

**MONTGOMERY COUNTY ZONING FOR
PARCELS 1 – 11
M-1**

Sec. 4. - Industrial districts.

Light Industry M-1, Industrial Park M-2, General Industry M-3

ITEM	DISTRICT		
	M-1	M-2	M-3
Classes of industry, businesses or services permitted	A & D	A	A, B, C & D
Classes of industry, businesses or services permitted on appeal	B	C	E
Classes of industry, businesses or services restricted	E	B, D & E	—
Minimum yard size:			
Front yard, in ft.	20	30	—
Rear yard, in ft.	—	30	—
Side yard, in ft.	—	30	—
Street Side yard, in ft.	20	20	—
Maximum building height in ft.	50	50	150
Maximum building area, percent of gross lot area	50%	50%	50%
Off-street loading	(See article VI, [section] 5)		
Off-street parking requirements:			
Parking spaces per each work	½	½	½

Parking spaces per each company garaged vehicle	1	1	1
Prior approval of development plan	Required	Required	Required

Class:

"A" Light industrial operations not obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; and including the following types of businesses or industry: ice cream plants and creameries; cold storage plants, ice plants, bottling and central distribution plants; baking plants; textile mills; dyeing plants; warehouses; large dry cleaners and laundries; trucking terminals and similar types; quarters for a watchman.

"B" Animal clinic, hospital or kennels; coal yard; lumber yard or mill; auto wrecking; gasoline, oil, gas, or alcohol storage above ground in excess of 500 gallons; grist or flour mill; scrap paper, rag storage or baling conducted entirely within a structure.

"C" Any industrial or industrial service use, except those which in the opinion of the building inspector would cause noise, smoke, gas, vibration, fumes, dust, or other objectionable conditions which affect a considerable portion of the city.

"D" Any use permitted in a B-2 district.

"E" Slaughter house; stockyard; bag cleaning; central mixing plant for cement, mortar, plaster, or paving material curing; tanning or storage of hides; distillation of bones, coal, tar, or woods; fat rendering; forge plant; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, candles, disinfectants, dyestuffs, fertilizers, illuminating or heating gas including storage, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and auto salvage yards.

No part of any sign shall be closer to the street property lines than ten feet and shall not exceed 45 feet in height.

NOTE: Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in chapter 3, section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 feet from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from

the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal nonconforming. (Applies to M-1 and M-3 districts only).

(Ord. No. 31-73; Ord. No. 42-2003, § 1, 6-3-2003; Ord. No. 17-2014, § 1, 3-4-2014; Ord. No. 40-2014, § 1, 7-1-2014; Ord. No. 48-2015, § 1, 9-1-2015)