



# CITY OF HOOVER, ALABAMA ZONING ORDINANCE

Adopted December 21, 2020  
Amended through May 11, 2026

## Article 6. NON-RESIDENTIAL DISTRICTS

### §6.01 General Regulations

In addition to the regulations of this Article applicable to each zoning district, development in agriculture and residential districts is also subject to each of the following, when applicable:

- A. Article 11 - Off-street parking and loading regulations;
- B. Article 12 - Sign regulations;
- C. Article 13 - Tree conservation buffers and landscaping;
- D. §10.12 - Telecommunications regulations; and
- E. Article 14 - Highway 280 Overlay District Regulations.

### §6.02 C-P Preferred Commercial (Office) District

§6.02.01 *Intent.* To establish and preserve areas for employment activity and service to public which do not materially detract from nearby residential areas.

§6.02.02 *Use Regulations (permitted principal, conditional, and special exception uses).*

- A. Shown on Table 6-2.
- B. Additional Permitted principal uses. Office buildings with total floor area greater than 5,000 square feet may allocate a maximum of fifteen (15) percent of the floor area to retail uses, except any type of restaurant, which are appropriate to an office building environment and primarily intended for service to the office building tenants, visitors or patients.
- C. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.02.03 *Area and dimensional regulations.* Shown in Table 6-4.

§6.02.04 *Buffer regulations.* When any permitted or conditional use is located wholly or partially adjacent to a residential district or agriculture district, said use shall provide as a minimum a 25-foot wide buffer on all rear and side property lines that abut said districts. See §13.03 Buffers. All special exception uses shall be surrounded by a 12-foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility, unless said facility is within 100 feet of a single family or two family residential district, in which case said buffer shall be increased to 20 feet in width. See §13.03 Buffers.

§6.02.05 *Additional regulations (when applicable):*

- A. Applicable only when C-P District is adjacent to a residential zone:
  - 1) Each structure located in the C-P District shall have a service yard, or yard adequate for the handling of wastes and garbage and the loading and unloading of vehicles. Such service yard shall be paved, have access to a public street or alley, be located to the side or rear of the structure and be enclosed on three sides with a permanent wall or fence, at least six feet tall and adequate to conceal the service yard from visibility.
  - 2) No exterior lighting fixture including lighting for parking areas, walkways, general illumination or any other purposes, except signs, shall extend more than 12 feet in

height measured from the ground and be constructed to direct the beam away from any residential area.

### **§6.03 C-1 Neighborhood Shopping District**

§6.03.01 *Intent.* To establish and preserve areas for those commercial facilities which are especially useful in close proximity to a residential area(s), while minimizing the undesirable impact of such uses on the neighborhoods which they serve.

§6.03.02 *Use Regulations (permitted principal, conditional, and special exception uses).*

- A. Shown on Table 6-2.
- B. Additional permitted principal uses also include other neighborhood service facilities. Permitted accessory uses such as Off-premises beer and wine, subject to Article 10, Sec. 10.10 and On-premises alcohol, subject to Article 10, Sec. 10.11.
- C. Additional prohibited uses. Any retail establishment which requires outside storage of equipment, commodities or other materials not located within an enclosed service yard; off-premises sale of liquor.
- D. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.03.03 *Area and dimensional regulations.*

- A. See Table 6-4
- B. The maximum permitted size of a retail or service establishment located in a shopping center shall be 4,500 square feet.  
  
Shopping centers are prohibited on lots or parcels with less than 60,000 square feet of area. The maximum floor area of buildings containing one retail or service establishment, and of shopping centers, shall be determined as a percent of lot or parcel area, as follows:

**Table 6-1 Maximum Building Floor Area, C-1 District**

| <u>Type of Building</u>                                                                                                       | <i>Lot or Parcel Area in Sf</i> |                             |                             |                           |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------|-----------------------------|---------------------------|
|                                                                                                                               | <u>Less than<br/>40,000</u>     | <u>40,000 to<br/>59,999</u> | <u>60,000 to<br/>99,999</u> | <u>10,000 or<br/>more</u> |
| Maximum floor area of a building containing one retail or service establishment, expressed as a percent of lot or parcel area | 8%                              | 12%                         | 12%                         | 12%                       |
| Maximum floor area of a shopping center building, expressed as a percent of lot area or parcel area                           | N/A                             | N/A                         | 20%                         | 25%                       |

