

The City of Birmingham

Zoning Ordinance



Ordinance No. 90-130	05/15/90
Ordinance No. 90-137	05/29/90
Ordinance No. 90-207	08/07/90
Ordinance No. 91-214	09/10/91
Ordinance No. 94-66	04/05/94
Ordinance No. 94-255	11/29/94
Ordinance No. 95-56	03/21/95
Ordinance No. 97-16	01/28/97
Ordinance No. 97-20	02/18/97
Ordinance No. 97-21	02/18/97
Ordinance No. 97-77	06/24/97
Ordinance No. 00-142	09/05/00
Ordinance No. 01-25	03/06/01
Ordinance No. 02-44	04/23/02
Ordinance No. 02-159	11/05/02
Ordinance No. 06-2	01/09/06
Ordinance No. 06-86	06/09/06
Ordinance No. 07-33	03/21/07
Ordinance No. 08-71	07/01/08
Ordinance No. 08-82	11/25/08
Ordinance No. 09-148	05/11/2010
Ordinance No. 09-149	05/11/2010
Ordinance No. 09-157	03/02/2010
Ordinance No. 10-81	08/24/2010

Title 1 – Zoning Ordinance
Chapter 2: Zoning Districts and Permitted Uses

Article I. Zoning Districts

Section 1: Zoning districts established.

A. Purpose and Intent. In order to implement the land use policies of the comprehensive plan, the following districts are established by this Ordinance. The zoning districts referenced in this Ordinance are as follows:

1. AG - Agriculture District:
2. Dwelling Districts:
 - Single-Family Districts:
 - D-1 - Single-Family District
 - D-2 - Single-Family District
 - D-3 - Single-Family District
 - Multi-Family Districts:
 - D-4 - Medium Density Residential District
 - D-5 - Multiple Dwelling District
 - D-6 - Planned Residential District
3. Mixed-Use Districts:
 - MU-L - Mixed-Use Low
 - MU-M - Mixed-Use Medium
 - MU-H - Mixed-Use High
 - MU-D - Mixed-Use Downtown
4. Commercial Districts:
 - C-1 - Neighborhood Business District
 - C-2 - General Business District
5. Industrial Districts:
 - I-1 - Light Industrial District
 - I-2 - Heavy Industrial District
 - I-3 - Planned Industrial District
 - I-4 - Landfill, Mining and Timbering District
6. Specific Plan Districts:
 - HID - Health and Institutional District
 - PRD - Planned Recreational District
 - MXD - Planned Mixed Use District
7. Holding Zone District

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Section 2. Zoning districts described.

- A. Agricultural (AG) District. The AG district is intended to allow for the use of land for agricultural uses within the City or other previously undeveloped vacant land or other low-density low-impact development. Some of these areas maybe best suited as natural conservation areas, because they are unsuitable for urban scale development due to severe environmental constraints.

The AG district is designed for uses that generally occur in rural rather than urban areas. These districts permit: very low density residential development generally on very large lots of land where public sanitary sewer service and public water supply are not available or not planned; agricultural and timbering uses; schools, churches and neighborhood-serving public uses.

- B. Dwelling Districts. The dwelling districts allow a range of densities from very low (one unit per acre) to as high as thirty units per acre. These districts offer a diversity of housing types (including single-family, two-family, townhouse, cottage and multifamily developments) throughout all density ranges established by the comprehensive plan.

Dwelling districts are to be applied in a manner consistent with the comprehensive plan. They should be applied according to the compatibility of the associated density with the prevailing development pattern of the area.

Dwelling districts also permit a limited range of compatible and supportive community-related uses such as, churches, schools, small day care centers and public buildings.

1. Single-Family (D-1, D-2 and D-3) Districts. The D-1, D-2 and D-3 districts are designed to allow for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the comprehensive plan. Uses in these districts include: single-family homes, schools, churches, and neighborhood-serving public uses.
2. Two-Family, Cottage, Townhouse and Small Multi-Family (D-4) District. The D-4 district is designed to allow for either established residential subdivisions where the pattern of development contains both one-and two-family, cottage developments, small multi-family structures and where maintaining a mixture of housing types is desirable. Uses in this district include: one and two-family homes, cottages, townhouses, small multi-family, schools, churches and neighborhood-serving public uses.
3. Multifamily (D-5) District. The D-5 district is designed to allow for a range of medium to high density residential development characterized by multi-family structures. Generally, they will be found at or adjacent to major transportation or transit corridors and intersections and in downtown adjacent areas. Uses in this district include: multi-family rental and

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condominium structures and townhouses, typically in large developments or mid-rise and high-rise buildings, schools, churches, and neighborhood-serving public uses.

