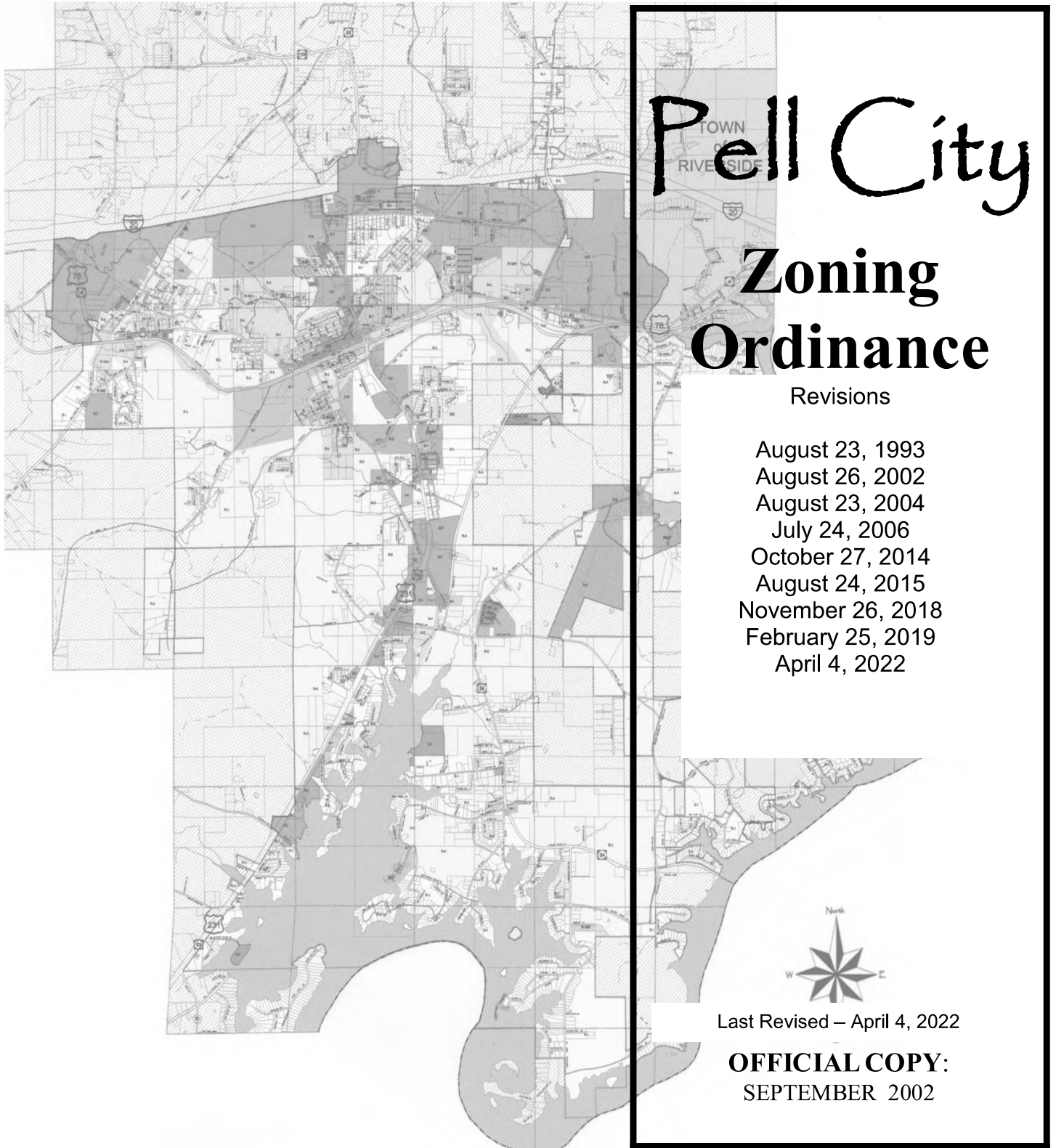


Land Use Regulations

City of Pell City St. Clair County Alabama



TOWN OF Pell City RIVERSIDE

Zoning Ordinance

Revisions

August 23, 1993
August 26, 2002
August 23, 2004
July 24, 2006
October 27, 2014
August 24, 2015
November 26, 2018
February 25, 2019
April 4, 2022



Last Revised – April 4, 2022

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SECTION 1103. B-2 GENERAL BUSINESS DISTRICT.