§6.03.04 *Buffer regulations.* When any permitted or conditional use is located wholly or partially adjacent to a residential district, office or agriculture district, said use shall provide as a minimum a 25-foot wide buffer on all rear and side property lines that abut said districts. See §13.03 Buffers. All special exception uses shall be surrounded by a 12-foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility, unless said facility is within 100 feet of a single family or two family residential district, in which case said buffer shall be increased to 20 feet in width. See §13.03 Buffers.

§6.03.05 *Additional regulations (when applicable):*

- A. §10.02 Shopping centers
- B. Each commercial structure located in the C-1 District shall have a service yard, adequate for the handling of wastes and garbage and loading and unloading of vehicles. Such service yard shall be paved, have access to a public street or alley, be located to the side or rear of the structure and be enclosed on three sides with a permanent wall or fence, at least six feet tall and adequate to conceal the service yard from visibility.
- C. No exterior lighting fixture including lighting for parking areas, walkways, general illumination or any other purposes, except signs, shall extend more than 12 feet in height measured from the ground. All exterior lighting fixtures shall be constructed to direct the beam below the horizontal plane of the fixture and shall reflect away from any adjacent residential areas.
- D. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets.  
Said visual barrier shall be either a planting screen of evergreen shrubs or a wall or fence constructed of material similar to and compatible with that of the building.

**§6.04 C-2 Community Business District**

§6.04.01 *Intent.* To establish and preserve retail business district convenient to the public and attractive for a wide range of retail uses.

§6.04.02 *Use Regulations (permitted principal, conditional, special exception, and prohibited uses).*

- A. Shown on Table 6-2.
- B. Additional permitted principal uses also include other neighborhood service facilities; other retail stores deemed appropriate within zone by City. Permitted accessory uses such as Off-premises beer and wine, subject to Article 10, Sec. 10.10 and On-premises alcohol, subject to Article 10, Sec. 10.11.
- C. Additional conditional uses. Uses listed as principal permitted uses in the General Business District.
- D. Additional prohibited uses. Any industrial, manufacturing, storage or other use not in accordance with the intent of this district, including but not limited to uses listed as permitted principal uses and conditional uses of the Light Industrial District; establishments where the on-premise sale of alcoholic beverages is the primary use or business activity, provided a use listed in this section is not expressly permitted by right or conditional use in the district.
- E. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.04.03 *Area and dimensional regulations.* Shown on Table 6-4.

§6.04.04 *Buffer regulations.* When any permitted or conditional use with floor area less than 100,000 square feet is located wholly or partially adjacent to a single family or two-family residential district or agriculture district, said use shall provide, as a minimum, a 50-foot wide buffer on all rear and side property lines that abut said districts. When any permitted or conditional use with floor area equal to or greater than 100,000 square feet is located wholly or partially

adjacent to a single family or two-family residential district or agriculture district, said use shall provide, as a minimum, a 100-foot wide buffer on all rear and side property lines that abut said districts. When any permitted or conditional use is located wholly or partially adjacent to a multi-family residential or office district, said use shall provide as a minimum a 25-foot wide buffer on all rear and side property lines that abut said districts. See §13.03 Buffers.

All special exception uses shall be surrounded by an eight-foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility. If the facility is adjacent to an office or multi-family residential district, said buffer shall be increased to 12 feet in width. If the facility is within 100 feet of a single family or two family residential district, said buffer shall be increased to 20 feet in width. See §13.03 Buffers.