4. Planned Residential (D-6) District. The D-6 district is designed to allow for the flexible and orderly arrangement of large planned residential areas designed as a single unit in a manner consistent with a development plan. The owner or owners of a tract of land may submit a petition for the establishment of such a district provided the tract of land is five or more acres in area or less than five acres and is located within an urban renewal project area.
- C. Mixed-Use Districts. Mixed-Use districts, ranging from vibrant downtown environments to active urban villages, include residential, retail, entertainment, and office uses. The mixture can be vertical, with uses on different floors of a building, and horizontal, with different uses in adjacency. Mixed-use centers are pedestrian-friendly and provide concentrated population and activity centers that can support enhanced transit. Buildings should be oriented to the street, with active ground-floor uses or easy pedestrian access. Parking should be located in the rear of the parcel or to the side where lots are shallow, or in parking structures or parking areas that serve multiple lots. Uses that require large amounts of trucking are not suitable for mixed-use areas. Churches, schools and public uses are included in mixed-use areas.

To effectively implement the mixed use policies of the comprehensive plan, a variety of mixed-use districts are provided that offer a range of permitted uses and intensities of development. The lowest intensity districts encourage development at intensities commensurate with nearby residential areas and local shopping services. The higher intensity mixed-use districts, being more permissive in the allowable intensity of development and the range of nonresidential uses, are intended to be located in areas characterized by enhanced transit opportunities and high levels of support services.

1. Mixed-Use (MU-L) Low District. The mixed use low district is designed to be compact, walkable, and contain residential and commercial areas, often with a “Main Street” spine that historically served as a town center with two- to three-story buildings. Uses can be mixed horizontally (side-by-side), or vertically (one above the other). Uses in this district include: multi-family, townhouse, cottage and small-lot single-family residential, neighborhood supporting retail and services, offices, hotels and live/work structures. Main Street areas would typically be characterized by ground-floor uses including small markets, convenience retail and services, restaurants and cafes, and existing or potential residential uses on upper floors.

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2. Mixed-Use (MU-M) Medium District. The mixed-use medium district will have a similar mix of uses as in Mixed-Use Low District, but with provision for up to mid-rise buildings and larger multi-family developments.
 3. Mixed-Use (MU-H) High District. The mixed-use high district is designed to accommodate medium- to high-density office, residential, retail, artisanal industries and small warehouses that may be characterized as light industry that do not have noise, odor, illumination, trucking, or other adverse impacts on adjacent land uses. This district will could also include entertainment areas, and be transit-accessible or transit-ready locations. Intensity of development would vary by area. Uses in this district include: high density multi-family, loft, townhouse, and small-lot residential, retail and services, offices, hotels, large entertainment facilities, and live/ work structures. Ground-floor uses encouraged on desired pedestrian-intensive streets.
 4. Mixed-Use (MU-D) Downtown. The mixed-use downtown district is designed to accommodate Medium- to high-density office, residential, retail and entertainment areas that create vibrant 18–24-hour, 7-day a week live-work-play environments, typically mid-rise to high-rise; artisanal industries and small warehouses that may be characterized as light industry that do not have noise, odor, illumination, trucking, or other adverse impacts on adjacent land uses. This district is focused in the downtown area, and should be transit-accessible. Uses in this district include: high density multi-family, loft, townhouse, retail and services, offices, hotels, large entertainment facilities, and live/work structures.
- D. Commercial Districts. Commercial districts are designed for establishments engaged in a variety of consumer sales and service uses, professional and business services, and recreational uses. Freestanding structures are common within these commercial districts, with most businesses desiring to be oriented toward major streets and thoroughfares.
1. Neighborhood Commercial (C-1) District. The neighborhood commercial district is designed to allow for areas of neighborhood retail and services that meet the day-to-day needs of residents and workers of surrounding neighborhoods (typically within a 1-mile radius) Uses in this district include: smaller grocery stores, banks, restaurants and services such as small professional and health offices, barber/beauty shops, dry cleaners, small- to medium-scale offices, schools, churches, and neighborhood-serving public uses. This district is intended to be accessible both by automobile with sufficient parking, but also designed to accommodate pedestrian and bicycle access.
 2. General Commercial (C-2) District. This general commercial district is designed to allow for areas serving a citywide or regional trade area, including shopping and entertainment centers that offer a range of retail