The B-2 Business District is intended to preserve and protect land for business uses of a community-wide or regional scale. With the exception of restaurants, commercial uses which offer age-restrictive goods and services including alcohol sales, adult entertainment, and adult gaming are not intended for the B-2 District.

1103.01. Permitted Uses.

1. Agricultural Uses.
 - None.
2. Residential Uses.
 - None.
3. Institutional Uses.
 - Cemetery, subject to § 903.04.
 - Community Center.
 - Community Service Center/ Club.
 - Emergency Care Facility.
 - Home Instruction.
 - Hospital, subject to § 903.10.
 - Nursing Home/ Care Facility, subject to § 903.10.
 - Parks, Gardens, Playgrounds.
 - Place of Worship/ Church.
 - Postal Facility.
 - Public Assembly Center.
 - Public Facility.
 - Public Recreation Facility.
 - Public Utility Service.
 - School, public.
4. Commercial Uses.
 - Animal Hospital/ Veterinary Clinic, subject to § 903.02.
 - Bank or Financial Service.
 - Business or Professional Office.
 - Business Support Service.
 - Commercial Parking.
 - Commercial School.
 - Day Care Center, subject to § 903.22.
 - Entertainment, Indoor.
 - Entertainment, Outdoor.
 - Farm Support Business.
 - Funeral Home.
 - Garden Center/ Nursery.
 - General Retail, Enclosed.
 - Home Improvement Center.
 - Hotel/ Motel.
 - Laundry Service.
 - Medical Clinic.
 - Medical Support Service.
 - Parking Area.
 - Personal Service.
 - Recreation, Indoor.
 - Recreation, Outdoor.
 - Restaurant, Fast-Food.
 - Restaurant, Standard.

- Restaurant, Take-Out Only.
 - Shopping Center, Major, subject to § 903.28.
 - Shopping Center, Minor, subject to § 903.28.
 - Studio.
 - Vehicle Repair Service, Minor, subject to § 903.31.
 - Vehicle/ Gasoline Service Station, subject to § 903.30.
5. Industrial Uses.
 - Construction Service.
 6. Other Uses.
 - Accessory buildings and structures customarily incidental to the above uses.

1103.02. Conditional Uses.

1. Agricultural Uses.
 - None.
2. Residential Uses.
 - Upper Story Apartment.
3. Institutional Uses.
 - None.
4. Commercial Uses.
 - Broadcast Studio.
 - Drive-in Theater.
 - Funeral Home.
 - Garden Center/ Nursery.
 - General Retail, Unenclosed.
 - Livestock Sales, subject to § 903.15.
 - Mini-Warehouse
 - Open Air Market, subject to § 903.23.
 - Parking Lot.
 - Self-Storage Facility, subject to § 903.20.01
 - Self-Storage Facility, Open Air, subject to § 903.20.03
 - Self-Storage Facility, Climate Controlled, subject to § 903.20.02.
 - Vehicle Sale or Rental.
5. Industrial Uses.
 - Maintenance Service.
 - Outdoor/Open Storage, subject to § 903.20.24
 - Research Lab.
 - Vehicle & Equipment Sales.
6. Other Uses.
 - Accessory buildings and structures customarily incidental to the above uses.

1103.03. Area and Dimensional Requirements for B-2 Business District.

The following dimensional regulations apply to development in B-2 District.

1103.03.01. Minimum Lot Size.

1. There are no minimum lot size requirements.

1103.03.02. Minimum Yard Dimensions.

1. Front Yard Setback: The ground floor of any building shall be set back at least ten feet (10') from any street or alley right-of-way. Where the frontage between two intersecting streets is located partly in a Business District and partly in a Residential District, the front yard requirements of the Residential District shall apply to the Business District.
2. Rear Yard Setback: There are no minimum requirements for rear yard depth except on the rear of a lot abutting a residential district in which case there shall be a rear yard of not less than twenty feet (20').
3. Side Yard Setback: There are no minimum requirements for a side yard width except on the side of a lot abutting a residential district in which case there shall be a side yard of not less than ten feet (10').

1103.03.03. Maximum Height of Structures.

1. 65 feet or 5 stories