

# JEFFERSON COUNTY ZONING CLASSIFICATIONS

7/20/06

## AGRICULTURAL & RESIDENTIAL DISTRICTS

<b>A-1</b> Agriculture	houses and/or mobile homes, farming, livestock, wholesale nursery or greenhouse, sale of products grown on-site, dog kennels with outside runs (home occupations, home daycare)	15,000 sq.ft. minimum lot size; 1 acre minimum lot size in subdivisions	600 sq.ft. min. house size
<b>E-MF</b> Estate Mini-Farm	houses (only), horses (only) optional (home occupations)	2 acres minimum lot size	1,600 sq.ft. min. house size
<b>E-1</b> Estate Residential	houses (only) (home occupations)	1 acre minimum lot size	1,400 sq.ft. min. house size
<b>R-R</b> Rural Residential	houses (only) (home occupations)	30,000 sq.ft. min. lot size	1,200 sq.ft. min. house size
<b>E-2</b> Estate Residential	houses (only) (home occupations)	20,000 sq.ft. min. lot size	1,200 sq.ft. min. house size
<b>R-1</b> Single Family	houses (only) (home occupations, home daycare)	15,000 sq.ft. min. lot size	1,000 sq.ft. min. house size
<b>R-1-S</b> Single Family	houses (only) (home occupations)	11,000 sq.ft. min. lot, sanitary sewer required	1,100 sq.ft. min. house size
<b>R-2</b> Single Family	houses (only) (home occupations, home daycare)	10,000 sq.ft. min. lot size	900 sq.ft. min. house size
<b>R-3</b> Two Family	houses or duplexes (home occupations, home daycare)	7,500 sq.ft. lot for house, 10,000 sq.ft. for duplex	600 sq.ft. house, 1,000 sq.ft. duplex
<b>R-4</b> Multi-Family	apartments, condominiums or anything with 2 or more attached units	max. 21.8 units per acre (approximately)	500 sq.ft. min. floor area per unit
<b>R-5(A)</b> Mobile Home Subdivision	mobile homes with individual lot ownership, rental units permitted	7,500 sq.ft. min. lot size	500 sq.ft. min. floor area per unit
<b>R-5(B)</b> Mobile Home Park	mobile homes with leased or rented lots only, rental units permitted	5 acres min. site area, max. 10 units per acre	
<b>R-6</b> Single Family	houses or mobile homes (home occupations, home daycare)	7,500 sq.ft. lot for house, 15,000 for mobile home	600 sq.ft. min. floor area
<b>R-7</b> P.U.D.	Planned Unit Development allowing residential, institutional and commercial	all aspects specifically approved by site plan	development is bound to site plan
<b>R-T</b> Residential Townhouse	Townhouse dwellings (attached, individually owned units)	min. 3,500 sq.ft. of land area per unit	800 sq.ft. min. floor area per unit
<b>R-G</b> Single Family	single family dwellings (houses), i.e. garden homes (detached owned units)	4,000 sq.ft. min. lot size	1,000 sq.ft. min. house size

## SPECIALTY DISTRICTS

<b>INSTITUTIONAL-1</b>	churches, schools, public parks and playgrounds (cemetery as accessory use to a church)	planted buffer strip required along residential properties
<b>INSTITUTIONAL-2</b>	nursing and transitional homes, daycares, fire stations, kindergartens, government/public buildings, stadiums, hospitals, colleges, lodges, libraries, museums, social organizations, community centers and activity facilities	
<b>INSTITUTIONAL-3</b>	government facilities (incl. service, repair and storage yards and warehousing), mental health care or treatment facilities, penal and correctional institutions	
<b>U-1</b> Utilities	public utilities (sewer, gas, water, etc.), radio/TV stations and towers	planted buffer strip required along single family zones
<b>U-2</b> Communication Tower	communication towers, antennas and other wireless communication facilities (excl. radio and TV)	min. 500 ft. to nearest residence, min. 1,000 ft. to Residential Area
<b>CEM-1</b> Cemetery	cemeteries (for people), mausoleums (funeral home as accessory use to a cemetery)	40 acres minimum site size
<b>PC-1</b> Pet Cemetery	cemeteries (for animals)	5 acres minimum site size
<b>AIR-1</b> Airport	airports and related facilities, motels, car rental, aerial survey companies, heliports, etc.	
<b>CC-1</b> Country Club	chartered membership clubs, with related facilities, amenities and accessory uses	