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and service establishments. Uses in this district include: large supermarkets, department stores, movie theaters, big box stores, supporting retail and other services, leisure and entertainment uses, high density multi-family, schools, churches, and neighborhood-serving public uses. Office uses with ground floor retail are encouraged. This district is intended to be accessible by auto, but should be designed to accommodate pedestrians and bicyclists, provide interior circulation between properties, and appropriate landscaping to counter heat island and stormwater impacts.

- E. Industrial Districts. The industrial districts will implement the various industrial policy objectives of the comprehensive plan. The range of permitted uses, area requirements and operational standards reflect the intended purpose of the respective district.
1. Light Industrial (I-1) District. The light industrial district is designed to allow for light industrial and office uses, potentially in “business park” settings, and typically near major transportation routes including Interstates, State Highways, railroad spurs and airport facilities. Uses in this district include: warehouse and distribution uses, urban agriculture, supporting uses, such as minor retail and services to support the major uses. No residential uses are allowed in this district.
 2. Heavy Industrial (I-2) District. The heavy industrial district is designed to allow for heavy manufacturing. These uses typically require significant truck traffic and/or rail connections. Uses in this district include: heavy manufacturing, junkyards, scrap metal processors, and supporting uses included (minor retail, services, and offices connected to the industrial use or serving an industrial park). No residential uses are allowed in this district.
 3. Planned Industrial (I-3) District. The planned industrial district is designed to allow for the orderly arrangement of high quality industrial development designed for maximum compatibility internally and with surrounding environs. This district shall not be established on less than six acres; however, this may be reduced to one acre, or a half block consisting of all lot frontage between two intervening streets, if such property is situated within or adjacent to a "C" or "I" zoning district or else abuts on a street having at least four moving lanes. Uses in this district include: warehouse and distribution uses, urban agriculture, supporting uses, such as minor retail and services to support the major uses. No residential uses are allowed in this district.
 4. Mining, Landfill and Timbering Industrial (I-4) District. The mining, landfill and timbering district is designed to allow specific high intensity heavy industrial uses. Uses in this district include: heavy industrial, waste management, mining and timbering.

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- F. Special Planned Districts. Special planned districts are intended to implement the context sensitive development and land use compatibility of large planned developments such as, large recreation areas, large health and institutional uses, and large mixed-use planned areas. The districts shall be used to promote site specific development in the location, integration, and arrangement of land uses, building, structures, utilities, access, parking and streets.
1. Planned Recreation (PRD) District. The planned recreational district is designed to allow for the orderly arrangement of large recreational facilities and associated commercial uses. Uses in this district include: amusement parks, athletic fields and stadiums carnivals, circuses, drive-in or enclosed theaters, fairgrounds, golf courses, practice golf driving range, race tracks (automobile, stock cars, motorcycles, horses and dogs), riding stables and trails, sport arenas, swimming pools, boating or water parks, theme parks, and zoos.
 2. Health and Institutional (HID) District. The health and institutional district is designed to allow for the orderly arrangement of buildings and uses on the campus of professional health care providers, hospitals, institutions of higher learning, including residential dwellings that are associated with such uses and are located on the same campus of the associated institution, as well as other uses that may from time to time be associated with, or accessory to, the aforementioned uses.
 3. Planned Mixed-Use (MXD) District. This planned mixed-use district is designed to allow for a compatible and complementary mixture of residential, office, commercial, cultural, institutional, governmental, and industrial uses in large planned developments. The purpose of this district is: to encourage flexible, creative and imaginative approaches to a range of urban development opportunities; to provide flexible and creative solutions to transportation and parking problems, public or private, motorized and pedestrian; to promote citizen interaction and a sense of community; to provide opportunities for affordable housing; to provide economic, convenient and efficient provision of sufficient public services; to assure the provision of public spaces and activities; to preserve significant natural features of the land; and to develop in a manner complementary with other land in the vicinity.
- G. Holding Zone (HZD) District. The purpose of district is to provide for the regulation of all uses and structures within areas which have been recently annexed and are yet to be developed in order to encourage the orderly timing and phasing of growth in these areas. The Holding Zone District may be applied to any areas which have been recently annexed for which the City finds should be held in a primarily undeveloped state for an interim period of

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time pending development and/or completion of a comprehensive land use plan for the subject area.

