

ARTICLE 8. DISTRICT REQUIREMENTS

The following limitations and requirements are placed on uses in each district established under the authority of this Ordinance, in accordance with the intent of the Ordinance:

8.01 RESIDENTIAL DISTRICT REQUIREMENTS

- 8.01.01 A residential dwelling requires a building permit from the City of Bay Minette, Alabama, a permit for sewage hook-up or septic tank from the appropriate authorities and individual water meter for the residence.
- 8.01.02 All homes must conform to local City, County, and State regulations as they pertain to new home construction.
- 8.01.03 All requirements of these ordinances shall be completed in their entirety prior to the structure being occupied.

8.02 MULTI-FAMILY DWELLING REVIEW REQUIREMENTS

All multi-family dwellings intended for occupancy by three (3) or more families shall be submitted to the Planning Commission for site plan approval prior to issuance of the building permit. Site plans shall be submitted in accordance with *Section 8.09*.

8.03 PERFORMANCE STANDARDS FOR NON-RESIDENTIAL DISTRICTS

In all non-residential districts where facilities are permitted, they shall comply with the following minimum standards:

- 8.03.01 Lots shall be of sufficient size to be used for the purpose intended, provide adequate parking and loading facilities in addition to space required for conduct of other operation of the business, and otherwise comply with the provisions of the Ordinance.
 - 8.03.01.01 The minimum lot size for marinas shall be one (1) acre, all of which shall be above mean sea level.
- 8.03.02 Where a business district abuts any part of a residential district, a buffer zone ten (10) feet wide shall be required; where an industrial district abuts any part of a residential or business zone, a buffer zone of twenty (20) feet shall be required. Said buffer zone shall be part of the yard requirements and shall be fenced or screened subject to the following regulations:
 - 8.03.02.01 **Wall or Fence.** If a wall or fence is provided as a protection buffer, it shall be six (6) feet high and of a construction and a design approved by the Planning Commission. Said wall or fence shall be maintained in good repair by the owners of the property.
 - 8.03.02.02 **Screen Planting Strip.** If a screen planting strip is provided as a protection buffer, it shall be at least ten (10) feet in width, shall be planted with materials in sufficient density and of sufficient height (but in no case less than six (6) high at the time of planting) to afford protection to the residential or business district from the glare of lights, from blowing papers, dust and debris, from visual encroachment, and to effectively reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition and in such manner as to accomplish its purpose continually.
- 8.03.03 No primary entrances or exits shall direct traffic into adjacent residential districts. Adequate parking as required in *Article 9* shall be provided. Adequate space for service and supply vehicles to get in and out or turn around shall also be provided.
- 8.03.04 Noise, air pollutants including dust emissions, and surface runoff shall not exceed background levels by more than ten percent (10%).
- 8.03.05 Uses in all business districts must comply with all applicable health and safety standards, including sanitary facilities, paved and landscaped parking areas, and other requirements of this Ordinance and of State and Federal regulations.
- 8.03.06 All commercial and industrial structures shall be so designed as to present an aesthetically pleasing appearance, as determined by Planning Commission, that is generally compatible with existing buildings in the district, except those less desirable in appearance that have been grandfathered under *Article 7* of this Ordinance.

- 8.03.07** Non-permanent structures such as trailers, sheds and other such buildings used for business purposes may be permitted in business districts on a temporary basis pending construction of a permanent building. Such structures may be permitted by the City Planner for six (6) month periods, renewable, upon written request from the business owner, up to a maximum of two (2) years. Any additional renewals would be subject to the review and approval of the Planning Commission.
- 8.03.08** Non-permanent structures such as trailers and shipping containers used in conjunction with an existing non-residential use and used for storage of excess inventory, may be permitted by the City Planner provided the following requirements are met.
- 8.03.08.01** The structure is located at the rear of the primary building. The Planning Commission may, in its discretion, permit an alternate site location in the event special conditions and/or circumstances exist not resulting from the actions of the applicant.
- 8.03.08.02** The structure is not located within a required rear or side yard setbacks.
- 8.03.08.03** The structure shall not obstruct the use of any parking spaces or loading areas required by the primary use.
- 8.03.08.04** The structure shall not be visible from any public right of way, or from any residential district. Screening and/or fencing, as approved by the City Planner may be used to decrease the visibility.
- 8.03.08.05** Contents of the structure must be stored in accordance with applicable laws, rules and regulations. Under no circumstances shall such structures be used for the storage of hazardous or explosive materials. Any structure approved by the Bay Minette Fire Department must display the appropriate hazardous material plaques.
- 8.03.08.06** An application showing that these requirements are met shall be filed with the City Planner. This application shall include, at a minimum, the location of the containers, a list of the contents, and any applicable screening/fencing.
- 8.03.08.07** Any existing structures that were not approved by a building permit or through approval of a site plan by the Planning Commission or City Planner and placed on a site before the adoption of this Ordinance, shall be brought into compliance within one (1) year of the date of adoption of this Ordinance.