## COMMERCIAL DISTRICTS

<b>C-P</b> Preferred Commercial	business and professional offices, public buildings (offices only: no retail sales, trade, etc.)	no billboards
<b>C-N</b> Neighborhood Commercial	any C-P use, gift shops, drug stores, florist, ice cream parlors, barber/beauty shops, specialty shops, and convenience stores with no service stations or sale of alcoholic beverages	no billboards; maximum floor area of 2,000 sq.ft.; no drive-through windows
<b>C-1</b> Commercial	any C-N use, virtually all retail sales businesses, service stations, billboards, bowling alleys, bus stations, dog kennels (no outside runs), contractors (with no material yards), hotels/motels, fortune-telling/palmistry, indoor recreation, laundry and dry-cleaning (non-flammable solvents only), lodge halls, mini-warehouses, private clubs, private instruction studios/facilities, business and vocational schools, post offices, radio stations (without towers), restaurants (not offering alcoholic beverages for on-premise consumption), shopping centers, theaters (indoor), veterinarians (no outside runs); conditional uses include fireworks sales (30 days) and family restaurants with no more than 30% alcohol sales; single family residence as an accessory use after the primary (commercial) use has been established	service stations not to include outside repair work or outside storage;  no outside storage at all;  motels to have min. 1,000 sq.ft. of land area per unit;  retail sale of beer, wine and liquor for off-premise consumption only; no sale of liquor within 1,000 ft. of a church or school
<b>C-2</b> Outdoor Amusement	archeries, amusement parks, athletic fields, carnivals, circuses, drive-in theatres, golf courses and driving ranges, picnic grounds, riding stables, public swimming, skating rinks, gun ranges/shooting galleries, other outdoor commercial amusement/recreation establishments	no shooting range within 1,000 feet of a residence (other than the owner's)
<b>C-3</b> Commercial	sale of alcoholic beverages, including beer, wine and liquor, for on-premise consumption only in restaurants, night clubs, taverns, dance halls, etc., but excluding 'adult cabaret or dancing establishments'	no sale of alcoholic beverages for on-premises consumption within 1,000 ft. of a church or school; no drive-through windows
<b>C-5</b> Adult Entertainment	adult establishments, incl. book stores, theaters, video sales/rental, novelty shops and gambling arcades; adult cabaret or dancing establishments, including the sale of alcoholic beverages for on-premise consumption (no billboards allowed)	no adult establishment to be located within 1,000 ft. of a residential district and most institutional uses; restrictions on signs

## INDUSTRIAL DISTRICTS

<b>I-1</b> Light Industrial	any C-1 use, fabricating, processing, manufacturing, contractor and distribution yards, warehousing, equipment sales and service, repair garages and service facilities, truck and bus terminals, laundry and dry-cleaning plants, billboards, other uses with outside storage	no storage of explosive materials; no open storage of junk or salvage materials; nothing especially detrimental to property, health or safety beyond the district boundary
<b>I-2</b> Heavy Industrial	any I-1 use, cement plants, stone and mineral processing plants, saw/timber mills, iron and steel mills, railroad shops, roundhouses and yards, etc.	saw mills and related uses to preclude any fire hazard
<b>I-2(A)</b> Industrial	auto dismantling, junk yards and salvage yards	screen all junk/cars from view
<b>I-3</b> Industrial	any I-2 use, underground mining, timbering, logging tailings and spoilings, support facilities for all such uses	
<b>I-3-S</b> Strip Mining	surface strip mining and associated facilities	100-ft. setback (roads & lines)
<b>I-4</b> Industrial Park	Light Industrial uses, banks, offices, restaurants, labs, related retail sales, service stations (no repair)	operations wholly enclosed; no outside storage
<b>I-5</b> Sanitary Sewage Disp.	sanitary sewer disposal plants	350-ft. yard setbacks
<b>I-5(A)</b> Private Wastewater Treatment	privately-developed wastewater treatment facilities with a point discharge to streams	100-ft. yard setbacks
<b>I-O</b> Obnoxious Odors	fertilizer plants, glue factories, incinerators, paper plants, refineries, garbage disposal and landfills, rendering plants, slaughter houses, tanneries, etc.	100-ft. yard setbacks
<b>HW-1</b> Hazardous Waste	facilities for storing, treating or disposing of hazardous waste	350-ft. yard setbacks