**§6.04.05 Additional regulations (when applicable):**

- A. §10.02 Shopping Centers
- B. §10.04 Drive-up Restaurants
- C. §10.05 Hospitals and Sanitariums
- D. §10.08 Self-service Storage Facilities
- E. §10.09 Off-premise Sale of Liquor
- F. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets.  
Said visual barrier shall be either a planting screen of evergreen shrubs or a wall fence constructed of material similar to and compatible with that of the building.
- G. A Vape and/or Tobacco Store, Short Term Loan Shop, and/or Pawn Shop are required to be: (1) no less than 500 feet from the nearest boundary of any residential district, as measured from the nearest wall of the building or unit within which the use is contemplated to the boundary of the residential zoning district; and (2) no less than 1000 feet (i) from a public or private K-12 school, a licensed child-care facility or preschool, a church, a public library, a public playground, a public park, or a youth center or other space used primarily for youth oriented activities or (ii) from another such use. Each such measurement shall be calculated from the nearest wall of the building or unit set forth in (i) or (ii) to the nearest wall of the proposed Vape and/or Tobacco Store, Short Term Loan Shop, and/or Pawn Shop.

**§6.05 C-3 General Business District**

§6.05.01 *Intent.* To establish and preserve a retail business district which is easily accessible to a large volume of vehicular traffic and provides retail activity in support thereof.

§6.05.02 *Use Regulations (permitted principal, conditional, special exception, and prohibited uses).*

- A. Shown on Table 6-2.
- B. Permitted accessory uses such as Off-premises beer and wine, subject to Article 10, Sec. 10.10 and On-premises alcohol, subject to Article 10, Sec. 10.11.
- C. Additional prohibited uses. Any wholesale establishment, any industrial, manufacturing, storage or other uses not in accordance with the intent of this district, including but not limited to uses that are listed as principal permitted uses or conditional uses in the Light Industrial District, provided a use listed in this section is not expressly permitted by right or conditional use in the district.

- D. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.05.03 *Area and dimensional regulations.* Shown on Table 6-4.

§6.05.04 *Buffer regulations.* Same as the C-2 district, §6.04.04

§6.05.05 *Additional regulations (when applicable):*

- A. §10.02 Shopping Centers
- B. §10.03 Gasoline Service Station
- C. §10.04 Drive-up Restaurants
- D. §10.05 Hospitals and Sanitariums
- E. §10.08 Self-service Storage Facilities
- F. §10.09 Off-premise Sale of Liquor
- G. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets.  
Said visual barrier shall be either a planting screen of evergreen shrubs or a wall or fence constructed of material similar to and compatible with that of the building.
- H. A Vape and/or Tobacco Store, Short Term Loan Shop, and/or Pawn Shop are required to be: (1) no less than 500 from the nearest boundary of any residential district, as measured from the nearest wall of the building or unit within which the use is contemplated to the boundary of the residential zoning district; and (2) no less than 1000 feet (i) from a public or private K-12 school, a licensed child-care facility or preschool, a church, a public library, a public playground, a public park, or a youth center or other space used primarily for youth oriented activities or (ii) from another such use. Each such measurement shall be calculated from the nearest wall of the building or unit set forth in (i) or (ii) to the nearest wall of the proposed Vape and/or Tobacco Store, Short Term Loan Shop, and/or Pawn Shop.

#### **§6.06 C-4 Commercial District**

§6.06.01 *Intent.* To establish areas for the sale and consumption of on-premise alcoholic beverages.

§6.06.02 *Use Regulations (permitted principal, conditional, and special exception, and prohibited uses).*

- A. Shown on Table 6-2.
- B. Prohibited Uses. Off-premises sale of alcoholic beverages.
- C. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.06.03 *Area and dimensional regulations.* As shown on Table 6-4.

§6.06.04 *Buffer regulations.* Same as the C-2 district, §6.04.04

§6.06.05 *Additional regulations (when applicable):*

- A. A Vape and/or Tobacco Store, Short Term Loan Shop, and/or Pawn Shop are required to be: (1) no less than 500 from the nearest boundary of any residential district, as measured from the nearest wall of the building or unit within which the use is contemplated to the boundary of the residential zoning district; and (2) no less than 1000 feet (i) from a public or

private K-12 school, a licensed child-care facility or preschool, a church, a public library, a public playground, a public park, or a youth center or other space used primarily for youth oriented activities or (ii) from another such use. Each such measurement shall be calculated from the nearest wall of the building or unit set forth in (i) or (ii) to the nearest wall of the proposed Vape and/or Tobacco Store, Short Term Loan Shop, and/or Pawn Shop.

