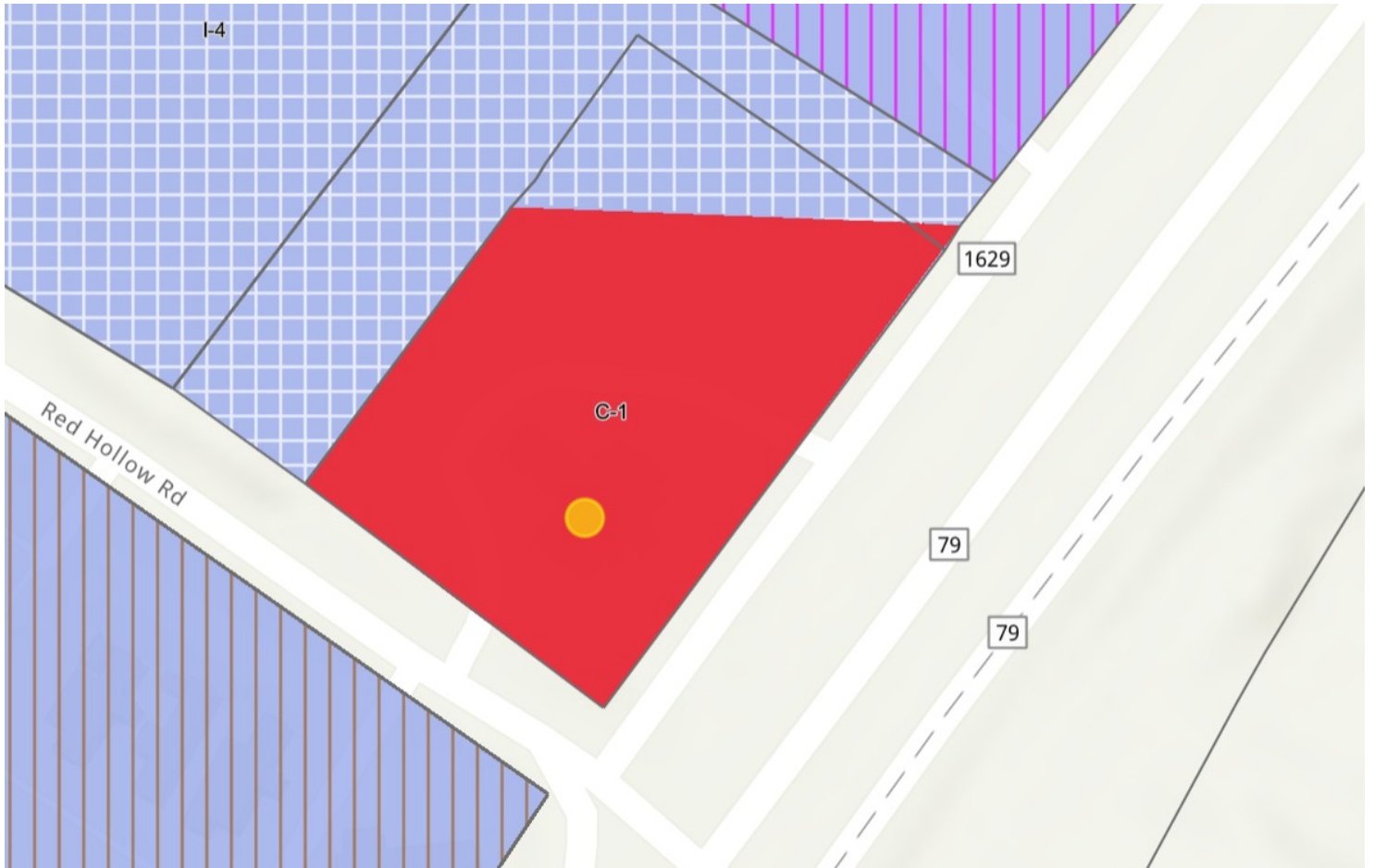


Zoning Map  
4400 Pinson Valley Parkway  
Jefferson County, Alabama



Red—C-1

Lavendar/White—I-4

See additional pages for uses and descriptions

**SECTION 903**  
**C-1 COMMERCIAL DISTRICT**

**903.01**      **Purpose.** C-1 zoning provides a variety of retail, restaurant, service, and recreational uses. C-1 zoning is appropriate in the Suburban Commercial, Rural Crossroads, Rural Town, and General Urban context.