**SECTION 803**  
**C-1 COMMERCIAL DISTRICT**

**803.01**

**Use Regulations.** Within a C-1 Commercial District, a building or land shall be used only for the following purposes:

- a. Automotive service stations as defined in Article 19 of this Resolution, and in accordance with Article 10, Section 1001.03.
- b. Bakery.
- c. Banks and financial institutions.
- d. Barber and beauty shops.
- e. Bowling alleys.
- f. Bus stations.
- g. Contractors (e.g., heating & air conditioning, electrical, and plumbing) whose operation does not include a materials yard.
- h. Daycares.
- i. Dog kennels (without outside runs).
- j. Drug stores.
- k. Fortune-telling and palmistry.
- l. Helistops (permitted on appeal only).
- m. Hotels.
- n. Ice cream soda and soft drink dispensing establishments.
- o. Indoor recreation.
- p. Laundry and dry-cleaning pick up stations and plants using non-flammable solvents only.
- q. Lodge halls.
- r. Mini-warehouses.
- s. Motels, provided that such use consists of not more than one unit for each 1000 square feet of lot or building plot area; and that no unit occupies more than 50% of an area calculated by dividing the total site area by the number of units.

- t. Private clubs.
- u. Private music, dancing, business and vocational schools or colleges.
- v. Post offices and other public buildings.
- w. Professional and office buildings.
- x. Radio stations, but not including towers.
- y. Restaurants.
- z. Retail stores and service establishments (except those listed in lower class districts).
- aa. Shopping centers.
- bb. Theaters housed in a permanent indoor structure.
- cc. Veterinary establishments (without outside runs).
- dd. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution, except as may otherwise be restricted in Section 803.04 below.
- ee. Single family dwelling as an accessory use after the primary use has been established.

ADOPTED 5/10/83

**803.02 Use Restrictions.** In conjunction with the uses permitted in this Section, the following uses or operational elements will not be permitted within a C-1 Commercial District:

- a. Outside storage, as defined in Article 19 of this Resolution, except finished and/or packaged items placed on display to be sold at retail through an above-listed properly-permitted C-1 Commercial use.
- b. Outside animal runs, such as may be associated with dog kennels, veterinary establishments and/or any other similar business or use.

**803.03 Area and Dimensional Regulations.** In all of the uses permitted herein, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Yard Requirements:
 

Front:	35 feet
Rear:	35 feet*
Side:	35 feet**

\*Rear yard may be reduced to fifteen (15) feet if the adjoining property is zoned Commercial, Industrial, Institutional-2, Institutional-3 or Utilities.

**\*\*If the adjoining property is zoned Commercial, Industrial, Utilities, Institutional-2 or Institutional-3, interior side yard setbacks may be reduced to zero (0) feet; however, if the structure is not built to the side lot line, a minimum setback of at least ten (10) feet shall be maintained.**

- b. All setback requirements of Article 10 of this Resolution, Sections 1001 through 1003, shall be applicable as appropriate to any given development, use, or element thereof.

**803.04**

**Permitted Conditional Uses:** Within the C-1 Commercial District, the following uses may be permitted provided the specified conditions are met:

- a. Fireworks may be sold under the following conditions: ADOPTED 12/6/83
  - 1. Fireworks are to be sold in a permitted structure only.
  - 2. Permit will be good for thirty (30) days only.
  - 3. The front setback may be zero (0) feet; however, the side and rear setbacks shall meet the minimum yard requirements for the district in which the fireworks stand is located.
  - 4. A minimum of five (5) off-street parking spaces shall be required at each site, said spaces to be in addition to the minimum number of spaces required for the primary use of the property on which the fireworks sales structure is to be located (as determined by Article 12, Section 1202 of this Resolution). Furthermore, no fireworks sales operation shall be permitted that prevents, obstructs, or in any other way hinders the full and proper use of the minimum number of parking spaces required for said primary use of the property.
  - 5. A permit fee shall be required in accordance with Article 18 of this Resolution, Section 1803.
  
- b. Restaurants offering the sale of alcoholic beverages for on-premises consumption (as an accessory component of the sale, serving and consumption of food) shall be permitted under the following conditions, and in the following manner: ADOPTED 6/5/01
  - 1. Food sales shall constitute no less than 70% of the gross sales receipts for food and beverages.
  - 2. Business hours shall end no later than 11:00 PM on Sunday through Thursday, and no later than 12:00 Midnight on Fridays and Saturdays.
  - 3. The restaurant shall maintain and enforce an employee dress code that is commensurate with that of a “family restaurant” (as defined in Article 19 of this Resolution).