Article II: Permitted Uses Table.

Section 1. General

- A. The range of land uses permitted as of right, permitted subject to specific conditions, permitted subject to special exceptions standards, permitted as accessory to a principal use on the same lot, permitted by administrative review, permitted with an approved conceptual plan or permitted with an approved master plan are established in the following permitted use Table 1.02.201.
- B. In addition to all other provisions of this Ordinance, land uses established by the district land use table as permitted with conditions (PC) shall comply with the specified provision of Chapter 4, Article II; special exception (SE) uses shall be subject to the provisions of Chapter 4, Article III; uses permitted as accessory to a principal use on the same lot shall be subject to the provisions of Chapter 4, Article IV; uses allowed by administrative review shall be subject to the provisions of Chapter 4, Article V, Section 1; uses allowed by conceptual plan shall be subject to the provisions of Chapter 4, Article V, Section 7; and uses allowed by master plan shall be subject to the provisions of Chapter 4, Article V, Section 3 of this Ordinance. In the event of any conflict between the district land use table and the text of regulation, the text shall control.

Section 2. Multiple Uses.

When two or more principal uses are proposed for the same lot, each principal use shall be subject to the applicable provision of this title.

Section 3. New Uses.

The Director is empowered to categorize new land uses not enumerated in this title according to the most comparable land use classification established by this title. The Director's decision may be appealed to the Board.

Section 4. Director and Council Approved Uses.

In the I-2 District, when any other use not in conflict with any other ordinance of the City regulating nuisances or solid waste and all other provisions of this Ordinance, that use may be approved by the Director, provided further, that the uses listed below may not be operated, placed, or established on a property until and unless the use shall be approved by the Council after report from the Department: Abattoir, Acid manufacture, Atomic power plant or reactor, Explosives manufacture or inside storage, Fat, grease, lard or tallow rendering or refining, Glue or size manufacture, Garbage, offal or dead animal reduction or dumping, Petroleum refining, Stockyard or slaughter of animals, Hazardous waste or toxic disposal, Medical and infectious materials disposal.

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Section 5. Permitted Use Table 1.02.201.

The following notations are utilized in the district land use table in conjunction with the zoning districts established by this title and the land uses associated with those districts. Lack of one of the following notations in a cell of the district land use table indicates that the specific land use category is not permitted within that corresponding zoning district.

P	-	Permitted as of right
PC	-	Permitted with conditions as described in Chapter 4, Article II
SE	-	Permitted by special exception with conditions as described in Chapter 4, Article III
PAC	-	Permitted as accessory to another principal use as described in Chapter 4, Article IV
AR	-	Administrative Review
X	-	Not permitted
PCP	-	Permitted with approved Conceptual Plan
PMP	-	Permitted with approved Master Plan

Several notes at the end of the Permitted Use Table 1.02.201 indicate other land use development standards that may apply to development within the City.

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TABLE 1.02.201 PERMITTED USES

Zoning District	Dwelling Districts						Mixed Use Districts				Comm. Districts		Industrial Districts				Other Districts			
	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PRD	MXD / PUD	HI D	AG
DWELLING USES:																				
Dwellings:																				
Single-Family Detached	P	P	P	P	P	PC	P	P	P	P	X	X	X	X	X	X	X	PCP	PM P	P
Townhouse	X	X	X	PC	PC	PC	PC	P	P	PC	X	X	X	X	X	X	X	PCP	PM P	X
Duplex/Triplex/Quadplex	X	X	X	P	P	PC	P	P	P	PC	X	X	X	X	X	X	X	PCP	PM P	X
Multiple Family(5 or more units)	X	X	X	X	P	PC	X	P	P	PC	X	X	X	X	X	X	PA C	PCP	PM P	X
Manufactured Housing	SE	SE	SE	SE	SE	SE	X	X	X	SE	X	X	X	X	X	X	SE	PCP	X	PC
Communal Living Facility	X	X	X	SE	SE	SE	X	SE	SE	X	X	SE	X	X	X	X	X	X	X	X
Conservation Subdivision	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cottage Development	X	X	X	P	X	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X
Dwelling, Caretaker	X	X	X	X	X	X	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PCP	PM P	X
Dwelling, Accessory	X	X	X	PA C	PA C	X	PA C	PA C	PA C	PA C	PA C	PA C	X	X	X	X	X	X	X	X
Dwelling Unit, Other	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	PCP	PM P	P