#### **§6.07 I-1 Light Industrial District**

§6.07.01 *Intent.* To establish and preserve areas for industrial and selected commercial uses that are compatible with light industry.

§6.07.02 *Use Regulations (permitted principal, conditional, special exception, and prohibited uses).*

- A. Shown on Table 6-2.
- B. Additional prohibited uses. Any storage of junk or wrecked vehicles for purposes other than for repair or service; garbage disposal plants or landfills; any other uses which are detrimental to property or to the health and safety beyond the district by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
- C. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.07.03 *Area and dimensional regulations.* Shown on Table 6-4.

§6.07.04 *Buffer regulations.* Same as the C-2 district, §6.04.04

§6.07.05 *Additional regulations (when applicable):*

- A. §10.02 Shopping Centers
- B. §10.03 Gasoline Service Station
- C. §10.04 Drive-up Restaurants
- D. §10.05 Hospitals and Sanitariums
- E. §10.06 Cemeteries
- F. §10.08 Self-service Storage Facilities

§6.07.06 Development criteria for industrial parks. Prior to issuance of a building permit, the applicant shall submit and obtain approval from the Planning Commission of a site plan which meets the following requirements:

- A. Access by way of a major thoroughfare adequate and suitable for the accommodation of truck traffic.
- B. All streets, or roadways within an industrial park shall have a minimum right-of-way width of 70 feet, a maximum gradient of five percent and shall conform to City of Hoover standards for commercial streets, or as otherwise approved by the Planning Commission.
- C. Off-street parking and loading shall be provided in accordance with Article 11.
- D. Outdoor storage in an industrial park shall be permitted only when accessory to a permitted principal use, and only when storage areas are suitably screened by either landscaping, fences or walls, and are located at least 50 feet from any property lines and at least 100 feet from any street lines. Such storage areas shall not cover more than 15% of the site areas. The Planning Commission shall approve plans for the location and screening of all outdoor storage areas before a building permit shall be issued for their construction.

- E. A greenbelt not less than 20 feet wide shall be provided along all property lines of an industrial park which abut a residential zone.
- F. Cul-de-sac streets shall be permitted in industrial parks when they are less than 500 feet long as measured from the terminal point of the cul-de-sac street to the closest intersection, and when such terminal point is provided with a paved vehicle turnaround area having a minimum radius of 70 feet.
- G. Street lighting shall be provided as approved by the City of Hoover.
- H. Sight distances at all points of ingress and egress to public thoroughfares or highways shall not be less than 500 feet, except where a traffic signal light is installed.
- I. Where points of ingress to or egress from industrial parks are located on public thoroughfares having speed limits in excess of 30 miles per hour, there shall be provided on the public thoroughfare, acceleration and deceleration lanes, the lengths of which shall be determined by the schedule in Table 6-3.
- J. A report of sub-surface soil conditions shall be provided to the Planning Commission by a registered professional engineer.
- K. A preliminary plan or engineering feasibility report shall be submitted to the Planning Commission which provides for the site grading, storm drainage, sanitary sewerage, and water supply, prepared by a registered professional engineer.
- L. A copy of brief of intended deed restrictions shall be provided to the Planning Commission.

#### **§6.08 SPU Special Use District**

§6.08.01 *Intent.* To provide areas for those institutional, recreational, and cultural uses which are not residential, commercial, or industrial in nature.

§6.08.02 *Use Regulations (permitted principal, conditional, special exception, and prohibited uses).*

- A. Shown on Table 6-2.
- B. Prohibited Uses. Any use not in accordance with the intent of this district.
- C. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.08.03 *Area and dimensional regulations.* As shown on Table 6-4.

§6.08.04 *Buffer regulations.*

When any permitted or conditional use with floor area less than one hundred thousand (100,000) square feet is located wholly or partially adjacent to a single family or two-family residential district or agriculture district, said use shall provide as a minimum a 50 foot wide buffer on all rear and side property lines that abut said districts.

When any permitted or conditional use with floor area equal to or greater than 100,000 square feet is located wholly or partially adjacent to a single family or two-family residential district or agriculture district, said use shall provide as a minimum a 100 foot wide buffer on all rear and side property lines that abut said districts.