8.04 REQUIREMENTS FOR PUBLIC AND SEMI-PUBLIC AND ACCESSORY BUILDINGS

8.04.01 Minimum Lot Area and Lot Width

None specified only that the lot be large enough to provide the yards specified herein.

8.04.02 Yard Regulations

- a. Front Yard. Each lot shall provide a front yard with a minimum depth of forty (40) feet.
- b. Side Yards. Each lot shall have a side yard of a minimum of thirty-five (35) feet on each side.
- c. Rear Yard. Each lot shall have a rear yard with a minimum depth of thirty-five (35) feet.

8.04.03 Maximum Building Height

No structure shall exceed a height of thirty-five (35) feet, except a church, hospital or jail may have a maximum height of 100 feet, provided that one-half ($\frac{1}{2}$) foot shall be added to all minimum yard requirements for each additional foot of height in excess of fifty (50) feet. (Does not apply to church sanctuary.)

8.04.04 Maximum Building Coverage

The maximum land covered by a building shall be fifty percent (50%) of the total lot area. A minimum of fifteen percent (15%) of the total lot area shall be landscaped or maintained as open green space. The foregoing percentage shall include all landscape requirements for parking areas. Provided however, at least five percent (5%) of the total landscaped area or green space must be located in the front yard and side yards of the lot in areas other than parking areas.

8.05 MAXIMUM BUILDING HEIGHT

Except as provided for elsewhere in this Ordinance, no structure shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in any R-1, R-2 or R-3 Residential District or more than four (4) stories or fifty (50) feet in any R-4, Business or Industrial District.

8.06 METAL BUILDINGS

On properties along the right-of-way of Alabama Highway 59, Highway 31 or Hand Avenue north of Highway 31 to McMeans Avenue, Highway 138, State Highway 287 and D'Olive Street, any metal-clad structures for residential multi-family projects involving the construction of three (3) or more dwelling units, all commercial structures and all industrial structures, are required to meet the following standards and criteria:

- 8.06.01 The exterior metal walls of the front and any sides of a building facing and visible from said public street, that will be constructed with metal cladding as the primary siding material, shall not be constructed to expose bare metal siding on any front or side exterior wall facing said right-of-way or roadway. An external façade shall be required to cover 100% of the front and any exterior walls facing said roadways, which shall apply to all metal structures whether new construction, renovation, remodel, expansion or otherwise altered from their current state as of the effective date of this Ordinance.
- 8.06.02 For developments with phased plans, the exterior façade required by this provision shall be completed within the first phase of construction. A Certificate of Occupancy shall not be issued, additional building permits received nor additional zoning approvals for the site if this requirement has not been completed in accordance with approved plans and to the satisfaction of the City Planner or Planning Commission.
- 8.06.03 Acceptable materials for the external facade of metal buildings include stucco, brick, scored and split face block and wood. For the purpose of this Section, paint of any kind including textured or rubberized coatings shall not be considered acceptable façade materials. It is recommended that large walls be broken up through the use of architectural features or embellishments such as color bands, wainscot, protrusions, recessed windows or entries.
- 8.06.04 All metal buildings shall have at least two (2) exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials, on the front elevation and any other elevation that is adjacent to or visible from a public street or right-of-way.
- 8.06.05 To improve the aesthetics of the building and lot, landscaping shrubs and/or trees should be planted and maintained in front of those portions of the building facing the roadway or right-of-way.
- 8.06.06 Alternative design or alternative materials must be approved through the Site Plan approval process.