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Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PR-D	MXD / PUD	HI-D	AG	
Associated Dwelling Uses:																					
Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PM-P	P	
Garage Sale/Yard Sale	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PM-P	PA-C	
Home Occupations	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PM-P	PA-C	
Residential Compost Pile	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PM-P	PA-C	
Temporary Storage	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PM-P	PA-C	
EDUCATIONAL/INSTITUTIONAL/ CIVIC USES:																					
Adult Care Center	X	X	X	X	SE	SE	PC	PC	PC	PC	PC	PC	PC	PC	X	X	PC	PCP	PM-P	PC	
Child Care Center	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	X	PC	PCP	PM-P	PC	
Family Day/Night Care Home	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	X	X	PC	PM-P	PC	
Family Group Day/Night Care Home	X	X	X	SE	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	X	X	X	PM-P	PC	
Accessory Child Care Center	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PM-P	PA-C	
College or University	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	PCP	PM-P	X	
Fraternity/Sorority House	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PCP	PM-P	X

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Institutional Office	X	X	X	X	X	X	PC	PC	PC	X	X	X	X	X	PCP	PM _P	X				
Internment, Cemetery	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	SE	SE	X	P				
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PRD	MXD / PUD	HI D	AG	
Internment, Columbarium	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PM _P	PAC
Internment, Mausoleum	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PM _P	PAC
Park/Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PCP	P
Personal Instruction	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PM _P	P
Place of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PM _P	PC
Private Club	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PM _P	P
Public Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PCP	P
Rummage Sale	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PM _P	PC
School, Business	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PM _P	X
School, Elementary/Middle	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PM _P	X
School, High School	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PM _P	X
School, Trade	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PM _P	X
MEDICAL USES:																					
Clinic	X	X	X	X	X	X	PC	P	P	P	PC	P	P	P	P	P	P	P	P	PM _P	X
Hospital	X	X	X	X	X	X	X	SE	P	P	X	P	P	P	P	P	P	P	P	PM _P	X
Medical Lab	X	X	X	X	X	X	X	SE	P	P	SE	P	P	P	P	P	P	P	P	PM _P	X

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Opioid Replacement Therapy Treatment Facility	X	X	X	X	X	X	X	X	X	SE	SE	X	X	X	X	X	X	X	X		
Scientific Lab	X	X	X	X	X	SE	SE	SE	SE	P	P	X	X	PCP	PM	P	X	X	X		
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PR-D	MXD / PUD	HI-D	AG	
Veterinarian Clinic	X	X	X	X	X	X	X	X	PC	PC	X	PC	PC	PC	PC	X	PC	PCP	PM	P	PC
COMMERCIAL USES:																					
Animal Boarding Facility	X	X	X	X	X	X	X	PC	PC	PC	X	PC	PC	PC	PC	X	PC	PCP	PM	P	PC
Animal Day Care	X	X	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	PCP	PM	P	PC
Animal Kennel	X	X	X	X	X	X	X	X	X	X	X	PC	PC	PC	PC	X	PC	X	X	X	PC
Appliance Repair	X	X	X	X	X	X	X	X	PC	PC	X	P	P	P	P	X	X	PCP	X	X	X
Automobile Parking	X	X	X	X	SE	SE	P	P	P	P	P	P	P	P	P	X	P	PCP	PM	P	X
Automobile Sales	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	P	PCP	X	X	X
Automobile Service	X	X	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	PCP	PM	P	X
Automobile/Light Truck Repair	X	X	X	X	X	X	X	X	PC	PC	X	PC	PC	PC	PC	X	PC	PCP	X	X	X
Bakery, Retail	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	X	P	PCP	PM	P	X
Bakery, Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	PCP	X	X	X
Bar	X	X	X	X	X	X	P	P	P	P	X	P	P	P	X	X	P	PCP	X	X	X
Bed and Breakfast Inn	X	X	X	X	X	X	PC	PC	P	P	PC	X	X	X	X	X	X	PCP	PM	P	P
Bed & Breakfast Inn, Historic	SE	SE	SE	PC	PC	PC	X	X	X	X	X	X	X	X	X	X	X	PCP	PM	P	X
Off-Premise Sign	X	X	X	X	X	X	X	PC	PC	PC	X	PC	PC	PC	PC	X	X	PCP	X	X	X