When any permitted or conditional use is located wholly or partially adjacent to a multi-family residential or office district, said use shall provide as a minimum a 25 foot wide buffer on all rear and side property lines that abut said districts. See §13.03 Buffers. All special exception uses shall be surrounded by an 8 foot wide buffer on all property or boundary lines that form the smallest



geometric figure enclosing the facility, except as necessary for access to the facility. If the facility is adjacent to an office or multi-family residential district said buffer shall be increased to 12 feet in width. If the facility is within 100 feet of a single family or two family residential district, said buffer shall be increased to 20 feet in width. See §13.03 Buffers.

§6.08.05 *Additional regulations (when applicable):*

- A. §10.05 Hospitals and Sanitariums; and
- B. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets. Said visual barrier shall be either a planting screen of evergreen shrubs or a well fence constructed of material similar to and compatible with that of the building.

Table 6-2 Use Regulations, Nonresidential Districts

| District >                                      | C-P | C-1 | C-2 | C-3 | C-4 | I-1 | SPU |
|-------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|
| Use                                             |     |     |     |     |     |     |     |
| Residential                                     |     |     |     |     |     |     |     |
| Single Family Detached Residential              |     |     |     |     |     |     |     |
| Duplex/Two Family                               |     |     |     |     |     |     |     |
| Townhouses                                      |     |     |     |     |     |     |     |
| Multifamily                                     |     |     |     |     |     |     |     |
| Independent Living Facility <sup>1</sup>        | C   | C   | C   | C   |     | C   | C   |
| Assisted Living Facility <sup>1</sup>           | C   | C   | C   | C   |     | C   | C   |
| Nursing Homes                                   | C   | C   | P   | P   |     | P   |     |
| Senior Living/Retirement Community <sup>1</sup> | C   | C   | C   | C   |     | C   | C   |
| Institutional                                   |     |     |     |     |     |     |     |
| Armory                                          |     |     |     |     |     |     | P   |
| Auditorium                                      |     |     |     |     |     |     | P   |
| Art Gallery                                     |     |     |     |     |     |     | P   |
| Cemeteries                                      |     |     |     |     |     | C   | P   |
| Churches                                        | C   | C   | C   | C   |     | C   | P   |
| Community Building                              |     |     |     |     |     |     | P   |
| Fitness/exercise centers and gymnasiums         |     |     |     |     |     |     | P   |
| Golf Courses                                    |     |     |     |     |     |     | P   |
| Governmental Uses                               |     |     |     |     |     |     | P   |
| Kennels – Outdoor                               |     |     |     |     |     | P   | C   |
| Kennels – Indoor                                |     |     |     |     |     |     | P   |
| Library                                         |     |     |     |     |     |     | P   |
| Museums                                         |     |     |     |     |     |     | P   |
| Outdoor Recreation                              |     |     |     |     |     |     | P   |
| Outdoor Swimming Pools                          |     |     |     |     |     |     | P   |
| Outdoor Tennis Courts                           |     |     |     |     |     |     | P   |
| Parks and Playgrounds                           |     |     |     |     |     |     | P   |
| Public safety facility                          |     |     |     |     |     |     | P   |