4. Any “live entertainment” (as defined in Article 19 of this Resolution) shall be strictly limited to the types commonly associated with “family restaurants”; however, when such entertainment is provided, it shall not be audible on adjoining properties or in any public rights-of-way.
5. Outdoor lighting shall be directional only, with no illumination of any adjoining properties; and shall be further limited to the minimum lighting necessary to assure the safety of patrons, and to provide for the safe and proper circulation of motor vehicles within the parking lot area.
6. No sign advertising alcoholic beverages shall be visible from the exterior of the establishment.
7. Such restaurants shall be permitted in a C-1 Commercial District only.
8. No such restaurant shall be permitted except by approval of the Jefferson County Commission, following review and recommendation by the Jefferson County Planning & Zoning Commission.
9. Any property on which such a restaurant is so permitted shall have its zoning classification annotated to read “C-1(A)” on the Official Zoning Map of Jefferson County, Alabama.
10. The limitation of Section 1111 shall be reduced to allow restaurants, only as permitted herein, to be located no closer than five hundred (500) feet to any church or school.

END SECTION 803

**SECTION 804**  
**C-2 OUTDOOR AMUSEMENT DISTRICT**

- 804.01**      **Use Regulations.** Within a C-2 Outdoor Amusement District, a building or land shall be used only for the following purposes:
- a.      Archeries.
  - b.      Amusement parks.
  - c.      Athletic fields such as baseball, football, etc.
  - d.      Carnivals.
  - e.      Circuses.
  - f.      Drive-in theaters.
  - g.      Golf courses, both commercial and miniature.
  - h.      Merry-go-rounds.
  - i.      Miniature railroads.
  - j.      Other (outdoor) commercial amusement establishments.
  - k.      Picnic grounds or groves.
  - l.      Pony riding tracks, provided the provisions of Article 10, Section 1001.07 of this Resolution are met.
  - m.      Practice golf driving tees.
  - n.      Public swimming pools.
  - o.      Riding stables, provided the provisions of Article 10, Section 1001.07 of this Resolution are met.
  - p.      Roller-skating and ice-skating rinks.
  - q.      Skeet, rifle or trap shooting range, provided that such use is not located nearer than 1000 feet to any residence other than owner or lessor of the site.
  - r.      Shooting galleries.
  - s.      Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

**804.02 Area and Dimensional Requirements.** In the above permitted uses, the area and dimensional requirements set forth below shall be observed:

- a. Minimum Yard Requirements:           Front: 35 feet  
  Rear: 35 feet\*  
  Side: 35 feet\*\*

\*Rear yard may be reduced to fifteen (15) feet if the adjoining property is zoned Commercial, Industrial, Institutional-2, Institutional-3 or Utilities.

\*\*If the adjoining property is zoned Commercial, Industrial, Utilities, Institutional-2 or Institutional-3, interior side yard setbacks may be reduced to zero (0) feet; however, if the structure is not built to the side lot line, a minimum setback of at least ten (10) feet shall be maintained.

- b. All setback requirements of Article 10 of this Resolution, Sections 1001 through 1003, shall be applicable as appropriate to any given development, use, or element thereof.

END SECTION 804



**SECTION 805**  
**C-3 COMMERCIAL DISTRICT**

**805.01 Use Regulations.** Within a C-3 Commercial District, a building or land shall be used only for the following purposes:

- a. Sale of alcoholic beverages, including beer, wine and liquor, for on-premise consumption. Said beverages shall be sold only in accordance with Article 11, Section 1111 of this Resolution, and only in retail establishments within the interior of the premises.
- b. Dance halls.
- c. Night clubs.
- d. Taverns.
- e. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

**805.02 Use Restrictions.** In conjunction with the above permitted uses, the following uses or operational elements will not be permitted within a C-3 Commercial District:

- a. Drive-thru windows used for the sale or distribution of alcoholic beverages.
- b. Adult cabaret or dancing establishments, as defined in Article 19 of this Resolution.

AMENDED 11/5/97

**805.03 Area and Dimensional Regulations.** In the above permitted uses, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Yard Requirements:
 

Front:	35 feet
Rear:	35 feet*
Side:	35 feet**

\*Rear yard may be reduced to fifteen (15) feet if the adjoining property is zoned Commercial, Industrial, Institutional-2, Institutional-3 or Utilities.

\*\*If the adjoining property is zoned Commercial, Industrial, Utilities, Institutional-2 or Institutional-3, interior side yard setbacks may be reduced to zero (0) feet; however, if the structure is not built to the side lot line, a minimum setback of at least ten (10) feet shall be maintained.