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Business Service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PM P	X
Business Service w/ Distribution	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PCP	X
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU -L	MU -M	MU -H	MU- D	C-1	C-2	I-1	I-2	I-3	I-4	PR D	MXD / PUD	HI D	AG	
Car Wash, Automated	X	X	X	X	X	X	SE	SE	PC	PC	SE	PC	PC	PC	PC	X	PC	PCP	X	X	
Car Wash, Manual	X	X	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	PCP	PM P	X	
Convenience Store	X	X	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	PCP	PM P	X	
Donation Box	X	X	X	X	X	X	PA C	PAC	PA C	PAC	PA C	PAC	PA C	PA C	X	X	X	PAC	PM P	X	
Donation Center	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	X	PCP	PM P	X	
Dressmaker/Tailor/Millinery	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	PCP	PM P	X	
Electronics Repair	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	PCP	PM P	X	
Event Center	X	X	X	X	X	X	X	X	SE	SE	X	SE	P	X	X	X	SE	PCP	X	X	
Financial Institution	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	PCP	PM P	X	
Fitness Center	X	X	X	X	X	X	PC	P	P	P	PC	P	P	P	X	X	X	PCP	PM P	X	
Funeral Home	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	X	PCP	X	X	
Furniture Store	X	X	X	X	X	X	X	X	P	P	PC	P	P	P	X	X	X	PCP	X	X	
Home Improvement Center	X	X	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	X	PCP	PM P	X	
Hotel	X	X	X	X	X	X	X	PC	P	P	X	P	P	X	X	X	PC	PCP	PM P	X	
Market, Farmer's	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	X	PC	PCP	PM P	PC	
Market, Flea	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	PCP	X	X	

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Market, Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	PM P	PC
Mini-Storage Warehouse	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PCP	X	X
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU -L	MU -M	MU -H	MU- D	C-1	C-2	I-1	I-2	I-3	I-4	PR D	MXD / PUD	HI D	AG
Nursery	X	X	X	X	X	X	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	PCP	PM P	PC
Office	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	X	P	PCP	PM P	X
Office, Leasing/Sales	PC	PC	PC	PC	P	P	P	P	P	P	P	P	X	X	X	X	PC	PCP	PM P	PC
Payday Loan	X	X	X	X	X	X	X	X	PC	PC	X	PC	PC	PC	X	X	X	X	X	X
Personal Care Services	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	PCP	PM P	X
Recreation Equipment Sales/Service	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	P	PCP	X	X
Restaurant Drive-In/Drive- Through	X	X	X	X	X	X	PC	PC	X	X	PC	PC	PC	PC	PC	X	PC	PC	PM P	X
Restaurant	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	X	P	PCP	PM P	X
Retail	X	X	X	X	X	X	PC	P	P	P	PC	P	P	P	P	X	P	PCP	PM P	X
Shopping Center	X	X	X	X	X	X	PC	P	P	P	PC	P	P	P	P	X	P	PCP	PM P	X
Title Loan/Pawnshop	X	X	X	X	X	X	X	X	PC	PC	X	PC	PC	PC	X	X	X	X	X	X
Upholstery Shop	X	X	X	X	X	X	P	P	P	P	P	P	P	P	PC	PC	X	PCP	X	X
COMMUNICATION USES:																				
Printing and Publishing	X	X	X	X	X	X	PC	PC	P	P	PC	P	P	P	P	X	X	PCP	PM P	X
Studio, Radio/TV	X	X	X	X	X	X	PC	PC	P	P	PC	P	P	P	P	X	X	PCP	PM P	X
Wireless Communication:																				