| District >                                                                                                                                                                                                                                                                                                | C-P | C-1 | C-2 | C-3 | C-4 | I-1 | SPU |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|
| Public transit facilities                                                                                                                                                                                                                                                                                 |     |     |     |     |     |     | P   |
| Public utility facilities                                                                                                                                                                                                                                                                                 |     |     |     |     |     |     | P   |
| Public works facilities and storage yards                                                                                                                                                                                                                                                                 |     |     |     |     |     |     | P   |
| Recreation, Nonprofit                                                                                                                                                                                                                                                                                     |     |     |     |     |     |     | P   |
| Recreation and Amusement Facility – Commercial                                                                                                                                                                                                                                                            |     |     | C   | C   |     |     |     |
| Riding Academies                                                                                                                                                                                                                                                                                          |     |     |     |     |     |     | P   |
| School - Elementary                                                                                                                                                                                                                                                                                       | C   | C   | C   | C   |     | C   | P   |
| School - High                                                                                                                                                                                                                                                                                             | C   | C   | C   | C   |     | C   | P   |
| School - Middle                                                                                                                                                                                                                                                                                           | C   | C   | C   | C   |     | C   | P   |
| School - Private - No Dorms                                                                                                                                                                                                                                                                               | C   | C   | C   | C   |     | C   | P   |
| School – College/university                                                                                                                                                                                                                                                                               |     |     |     |     |     |     | P   |
| School – Specialty academy                                                                                                                                                                                                                                                                                |     |     |     |     |     |     | P   |
| Stables                                                                                                                                                                                                                                                                                                   |     |     |     |     |     |     | P   |
| Stadium or other outdoor athletic facility                                                                                                                                                                                                                                                                |     |     |     |     |     |     | P   |
| Telecommunications                                                                                                                                                                                                                                                                                        | SE  | SE  | SE  | SE  | SE  | SE  | SE  |
| <b>Retail</b>                                                                                                                                                                                                                                                                                             |     |     |     |     |     |     |     |
| Auto Parts Store                                                                                                                                                                                                                                                                                          |     |     | P   | P   |     | P   |     |
| Automobile Dealership (New)                                                                                                                                                                                                                                                                               |     |     | P   | P   |     | P   |     |
| Used Motor Vehicle Sales                                                                                                                                                                                                                                                                                  |     |     | C   |     |     |     |     |
| Bakery Restaurant which contains a restaurant that serves goods baked on the premises                                                                                                                                                                                                                     |     |     | C   |     |     |     |     |
| Bakery Store which bakes goods for on-premises retail sale only                                                                                                                                                                                                                                           |     |     | P   | P   |     | P   |     |
| Brewpub <sup>4</sup>                                                                                                                                                                                                                                                                                      |     |     | P   | P   |     | P   |     |
| Building materials Supply - without Outdoor Lumber Yard                                                                                                                                                                                                                                                   |     |     | P   | P   |     | P   |     |
| Building materials supply and sales – with outdoor storage and display                                                                                                                                                                                                                                    |     |     |     |     |     | P   |     |
| Consumable Hemp Store <sup>5</sup>                                                                                                                                                                                                                                                                        |     |     | C   | C   |     |     |     |
| Convenience Store                                                                                                                                                                                                                                                                                         |     | P   | P   | P   |     | P   |     |
| Department Stores                                                                                                                                                                                                                                                                                         |     |     | P   | P   |     | P   |     |
| Domestic Equipment Rental                                                                                                                                                                                                                                                                                 |     |     | P   | P   |     | P   |     |
| Drug Store/Pharmacy                                                                                                                                                                                                                                                                                       |     | P   | P   | P   |     | P   |     |
| Furniture Stores                                                                                                                                                                                                                                                                                          |     |     | P   | P   |     | P   |     |
| Grocery Store                                                                                                                                                                                                                                                                                             |     | P   | P   | P   |     | P   |     |
| Nursery/Garden Centers - retail and other retail establishments wherein the retail sale of plant material is the primary use of the premises, but which also provide landscaping installation and/or maintenance services or wholesale distribution of plant materials as a secondary use of the premises |     |     | C   |     |     |     |     |
|                                                                                                                                                                                                                                                                                                           |     |     |     |     |     |     |     |