8.07 ACCESSORY USES, STRUCTURES, CARPORTS AND HOME OCCUPATIONS

8.07.01 Accessory Uses

Any use may be established as an accessory use to any permitted principal use in any district provided that such accessory use:

- 8.07.01.01 Is customarily incidental to and is maintained and operated as a part of the principal use;
- 8.07.01.02 Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated;
- 8.07.01.03 Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or pollutants, in a greater amount than customarily created by principal use; and,
- 8.07.01.04 No accessory structure shall be constructed or moved upon a lot until the construction of the primary structure has commenced.
- 8.07.01.05 In residential districts an accessory use will conform to the following requirements:
 - a. Where an accessory structure is attached to the residential building, a substantial part of one (1) wall of the accessory structure shall be an integral part of the residential building or such accessory structure shall be attached to the residential building in a substantial manner by a

roof and, therefore, such requirements applicable to the residential building shall apply. A detached carport constructed on-site shall be subject to applicable building codes.

- b. Where a carport is attached to the residential building, it shall be attached to the residential building in a substantial manner by a roof and, therefore, such requirements applicable to the residential building shall apply.
- c. A detached accessory structure shall not be closer than twenty (20) feet to the residential building, nor closer than five (5) feet to any lot line or encroach into any existing drainage or utility easements. Swimming pools shall not be closer than five (5) feet from the dwelling.
- d. A detached carport may be located adjacent to a residential building but shall not be closer than five (5) feet to any lot line nor encroach into any existing drainage or utility easement.
- e. A detached accessory building, not more than one (1) story in height, may be constructed on not more than thirty percent (30%) of the rear yard.
- f. No detached accessory structure or detached carport may: (1) be located forward of the building frontage of the residential building; or (2) be closer than twenty (20) feet to any right-of-way.
- g. Attached or detached accessory structures less than one-third ($\frac{1}{3}$) the area of the principal residence may be used for living quarters provided such structures do not contain kitchen facilities. Such accessory residences may also be constructed above a garage or other storage building provided they do not exceed the height limitation for the zoning district in which they are located. Notwithstanding any other provision contained herein to the contrary, all structures intended for use or used as living quarters are subject to and shall follow all applicable building codes and ordinances.

8.07.01.06 For residential multi-family, commercial or industrial uses, accessory structures shall conform to the following requirements:

- a. Shall be clearly incidental to the primary permitted use of the premises.
- b. For all such accessory structures that require a Building Permit, engineered plans shall be submitted prior to the issuance of a Building Permit.
- c. A non-residential detached accessory structure shall not be closer than ten (10) feet to another structure, nor closer than five (5) feet to any lot line or encroach into any existing drainage or utility easements.
- d. No detached accessory structure may: (1) be located forward of the building frontage of the primary structure; or (2) be closer than twenty (20) feet to any right-of-way.
- e. Where a business district abuts any part of a residential district, the detached accessory structure shall be located no closer than ten (10) feet to the property line; where an industrial district abuts any part of a residential or business zone, the detached accessory structure shall be located no closer than twenty (20) feet to the property line.
- f. Detached accessory buildings shall not exceed one and one half ($1\frac{1}{2}$) stories or twenty (20) feet in height.
- g. Detached accessory structures allowed with Land Use Approval by the City Planner or designee:
 1. Total size does not exceed 600 square feet.
 2. Intended for unconditioned or open-air storage of vehicles, tools, equipment or other similar utility use. No accessory structure will be allowed with Land Use approval for any use higher than a "Group S" or "Group U" Occupancy Classification as defined by the current International Building Code adopted by the City.
 3. Shall meet all other pertinent sections of this Ordinance.

4. Any residential multi-family, commercial or industrial accessory structure not conforming to the provisions of this Section shall be required to receive Site Plan Approval from the Planning Commission.

- 8.07.01.07 Minimum Lot Area and Lot Width.** None specified only that the lot be large enough to accommodate principal building plus the accessory building and/or buildings and meet the yard and other requirements specified in this Ordinance.
- 8.07.01.08 Maximum Building Height.** Detached accessory buildings shall not exceed one (1) story or fifteen (15) feet in height.
- 8.07.01.09 Maximum Building Coverage.** None specified, only that the principal building together with accessory buildings must comply with the requirements applicable to maximum building coverage specified in this Ordinance.
- 8.07.01.10 Permitting Requirement.** For any detached carport that is manufactured or constructed off-site and delivered to the residence for assembly and/or installation, the property owner shall obtain a Land Use Application and Building permit from the Planning and Development Services Department in accordance with the following requirements:
- a. The property owner shall submit a Land Use Certificate application accompanied by a \$75.00 fee and all documentation required by the City Planner and Building Official, which shall include, without limitation, Building Permit application, plot plan with proposed setbacks, engineered drawings and the manufacturer's installation requirements.
 - b. Upon review and approval of the application by the City Planner and Building Official, the property owner shall request and schedule a site inspection by the Building Official or his or her designee, to confirm that the proposed location for the accessory structure is in accordance with the requirements contained herein. The property owner shall not deviate from the approved location without approval of the City Planner or Building Official.
 - c. Upon completion of assembly and/or installation of the accessory structure, the property owner or his/her contractor shall submit a certification, in form as provided by the Building Official, that the accessory structure was installed in accordance with the approved manufacturer's installation requirements.