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Broadcast Satellite	X	X	X	X	X	X	X	X	X	SE	AR	AR	AR	AR	SE/A R	AR	AR					
Broadcast Tower	X	X	X	X	X	X	X	X	X	X	SE	SE	SE	SE	SE/A R	X	SE					
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU -L	MU -M	MU -H	MU- D	C-1	C-2	I-1	I-2	I-3	I-4	PR D	MXD / PUD	HI D	AG		
Cellular, Microwave or Two-Way Antennas	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	SE/A R	AR	AR	AR	
Cellular, Microwave or Two-Way Towers	SE	SE	SE	SE	SE	SE	SE	SE	AR	X	SE	AR	AR	AR	AR	AR	AR	SE/A R	SE/A R	SE	AR	
INDUSTRIAL USES:																						
Brew Pub	X	X	X	X	X	X	X	PC	PC	PC	X	PC	P	P	P	X	PC	PCP	PCP	X	X	
Brewery	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	PCP	PCP	X	X	
Brewery, Micro	X	X	X	X	X	X	X	X	PC	PC	X	X	P	P	P	X	PC	PCP	PCP	X	X	
Contractor Yard	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	PCP	PCP	X	X	
Dairy, Factory	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	PCP	PCP	X	P	
Dairy, Farm	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PCP	PCP	X	P	
Distillery	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	PCP	PCP	X	X	
Distillery, Artisanal	X	X	X	X	X	X	X	X	PC	PC	X	X	P	P	P	X	PC	PCP	PCP	X	X	
Heavy Equipment, Sales and Service	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	
Junk Yard, General	X	X	X	X	X	X	X	X	X	X	X	X	PC	PC	X	X	X	X	X	X	X	
Junk Yard, Vehicular	X	X	X	X	X	X	X	X	X	X	X	X	PC	PC	X	X	X	X	X	X	X	
Manufacturing, Heavy	X	X	X	X	X	X	X	X	X	X	X	X	PC	PC	X	X	X	X	X	X	X	
Manufacturing, Light	X	X	X	X	X	X	X	X	X	X	X	X	PC	PC	P	X	X	PCP	PCP	X	X	
Manufacturing, Specialized	X	X	X	X	X	X	X	X	PC	PC	X	PC	P	P	P	X	X	PCP	PCP	X	X	

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Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Motor Freight, Distribution	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PCP	X	X
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PR-D	MXD / PUD	HI-D	AG						
Salvage Yard	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	X	X	X	X	X	X	X	X	X	X	
Scrap Metal Processor	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	X	X	X	X	X	X	X	X	X	X	
Tank Farm	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	
Timbering	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	X	X	X	PC	X	X	X	PC	
Truck Plaza	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
Truck Repair, Heavy	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
Warehouse	X	X	X	X	X	X	X	X	PC	PC	PC	X	P	P	P	X	X	PCP	PM-P	X	X	X	X	X	X	
Warehouse/Office	X	X	X	X	X	X	X	X	PC	PC	X	PC	P	P	P	X	X	PCP	X	X	X	X	X	X	X	
Wrecker Service w/outside storage of disabled vehicles	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	X	X	X	X	X	X	X	X	X	X	
Wrecker Impound Lot	X	X	X	X	X	X	X	X	X	X	X	X	SE	PC	X	X	X	X	X	X	X	X	X	X	X	
AGRICULTURAL USES:																										
Apiary	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PA-C	PAC	PA-C	X	PA-C	X	PA-C	PAC	PM-P	P	P					
Chicken Coop	PA-C	PA-C	PA-C	X	X	X	X	X	X	X	X	SE	SE	SE	SE	X	X	X	X	X	PA-C	P	P			
Community Garden	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	PC	PM-P	P	P					
Dairy Farm	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Livestock Barn	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SE	X	PA-C	P	P				
Market Stand	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

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Poultry/Rabbit Farm	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	
Stable/Ranching	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PA	C	X	X	X	P	P
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PR-D	MXD / PUD	HI-D	AG							
Urban Farm, Indoor	X	X	X	X	X	X	X	X	P	P	X	P	P	P	PC	X	PC	PCP	X	X	P	P	P	P	P	P	
Urban Farm, Outdoor	X	X	X	X	X	X	X	X	X	X	X	SE	PC	PC	PC	X	PC	PCP	X	X	P	P	P	P	P	P	
TRANSPORTATION USES:																											
Airport	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	X
Bus Station	X	X	X	X	X	X	X	PC	PC	PC	X	PC	PC	X	PC	X	X	PCP	PM-P	X	X	X	X	X	X	X	X
Heliport	X	X	X	X	X	X	X	X	SE	SE	X	X	SE	SE	SE	X	SE	X	PM-P	X	X	X	X	X	X	X	X
Railroad Station	X	X	X	X	X	X	X	X	X	PC	X	X	PC	PC	X	X	X	X	X	X	X	X	X	X	X	X	X
Railroad Yard	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X
UTILITY USES:																											
Power Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility Substation	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Reservoir/Water Tank	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Solar Panel, Building Mounted	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	PC	PCP	PC	PC	PC	PC	PC	PC	PC	PC	PC
Solar Panel, Ground Mounted	X	X	X	X	X	X	X	X	PC	PC	PC	PC	P	P	P	P	PC	PCP	PC	PC	PC	PC	PC	PC	PC	PC	PC
Waste Water Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	SE	X	SE	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	SE	SE	SE	X	SE	X	X	X	X	X	X	X	X	X	X
Water/Sewer Pumping Station	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