| District >                                                                                                                                      | C-P            | C-1 | C-2 | C-3 | C-4 | I-1 | SPU |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----|-----|-----|-----|-----|-----|
| Off Premise Beer and Wine Retail (as a principal use) – See Sec. 10.10                                                                          |                | P   | P   | P   |     | P   | P   |
| Off Premise Liquor Retail <sup>3</sup> (as a principal use) – See Sec. 10.09                                                                    |                |     | C   | C   |     |     |     |
| On Premise Alcohol Retail (as a principal use)                                                                                                  |                |     |     |     | P   |     |     |
| Recreation/Amusement, Commercial                                                                                                                |                |     | C   | C   |     |     |     |
| Restaurant - Drive Thru/Drive-up                                                                                                                |                |     | C   | C   |     | C   |     |
| Restaurant - Sit Down                                                                                                                           |                |     | P   | P   |     | P   |     |
| Restaurant (Catering) where food is not cooked with a fire which emits smoke outside the building                                               |                | P   | P   | P   |     | P   |     |
| Restaurant (Food Service)                                                                                                                       | C <sup>2</sup> | P   | P   | P   |     | P   |     |
| Research Facilities                                                                                                                             |                |     |     |     |     |     | P   |
| Retail (General)                                                                                                                                |                |     | P   | P   |     | P   |     |
| Pawn Shop/Collateral Exchange                                                                                                                   |                |     | C   | C   | C   |     |     |
| Short-Term Loan Shop                                                                                                                            |                |     | C   | C   | C   |     |     |
| Shopping Center                                                                                                                                 |                | C   | C   | C   |     | C   |     |
| Vape and/or Tobacco Store                                                                                                                       |                |     | C   | C   | C   |     |     |
| Office/Service                                                                                                                                  |                |     |     |     |     |     |     |
| Automotive Repair (Major) or renovation facilities not housed in the same structure or accessory structure to an automobile sales establishment |                |     |     |     |     | P   |     |
| Automotive Repair (Minor)                                                                                                                       |                |     | C   | P   |     | P   |     |
| Bank                                                                                                                                            | C              | P   | P   | P   |     | P   |     |
| Barber/Beauty Shop                                                                                                                              |                | P   | P   | P   |     | P   |     |
| Car Wash                                                                                                                                        |                |     | C   | P   |     | P   |     |
| Clinic                                                                                                                                          | C              |     |     |     |     |     |     |
| Day Care Center or day care nursery                                                                                                             |                | P   |     |     |     |     |     |
| Dry Cleaning                                                                                                                                    |                | P   | P   | P   |     | P   |     |
| Gasoline Service Station (or other retail establishment that dispenses gasoline)                                                                |                |     | C   | P   |     | P   |     |
| Gymnasiums, Fitness/Exercise Centers                                                                                                            |                | P   | P   | P   |     | P   | P   |
| Hospital                                                                                                                                        |                |     | C   | C   |     | C   |     |
| Hotel                                                                                                                                           |                |     | P   | P   |     | P   |     |
| Laundromats                                                                                                                                     |                | P   | P   | P   |     | P   |     |
| Live Entertainment                                                                                                                              |                |     | C   |     | C   |     |     |
| Mortuary/Funeral Home                                                                                                                           | C              |     |     |     |     |     | P   |
| Motels and hotels                                                                                                                               |                |     | P   | P   |     | P   |     |
| Neighborhood Service                                                                                                                            |                | P   | P   | P   |     | P   |     |
| Office                                                                                                                                          | P              | P   | P   | P   |     | P   |     |
| Office/Technical Use                                                                                                                            | C              |     | C   | C   |     | C   |     |
| Parking Lots and Garages                                                                                                                        |                |     |     |     |     |     | P   |

| District >                                                                                       | C-P | C-1 | C-2 | C-3 | C-4 | I-1 | SPU |
|--------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|
| Research and Development (R&D)                                                                   |     |     | P   | P   |     | P   | P   |
| Residential Information Office                                                                   |     |     |     |     |     |     |     |
| Sanitarium                                                                                       |     |     |     |     |     | C   |     |
| Self-service Storage                                                                             |     |     | C   | C   |     | P   |     |
| Shopping Center                                                                                  |     | C   | C   | C   |     | C   |     |
| Theatre - Movie                                                                                  |     |     | P   | P   |     | P   |     |
| Short-term Rental/Short-term Rental Unit<br>(subject to Ch 6, Article III of the Municipal Code) | P   | P   | P   | P   |     |     | P   |
| Veterinary Clinic - No Outside Kennels                                                           |     | C   | P   | P   |     | P   |     |
| <b>Industrial</b>                                                                                |     |     |     |     |     |     |     |
| Bakery                                                                                           |     |     |     |     |     | P   |     |
| Brewery/Distillery <sup>4</sup>                                                                  |     |     | C   | C   |     | P   |     |
| Bottling Plant                                                                                   |     |     |     |     |     | P   |     |
| Contractor Yards                                                                                 |     |     |     |     |     | P   |     |
| Farm Machinery and Supply Sales                                                                  |     |     |     |     |     | P   |     |
| Heavy Equipment Sales and Service                                                                |     |     |     |     |     | P   |     |
| Highway Maintenance Yards and Buildings                                                          |     |     |     |     |     | P   |     |
| Janitorial and Maintenance Service                                                               |     |     |     |     |     | P   |     |
| Laundry and/or Dry Cleaning Plant                                                                |     |     |     |     |     | P   |     |
| Light Manufacturing                                                                              |     |     |     |     |     | P   |     |
| Printing Establishments                                                                          |     |     |     |     |     | P   |     |
| Sanitary Sewage Treatment Facility                                                               |     |     |     |     |     | P   |     |
| Warehouse                                                                                        |     |     |     |     |     | P   |     |
| Water Storage Tanks                                                                              |     |     |     |     |     | P   |     |
| Wholesale Stores                                                                                 |     |     |     |     |     | P   |     |
| Woodworking Shops                                                                                |     |     |     |     |     | P   |     |
| <b>Accessory Uses</b>                                                                            |     |     |     |     |     |     |     |
| Off Premise Beer and Wine Retail – See Sec. 10.10                                                |     | P   | P   | P   |     | P   |     |
| On Premise Alcohol Retail – See Sec. 10.11                                                       | P   | P   | P   | P   | P   | P   |     |