- b. All setback requirements of Article 10 of this Resolution, Sections 1001 through 1003, shall be applicable as appropriate to any given development, use, or element thereof.

END SECTION 805



## ARTICLE 9 USE REGULATIONS FOR INDUSTRIAL DISTRICTS

### SECTION 901 I-1 LIGHT INDUSTRIAL DISTRICT

**901.01 Use Regulations.** Within an I-1 Light Industrial District, a building or land shall be used only for the following purposes:

- a. Any use permitted in a C-1 Commercial District. ADOPTED 5/10/83
- b. Light industrial, fabricating, processing, assembling and manufacturing uses.
- c. Bottling and distribution plant.
- d. Contractors and their respective yards.
- e. Distribution yards for gasoline and fuel oil tank trucks, in accordance with Article 10, Section 1001.03 of this Resolution.
- f. Heavy equipment sales and service.
- g. Highway maintenance yards and buildings.
- h. Helistops (permitted on appeal only).
- i. Laundry and dry cleaning plants.
- j. Service of agricultural machinery, automobiles, buses, trucks, boats, boat trailers, prefabricated structures, and mobile homes.
- k. Service stations with garages.
- l. Truck or bus terminal facilities.
- m. Wholesaling, warehousing, lumber storage yards, and those businesses which are incidental thereto, including building material yards.
- n. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

NOTE: On May 28, 2002, the Jefferson County Board of Zoning Adjustment, in accordance with the powers, duties and responsibilities ascribed to it under Article 17, Section 1701(c) of this Resolution, approved a petition classifying a “concrete batch plant” as a permitted use in an I-1 (Light Industry) zoning district.

**901.02 Use Restrictions.** In conjunction with the above permitted uses, the following uses or operational elements are expressly prohibited within an I-1 Light Industrial District:

- a. Industrial, fabricating, processing, assembling and manufacturing uses that are specifically identified as being permitted in any other Industrial zoning district.
- b. Industrial, fabricating, processing, assembling and manufacturing uses which are especially detrimental to property, or to the public health and safety beyond the district, by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
- c. Wholesaling, warehousing, lumber storage yards, and those businesses which are incidental thereto, including building material yards, which involve the storage of any materials of an explosive nature.
- d. Open storage of junk or salvage materials of any type.

**901.03 Area and Dimensional Regulations.** In the above permitted uses, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Yard Requirements:
 

Front:	35 feet
Rear:	35 feet*
Side:	35 feet**

\*Rear yard may be reduced to fifteen (15) feet if the adjoining property is zoned Industrial or Utilities.

\*\*If the adjoining property is zoned Industrial or Utilities, interior side yard setbacks may be reduced to zero (0) feet; however, if the structure is not built to the side lot line, a minimum setback of at least ten (10) feet shall be maintained.

- b. All setback requirements of Article 10 of this Resolution, Sections 1001 through 1003, shall be applicable as appropriate to any given development, use, or element thereof.

END SECTION 901

**601.03 Additional Requirements for Estate Mini-Farm Districts.** The minimum setback of livestock barns and other structures or facilities for the housing, feeding and/or watering of horses shall be:

- a. Seventy-five (75) feet from adjoining property lines;
- b. One hundred (100) feet from any road right-of-way; and,
- c. Three hundred (300) feet from the nearest then-existing residence other than that of the owner. However, if the adjoining property is zoned E-MF, this distance may be reduced to one hundred and fifty (150) feet.

END SECTION 601

**SECTION 602**  
**E-1 ESTATE DISTRICT**

**602.01 Use Regulations.** Within an E-1 Estate District, a building or land shall be used only for the following purposes:

- a. Single Family Dwelling.
- b. Customary accessory buildings or structures, in accordance with Article 10, Sections 1001 through 1002.
- c. Home occupations in accordance with Article 16, Section 1601 of this Resolution.
- d. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

**602.02 Area and Dimensional Regulations.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 1 acre (43,560 square feet)
- b. Minimum Lot Width: 150 feet
- c. Minimum Yard Requirements: Front: 75 feet  
Rear: 75 feet  
Side: 25 feet
- d. Minimum Floor Area: 1,400 square feet (one story)  
1,600 square feet (two story; 1,100 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 602

**SECTION 603**  
**E-2 ESTATE DISTRICT**

**603.01 Use Regulations.** Within an E-2 Estate District, a building or land shall be used only for the following purpose.

- a. Any use permitted in an E-1 Estate District.