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WASTE MANAGEMENT USES:																					
Composting Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PC
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PRD	MXD / PUD	HI D	AG	
Landfill	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	PC	X	X	X	X	X
Landfill, Sanitary (Private)	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	PC	X	X	X	X	X
Landfill, Sanitary (Public)	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	PC	X	X	X	X	X
Recycling Collection Center	X	X	X	X	X	X	X	X	PC	PC	X	PC	P	P	X	X	PCP	PCP	PM P	X	
Recycling Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	PC	X	X	X	X	X
Solid Waste Transfer Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	PC	X	PC	X	X	X	X	X
RECREATION/ENTERTAINMENT USES:																					
Adult Establishment	X	X	X	X	X	X	X	X	PC	PC	X	PC	PC	PC	X	X	X	X	X	X	X
Amphitheater	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PC	PC	X	PC	X	X	X	X	P	PCP	PM P	X	X
Arena	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PC	PC	X	PC	PC	X	X	X	PC	PCP	PM P	X	X
Amusement, Indoor	X	X	X	X	X	X	PC	P	P	P	PC	P	P	X	P	P	P	PCP	X	X	X
Amusement, Outdoor	X	X	X	X	X	X	X	X	X	X	X	PC	PC	PC	PC	X	PC	PCP	PM P	X	X
Convention Center	X	X	X	X	X	X	X	X	PC	PC	X	PC	PC	X	X	X	PC	PCP	PM P	X	X
Country Club Golf/Swim	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	PCP	PM P	P	P
Drive-In Movie	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	PCP	X	X	X
Driving Range Free-Standing	X	X	X	X	X	X	X	X	X	X	X	PC	PC	PC	X	X	PC	PCP	X	X	X
Greenway/Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PCP	PM	P	P

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Fitness Center	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PM P	X	P			
Zoning District	D-1	D-2	D-3	D-4	D-5	D-6	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PR-D	MXD / PUD	HI-D	AG							
Stadium	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PA C	PC	PC	PC	PC	PC	PC	PM P	X	P
Zoo	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P

NOTES :

In addition to all other provisions of this Ordinance, Wireless Communication Facilities shall comply with the specified provisions of Chapter 4, Article V, Section 1 of this Ordinance.

In addition to all other provisions of this Ordinance, developments within the D-6 district shall comply with the specified provisions of Chapter 4, Article V, Section 2 of this Ordinance.

In addition to all other provisions of this Ordinance, developments within the HID district shall comply with the specified provisions of Chapter 4, Article V, Section 3 of this Ordinance.

In addition to all other provisions of this Ordinance, developments within the PRD district shall comply with the specified provisions of Chapter 4, Article V, Section 4 of this Ordinance.

In addition to all other provisions of this Ordinance, construction of walls and fences shall comply with the specified provisions of Chapter 4, Article V, Section 5 of this Ordinance.

In addition to all other provisions of this Ordinance, developments within the I-3 district shall comply with the specified provisions of Chapter 4, Article V, Section 6 of this Ordinance.

In addition to all other provisions of this Ordinance, developments within the MXD district shall comply with the specified provisions of Chapter 4, Article V, Section 7 of this Ordinance.

In addition to all other provisions of this Ordinance, property zoned with a preceding Q shall comply with the specified provisions of Chapter 4, Article V, Section 8 of this Ordinance.

In addition to all other provisions of this Ordinance, property zoned with a preceding C shall comply with the specified provisions of Chapter 4, Article V, Section 9 of this Ordinance.

In addition to all other provisions of this Ordinance, developments within the HZD district shall comply with the specified provisions of Chapter 4, Article V, Section 10 of this Ordinance.