P - Permitted by Right

C - Conditional Use Required

SE - Special Exception Use

[Blank] - Not Permitted

<sup>1</sup> Subject to the area and dimensional regulations of the R-4 District.

<sup>2</sup> If located within an office building with total floor area greater than five thousand (5,000) square feet

<sup>3</sup> Subject to Article 10, Sec. 10.09

<sup>4</sup> Subject to Article 10, Sec. 10.13

<sup>5</sup> Subject to Article 10, Sec. 10.14

Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval may themselves be considered for conditional use approval.

**Table 6-3 Minimum Acceleration/Deceleration Lane Length, I-1**

**District**

|                                 |     |     |     |     |
|---------------------------------|-----|-----|-----|-----|
| Speed limit (in miles per hour) | 30  | 40  | 50  | 55  |
| Distance (in feet)              | 100 | 200 | 300 | 400 |

**Table 6-4 Area and Dimensional Regulations, Nonresidential Districts**

|     | <i>Minimum Yards</i> |                    |                    | <u>Building Height</u>        |
|-----|----------------------|--------------------|--------------------|-------------------------------|
|     | <u>Front</u>         | <u>Rear</u>        | <u>Side</u>        | <u>Limitation<sup>8</sup></u> |
| C-P | 40 ft                | 35 ft <sup>1</sup> | 35 ft <sup>2</sup> | 30 ft / 60 ft <sup>4</sup>    |
| C-1 | 80 ft                | 30 ft <sup>1</sup> | 25 ft <sup>2</sup> | 30 ft                         |
| C-2 | 50 ft                | 30 ft <sup>1</sup> | 15 ft <sup>3</sup> | 60 ft                         |
| C-3 | 50 ft                | 30 ft <sup>1</sup> | 15 ft <sup>3</sup> | 60 ft                         |
| C-4 | 50 ft                | 30 ft <sup>1</sup> | 15 ft <sup>3</sup> | 60 ft                         |
| I-1 | 35 ft                | 35 ft              | 35 ft <sup>5</sup> | 60 ft                         |
| SPU | 50 ft <sup>6</sup>   | 30 ft <sup>1</sup> | 15 ft <sup>3</sup> | 60 ft <sup>7</sup>            |

<sup>1</sup> rear yard to be 15 feet if adjoining property zoned commercial

<sup>2</sup> side yard to be 10 feet if adjoining property zoned commercial

<sup>3</sup> side yard to be 5 feet if adjoining property zoned commercial

<sup>4</sup> buildings shall not exceed the lower value when any portion of the subject property is adjacent to a single-family or two-family zone; the higher value applies in all other situations

<sup>5</sup> side yard to be five feet if adjoining property is zoned industrial

<sup>6</sup> Front yard may be adjusted to the same front setback as existing buildings within 100 feet along the fronting street.

<sup>7</sup> Mechanical appurtenances with screening and decorative architectural features may exceed this height.

<sup>8</sup> Buildings and structures may be constructed to heights greater than those listed with Conditional Use approval.