**603.02 Area and Dimensional Regulations.** In all the above permitted uses with the exception of accessory building, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 20,000 square feet
- b. Minimum Lot Width: 100 feet
- c. Minimum Yard Requirements: Front: 50 feet  
Rear: 50 feet  
Side: 15 feet
- d. Minimum Floor Area: 1,200 square feet (one story)  
1,400 square feet (two story; 1,000 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 603

**SECTION 604**  
**R-R RURAL RESIDENTIAL DISTRICT**

**604.01 Use Regulations.** Within an R-R Rural Residential District, a building or land shall be used only for the following purposes:

- a. Single Family Dwelling.
- b. Customary accessory buildings or structures in accordance with Article 10 of this Resolution, Sections 1001 through 1002.
- c. Home occupations in accordance with Article 16, Section 1601 of this Resolution.
- d. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

**604.02 Area and Dimensional Requirements.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 30,000 square feet
- b. Minimum Lot Width: 100 feet
- c. Minimum Yard Requirements: Front: 50 feet  
Rear: 50 feet  
Side: 15 feet
- d. Minimum Floor Area: 1,200 square feet (one story)  
1,400 square feet (two story; 1,000 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 604



**SECTION 605**  
**R-1 SINGLE FAMILY DISTRICT**

**605.01 Use Regulations.** Within an R-1 Single Family District, a building or land shall be used only for the following purposes:

- a. Any use permitted in an E-1 Estate District.
- b. Home day care in accordance with Article 16, Section 1602 of this Resolution.
- c. Customary accessory buildings or structures as follows:
  1. No more than two (2) such accessory buildings or structures shall be allowed per parcel or lot;
  2. The combined total floor area of such buildings or structures shall not exceed 1,200 square feet; and,
  3. All such buildings or structures shall be permitted only in accordance with Article 10, Sections 1001 and 1002 of this Resolution.

**605.02 Area and Dimensional Regulations.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 15,000 square feet, or  
12,500 square feet for lots on which all  
plumbing drains are connected to and  
served by live sanitary sewer lines
- b. Minimum Lot Width: 75 feet
- c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 10 feet
- d. Minimum Floor Area: 1,000 square feet (one story)  
1,100 square feet (two story; 800 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 605

**SECTION 606**  
**R-1(S) SINGLE FAMILY DISTRICT**

- 606.01 Use Regulations.** Within an R-1(S) Single Family District, a building or land shall be used only for the following purposes:
- a. Any use permitted in an E-1 Estate District.
- 606.02 Area and Dimensional Regulations.** In all the above permitted uses, the area and dimensional regulations set forth below shall be observed:
- a. Minimum Lot Area: 11,000 square feet
  - b. Minimum Lot Width: 65 feet
  - c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 10 feet
  - d. Minimum Floor Area: 1,100 square feet (one story)  
1,200 square feet (two story; 900 first floor)
  - e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.
- 606.03 Additional Requirement of an R-1(S) District.** The use of on-site (septic tank) sewage disposal systems shall be prohibited in an R-1(S) zoning district. All plumbing drains installed on any property in such district, or in any building or structure located (or to be located) on property in such district, shall be connected to and served by live sanitary sewer lines.

END SECTION 606

**SECTION 607  
R-2 SINGLE FAMILY DISTRICT**

**607.01 Use Regulations.** Within an R-2 Single Family District, a building or land shall be used only for the following purposes:

- a. Any use permitted in an R-1 Single Family District.

**607.02 Area and Dimensional Regulations.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 10,000 square feet
- b. Minimum Lot Width: 60 feet
- c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 9 feet
- d. Minimum Floor Area: 900 square feet (one story)  
1,000 square feet (two story; 800 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 607

**SECTION 608**  
**R-3 TWO-FAMILY DISTRICT**

**608.01 Use Regulations.** Within an R-3 Two-Family District, a building or land shall be used only for the following purposes:

- a. Any use permitted in an R-1 Single Family District, in accordance with Section 608.02 below.
- b. Two-Family Dwelling, in accordance with Section 608.03 below.

**608.02 Area and Dimensional Regulations for Single-Family Dwelling Units.** In all the above permitted single-family uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 7,500 square feet
- b. Minimum Lot Width: 50 feet
- c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 8 feet
- d. Minimum Floor Area: 600 square feet (one story)  
800 square feet (two story; 600 first floor)
- e. Setbacks shall be measured in accordance with Article 10, Section 1001 through 1003.