ADOPTED 10/9/2025

**903.02**      **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 3 of this Resolution, and in accordance with Article 11, Section 1101.03.
- b.      Automotive Sales (excluding commercial/industrial vehicles and junk vehicles)
- c.      Bakery.
- d.      Banks and financial institutions.
- e.      Barber and beauty shops, salons, nail salons, spas, and other similar personal service establishments
- f.      Bowling alleys.
- g.      Bus stations.
- h.      Contractors (e.g., heating & air conditioning, electrical, and plumbing) whose operation does not include a materials yard or heavy equipment storage.
- i.      Daycares.
- j.      Dog kennels (without outside runs).
- k.      Drug stores.
- l.      Fire stations
- n.      Helistops (permitted on appeal only).
- o.      Hotels and motels
- p.      Ice cream soda and soft drink dispensing establishments.
- q.      Indoor recreation.
- r.      Laundry and dry-cleaning pick up stations and plants using non-flammable solvents only.
- s.      Lodge halls.
- u.      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.
- u.      Parking Lots (excluding parking for commercial/industrial vehicles, heavy equipment, and junk vehicles)
- v.      Places of Worship



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 11 of this Resolution, Sections 1101 through 1103, shall be applicable as appropriate to any given development, use, or element thereof.

**903.06**

**Permitted Restricted Uses:** Within the C-1 Commercial District, the following uses may be permitted as restricted:

- a. Seasonal Fireworks may be sold with the following stipulations: 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 13, Section 1302 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 a schedule of fees adopted by the Jefferson County Commission. .
- 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 as restricted: 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 3 of this Resolution).
  - 4. Any “live entertainment” (as defined in Article 3 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. Such restaurants shall be permitted in a C-1 Commercial District only.
  7. 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.
- c. Payday and title loan businesses, pawn shops shall be permitted as restricted:
1. Distance
    - i. Shall not be located within 0.5 miles of an existing similar use
    - ii. Shall not be located within 300 feet of a residential district.

END SECTION 903

**SECTION 1006**  
**I-4 INDUSTRIAL PARK DISTRICT**

**1006.01**      **Purpose.** I-4 provides for a clustering of light industrial and/or office uses. I-4 uses allow for a clustering of industrial activity within the park and regional economy. I-4 zoning is ideally located near multimodal transportation infrastructure for manufacturing uses and proximity to the interstate. I-4 zoning is appropriate in Suburban, Commercial, Rural Town, and General Urban context.

ADOPTED 10/9/2025

- a. Light industrial, manufacturing, fabricating, wholesale, warehousing, distribution, storage or similar uses.
- b. Banks.
- c. Helistops (permitted on appeal only).
- d. Office buildings and office parks.
- e. Research or testing laboratories.
- f. Restaurants.
- g. Retail sales outlets related to the products manufactured or stored by the principal use.
- h. Service stations, provided there is no repair work conducted on the site.
- i. Breweries and distilleries with and without onsite sales.
- j. Daycares and childcare facilities.
- k. Transportation and logistics infrastructure.
- l. Signs as permitted in, and only in accordance with the regulations of, Article 14 of this Resolution.

**1006.02**      **Use Restrictions.** In conjunction with the above permitted uses, the following uses or operational elements are expressly prohibited within an I-4 Industrial Park District:

- a. Any light industrial, manufacturing, fabricating, wholesale, warehousing, distribution, storage or similar 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.
- b. Outside storage of materials, parts, products, containers, or any temporary storage of vehicles or equipment, or temporary structures shall occupy no more than twenty-five percent (25%) of any lot or tract. Outside storage should be limited to the area to the rear of the principal building and not visible from any public road or shared private drive. All outside storage and materials, as herefore described, shall be screened from public view by shrubs, trees, fencing, berming, or a combination of theses such height and density as will obscure the storage area from neighboring properties or public streets.

AMENDED 10/9/2025