8.07.02 Home Occupations

Home occupations are permitted in all districts where residences are permitted, if licensed by the City and conforming to the conditions of this Section and any applicable laws or Ordinances. Home Occupations are subject to administrative review and require an approved Land Use Certificate. Home occupations shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part. No home occupation shall be permitted which might interfere with the general welfare of the surrounding residential area due to potential noise, increased pedestrian and vehicular traffic or any other condition which would constitute an objectionable use of residentially zoned property.

8.07.02.01 Limitations on Type of Home Occupation are as follows:

- a. No more than one (1) home occupation shall be approved in any residential dwelling unit.
- b. Area used for a home occupation shall not exceed twenty percent (20%) of the gross floor area in the principal building, up to a maximum of 500 square feet.
- c. No internal or external addition, alteration or expansion of the dwelling is permitted to accommodate the home occupation.
- d. The operation of a home occupation shall not create any nuisance or adversely affect the residential character of the neighborhood, including but not limited to an increase in traffic, on-street parking, excessive noise, heat, fire hazards, electrical interference (including radio, television and telephone interference) or a fluctuation in line voltage. Chemical, mechanical or

electrical equipment that creates any vibration, fumes, dust, air emissions, odors, light, glare or noises that are detectable outside of the dwelling shall be prohibited.

- e. The existence of a home occupation shall not be visible from or detectable beyond the property boundaries. The outdoor display or storage of products, materials, goods, supplies or equipment used in relation to the home occupation is expressly prohibited.
- f. Only articles made on the premises may be sold; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal use in the home occupation, may be sold on the premises. Other on-site sales, excluding those by phone, fax, mail, internet and similar remote methods, shall be prohibited.
- g. Patrons to the business shall be limited to one (1) client at a time.
- h. Instruction in music, dancing, and similar subjects shall be limited to two (2) students at a time.
- i. The activity carried on as a home occupation shall be limited to the hours between 7:00 a.m. and 8:00 p.m.
- j. Home occupations shall be legally established and licensed in conformity with the Ordinances of the City. Any home occupation operating without a business license or with an expired business license shall be required to obtain current Land Use approval prior to the issuance or re-issuance of a business license.
- k. Customary home occupations shall not include the following:
 1. Uses which do not meet the provision listed above.
 2. Automobile and/or body and fender repairing.
 3. Food handling on a large-scale basis, processing or packing.
 4. Repair, manufacturing and processing uses; however, this shall not exclude the home occupation of a dressmaker where goods are not manufactured for stock, sale, or distribution.
 5. Restaurants.
 6. Rental, sale, storage or repair of vehicles or equipment of any kind.
 7. No outdoor or indoor window signs of any kind are permitted for a home occupation.

8.07.02.02 Any home occupation not conforming with *Section 8.07.02.01* may be subject to Planning Commission approval and Site Plan Review.

8.08 PERMITTED USES AND CONDITIONS

8.08.01 Uses by Right

Uses in the Tables identified by "R" are permitted by right, subject to the conditions specified in the Tables or elsewhere in this Ordinance.

8.08.02 Uses Requiring Planning Approval

Uses in the Tables identified by "P" are permitted upon approval by the Planning Commission of the location and the site plan as being appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection and other public facilities; as not causing undue traffic congestion or creating a traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located. Each application to the Planning Commission for approval must be accompanied by a Site Plan prepared by the applicant or his agent.

8.08.03 Special Exceptions

Uses in the Tables identified by "S" are subject to the same approval of location and Site Plan as uses requiring Planning Approval; in addition, these uses are subject to approval of the Board of Adjustment. Each application to the Planning Commission and the Board of Adjustment for approval of a use permitted by Special Exception shall be accompanied by a Site Plan prepared by the applicant or his agent.