**608.03 Area and Dimensional Regulations for Two-Family Dwelling Units.** In regard to the above permitted two-family uses (with the exception of any accessory buildings), the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 10,000 square feet
- b. Minimum Lot Width: 60 feet
- c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 9 feet
- d. Minimum Floor Area: 1,000 square feet (one story)  
1,000 square feet (two story; 500 first floor)
- e. Setbacks shall be measured in accordance with Article 10, Section 1001 through 1003.

END SECTION 608

## ARTICLE 16 REGULATIONS PERTAINING TO HOME-BASED BUSINESSES

### SECTION 1601 HOME OCCUPATIONS

Applications for home occupations may be approved by the Director of Land Planning & Development Services, provided that all of the following regulations and requirements are met. However, the Director shall have the discretion, where the appropriateness of a proposed use as a home occupation may be in question, to require hearing and approval of any such application by the Board of Zoning Adjustment.

- 1601.01 General Restrictions.** The home occupation shall be clearly incidental to the residential use of the dwelling; shall not change the essential residential character of the dwelling; and shall not adversely affect the uses permitted in the zoning district in which it is located. No home occupations shall be permitted which might interfere with the general welfare of the surrounding residential area due to potential noise, increased pedestrian and vehicular traffic, or any other conditions which would constitute an objectionable use of residentially-zoned property.
- 1601.02 Limitation of Type of Home Occupation.** Home occupations shall be limited to an office, or a business of a personal service nature.
- 1601.03 Limitation on Area.** The use of a dwelling for a home occupation purpose shall be limited to twenty-five percent (25%) of one floor of the principal building. The use of accessory buildings in conjunction with any home occupation shall be limited to an area no larger than twenty-five percent (25%) of the (total) floor area of the principal building.
- 1601.04 Confinement to Building.** The home occupation shall be confined entirely to the principal building and accessory building; however, no outside storage of any kind will be permitted in connection with any home occupation.
- 1601.05 Employment Limitations.** Employment shall be limited to members of the family residing in the dwelling with which the home occupation is associated; there shall be no employment of persons who are not members of said resident family.
- 1601.06 Sale of Products.** No display of products shall be visible from the street, and only articles made on the premises may be sold on the premises. However, non-durable articles (consumable products) that are incidental to a service being provided as part of a properly-permitted home occupation may be sold on the premises.
- 1601.07 Limitation on Patrons.** All home occupations shall be restricted such that there shall not, at any time, be more than two persons (who are not members of the resident family) on the premises for any reason related to such home occupation. Similarly, instruction in music, dance and similar subjects shall be limited to two students at any one time.

- 1601.08**      **Time Restrictions.** There shall be no operation of, or any activity related to, any home occupation before 7:00 a.m. or after 10:00 p.m.
- 1601.09**      **Signage Restriction.** There shall be no signage erected or displayed on the premises that in any way identifies or advertises a home occupation.
- 1601.10**      **Review.** All home occupations will be reviewed annually, upon issuance of the business license, for compliance with the regulations of this Section.
- 1601.11**      **Renewal.** Failure to renew a business license will rescind any prior approval that may have been issued by the Department of Land Planning & Development Services (permitting a home occupation), and may result in a re-application fee at the discretion of the Director of Land Planning & Development Services.
- 1601.12**      **Fee.** An application fee in accordance with Article 18, Section 1803 of this Resolution, shall be charged for each home occupation.

END SECTION 1601

## SECTION 1602 HOME DAY CARES

Home day cares, as permitted in specified zoning districts under Article 6 of this Resolution, shall be subject to the following regulations and requirements at all times:

- 1602.01**      Proof of current licensure through the Department of Human Resources and/or other appropriate federal, state or county regulatory agency.
- 1602.02**      Compliance with all of the regulations and requirements of the licensing agency referred to hereinabove.
- 1602.03**      At no time shall there be more than six (6) children kept on the premises in conjunction with a home day care operation (excluding the children of the licensed operator).
- 1602.04**      The operator of a home day care shall be a resident of the home in which said day care is operated.

END ARTICLE 16

**SECTION 602**  
**E-1 ESTATE DISTRICT**

**602.01 Use Regulations.** Within an E-1 Estate District, a building or land shall be used only for the following purposes:

- a. Single Family Dwelling.
- b. Customary accessory buildings or structures, in accordance with Article 10, Sections 1001 through 1002.
- c. Home occupations in accordance with Article 16, Section 1601 of this Resolution.
- d. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

**602.02 Area and Dimensional Regulations.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 1 acre (43,560 square feet)
- b. Minimum Lot Width: 150 feet
- c. Minimum Yard Requirements: Front: 75 feet  
Rear: 75 feet  
Side: 25 feet
- d. Minimum Floor Area: 1,400 square feet (one story)  
1,600 square feet (two story; 1,100 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 602

**SECTION 603  
E-2 ESTATE DISTRICT**

**603.01 Use Regulations.** Within an E-2 Estate District, a building or land shall be used only for the following purpose.

