicle and Equipment Sales, Rental and Service		C	C		P
Medical Clinic	C	P	P		
Mini-storage Facility, subject to §7.13		C	C		C
Outdoor Storage		C	C		C
Parking, Commercial	C	C	C		C
Repair Service	SE	P	P		
Research Laboratory					P
School, Commercial		P	P	C	P
Studio	P	P	P		
Vehicle and Equipment Sales, Rental and Service		P	P		
Wholesaling Establishment		P	P		P
Day Care Facilities					
Child or Adult Day Care Center	P	P	P	P	
Adult Day Care Home (in a permitted dwelling)	P				
Child Day Care Group Home (in a permitted dwelling)	P				
Child Day Care Home (in a permitted dwelling)	P				
Dwellings					
Accessory Dwelling, subject to §7.01	C				
Caretaker Dwelling	P	P	P	P	P
Single-family detached	P				
Upper-story dwellings	C	C			
Institutional and Assembly Uses					
Low intensity	P	P	P	P	
Medium Intensity	P	P	P	P	
High Intensity		P	P	P	
Airport				C	C
Animal Shelter				C	C
Cemetery	C	C	C	P	
Club, Private	P	P	P	P	
Hospital		C		C	C

TABLE 5-2: USES PERMITTED IN NONRESIDENTIAL DISTRICTS					
	C-1	C-2	C-3	INST	T-1
Lodging Uses					
Bed and Breakfast, subject to §7.06	P				
Hotel		P	P		
Motel			P		
Short-Term Rental, subject to §7.17	P				
Manufacturing and Industrial Uses					
Heavy Industry					C
Laundering Plant					P
Manufacturing, General					C
Manufacturing, Light					P
Recycling Center		C			P
Recycling Plant					C
Warehousing and distribution					P
Personal services					
Personal services (general)	P	P	P		
Pet Grooming and Boarding, Veterinary Hospital, with no outside runs	P	P			
Pet Grooming and Boarding, Veterinary Hospital, with outside runs	SE	SE			
Laundry services	P	P	P		
Tattoo parlor, subject to §7.18		P			
Recreation and Entertainment					
Bars and Nightclubs, excluding Adult Entertainment		P	C		
Country Club	C	C			
Entertainment, Adult, subject to §7.02		P			
Entertainment, Indoor		P	P		
Entertainment, Outdoor		C	C		
Golf Course	C	C			
Parks, Playgrounds and Nature Preserves	P	P		P	P
Recreation, Commercial		P	P		
Recreation Facility, Public	C	C	C	C	C
Recreational Vehicle Park or Campground, subject to §7.16		C			
Residential Care Facilities					
Assisted Living Facility		C		P	
Emergency Care Home	SE				
Family Care Home	SE				
Independent Living Facility		C		P	
Nursing Care Facility		C		P	
Transitional Care Home	SE				
Restaurant					
Fast Food Restaurant	SE	P	P		
Pick-Up and Delivery Only Restaurant	P	P	P		
Standard Restaurant	P	P	P		
Standard Restaurant with accessory liquor sales		P	P		
Retail					
General Retail	P	P	P		
Alcohol and liquor sales for off-premises consumption		P	P		

TABLE 5-2: USES PERMITTED IN NONRESIDENTIAL DISTRICTS					
	C-1	C-2	C-3	INST	T-1
Garden centers, nurseries and greenhouses	C	P	P		
Pawn shop, with no outdoor sales or storage		P	C		
Pawn shop, with outdoor sales or storage		SE	C		
Unenclosed Retail		C	C		
Telecommunications, Transportation and Utilities					
Amateur Radio Tower, as an accessory use, subject to §7.04	P				
Helipad		C		C	C
Essential Services	P	P	P	P	P
Public Utility Facility	C	P	P	P	P
Telecommunication Tower, subject to City Ordinance 2015-04	C	P	P	C	P
Truck or bus terminal			C		C
P – The use is permitted by right SE – Special Exception Use, requires approval by the ZBA per §14.05 C – Conditional use, requires approval by the Planning Commission per §13.05 A blank cell indicates the use is not permitted.					