- a. Any use permitted in an E-1 Estate District.

**603.02 Area and Dimensional Regulations.** In all the above permitted uses with the exception of accessory building, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 20,000 square feet
- b. Minimum Lot Width: 100 feet
- c. Minimum Yard Requirements: Front: 50 feet  
Rear: 50 feet  
Side: 15 feet
- d. Minimum Floor Area: 1,200 square feet (one story)  
1,400 square feet (two story; 1,000 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 603



**SECTION 604**  
**R-R RURAL RESIDENTIAL DISTRICT**

**604.01 Use Regulations.** Within an R-R Rural Residential District, a building or land shall be used only for the following purposes:

- a. Single Family Dwelling.
- b. Customary accessory buildings or structures in accordance with Article 10 of this Resolution, Sections 1001 through 1002.
- c. Home occupations in accordance with Article 16, Section 1601 of this Resolution.
- d. Signs as permitted in, and only in accordance with the regulations of, Article 13 of this Resolution.

**604.02 Area and Dimensional Requirements.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 30,000 square feet
- b. Minimum Lot Width: 100 feet
- c. Minimum Yard Requirements: Front: 50 feet  
Rear: 50 feet  
Side: 15 feet
- d. Minimum Floor Area: 1,200 square feet (one story)  
1,400 square feet (two story; 1,000 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 604

**SECTION 605**  
**R-1 SINGLE FAMILY DISTRICT**

**605.01 Use Regulations.** Within an R-1 Single Family District, a building or land shall be used only for the following purposes:

- a. Any use permitted in an E-1 Estate District.
- b. Home day care in accordance with Article 16, Section 1602 of this Resolution.
- c. Customary accessory buildings or structures as follows:
  1. No more than two (2) such accessory buildings or structures shall be allowed per parcel or lot;
  2. The combined total floor area of such buildings or structures shall not exceed 1,200 square feet; and,
  3. All such buildings or structures shall be permitted only in accordance with Article 10, Sections 1001 and 1002 of this Resolution.

**605.02 Area and Dimensional Regulations.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 15,000 square feet, or  
12,500 square feet for lots on which all  
plumbing drains are connected to and  
served by live sanitary sewer lines
- b. Minimum Lot Width: 75 feet
- c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 10 feet
- d. Minimum Floor Area: 1,000 square feet (one story)  
1,100 square feet (two story; 800 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 605

**SECTION 606**  
**R-1(S) SINGLE FAMILY DISTRICT**

- 606.01 Use Regulations.** Within an R-1(S) Single Family District, a building or land shall be used only for the following purposes:
- a. Any use permitted in an E-1 Estate District.
- 606.02 Area and Dimensional Regulations.** In all the above permitted uses, the area and dimensional regulations set forth below shall be observed:
- a. Minimum Lot Area: 11,000 square feet
  - b. Minimum Lot Width: 65 feet
  - c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 10 feet
  - d. Minimum Floor Area: 1,100 square feet (one story)  
1,200 square feet (two story; 900 first floor)
  - e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.
- 606.03 Additional Requirement of an R-1(S) District.** The use of on-site (septic tank) sewage disposal systems shall be prohibited in an R-1(S) zoning district. All plumbing drains installed on any property in such district, or in any building or structure located (or to be located) on property in such district, shall be connected to and served by live sanitary sewer lines.

END SECTION 606

**SECTION 607**  
**R-2 SINGLE FAMILY DISTRICT**

**607.01 Use Regulations.** Within an R-2 Single Family District, a building or land shall be used only for the following purposes:

- a. Any use permitted in an R-1 Single Family District.

**607.02 Area and Dimensional Regulations.** In all the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth below shall be observed:

- a. Minimum Lot Area: 10,000 square feet
- b. Minimum Lot Width: 60 feet
- c. Minimum Yard Requirements: Front: 35 feet  
Rear: 35 feet  
Side: 9 feet
- d. Minimum Floor Area: 900 square feet (one story)  
1,000 square feet (two story; 800 first floor)
- e. Setbacks shall be measured in accordance with Article 10 of this Resolution, Sections 1001 through 1003.

END SECTION 607