8.08.04 Compliance with District Requirements

Any use permitted in any district whether by Right, with Planning Approval, or as a Special Exception, must comply with the requirements of the district in which it is located, unless variance from such requirements is specifically requested and approved by the Board of Adjustment; or unless approved under the Planned Unit Development (PUD) provisions of the *Subdivision Regulations*.

8.08.04.01 Other provisions of this Ordinance notwithstanding, any tracts of farmland under cultivation or pastureland and timberland presently being used for such purposes may continue to be used for such purposes regardless of the zoning district in which they may be located.

8.08.05 Uses Prohibited

Where any use or analogous use has blank spaces under any zones listed in the headings of the Tables of Permitted Uses, such use is specifically prohibited in such zones.

8.08.06 Uses Not Specified

In any case where a use is not specifically referred to by the Table or elsewhere in this Ordinance, its status shall be determined by the analogous use or uses that are specifically referred to in the Table of Permitted Uses. When the status of a use has been so determined by the City Planner, such determination shall thereafter have general application to all uses of the same type. In order to promote consistency and fairness, and to avoid arbitrary and capricious decisions, the *North American Industry Classification System (NAICS)*, most current edition is hereby adopted as a reference and shall become a part of the *Zoning Ordinance* as an expansion of uses similar in nature but not expressly provided for within the Table of Permitted Uses. The *NAICS Manual* shall be used to provide definitions of each use or use groupings listed in the table. Unless expressly prohibited, and subject to any conditions listed in the Table or elsewhere in this Ordinance, all sub-uses listed under a use in the *NAICS Manual* shall have the same zoning district status identified in the Table of Permitted Uses for the most analogous use.

8.08.07 In general, any higher use may be permitted as a Special Exception in a lower use district, but no lower use shall be permitted in a higher use district, except as otherwise noted in the Table of Permitted Uses or where such use exists at the time of enactment of this Ordinance, in which case it is subject to the requirements of Non-Conformance section of this Ordinance.

8.08.08 Every use in any district shall be conducted entirely within a completely enclosed structure unless expressly exempted from enclosure requirements in this Ordinance.

8.08.09 It shall be the responsibility of the owner/developer to show (prove) compliance with the requirements of this Ordinance.

8.09 SITE PLAN APPROVAL

An application for Site Plan Approval shall be required for all residential multi-family projects involving the construction of three (3) or more dwelling units; all new or expanding commercial structures; all new or expanding industrial structures; and other uses as required by the Planning Commission prior to a building permit being issued. Site Plan Reviews shall be accomplished by the Planning Commission to assure compliance with the provisions of this *Zoning Ordinance* to ensure conformity with its purpose as stated in *Article 1*.

8.09.01 Pre-Application Conference

Applicants are urged to consult early and informally with the City Planner to facilitate the Site Plan application process. A Pre-Application Conference with City Staff is mandatory prior to submitting a Site Plan Approval Application. The purpose of Pre-Application Conference is to acquaint the applicant with the regulations governing the proposed development, procedures for approval, and other agencies or officials who must approve any part of the plan. Neither the applicant nor the Planning Commission are bound by considerations delivered during the Pre-Application Conference.

8.09.02 Review Procedures

- 8.09.02.01** Staff shall distribute the pre-application submittals and plans to all other City Departments, County and State agencies and other officials and agencies, as may be applicable, for preliminary review and recommendations. Following staff review and comments, the applicant shall submit a formal application and revised submittals which shall reflect the initial review comments.
- 8.09.02.02** Once applications are deemed administratively complete, Planning Staff will schedule the application for presentation to the Planning Commission in accordance with the established Meeting and Deadline Schedule.
- 8.09.02.03** While a public hearing is not required, notice of a public meeting will be posted on the property. The owner, or their agent, of the property for which Site Plan Approval is sought, adjacent property owners and any other parties identified that may have interest in the request, shall be notified by regular mail.
- 8.09.03** Where any project or site is to be developed in stages or phases, no application for Site Plan Approval for any fraction of the site shall be accepted for review unless a Master Plan is submitted or has been previously approved. The Master Plan shall be a conceptual plan showing the entire development site and all component stages or phases and shall express the overall development concept for the site at build-out.
- 8.09.04** Upon approval of the Site Plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Official may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements. Construction must follow the Site Plan as approved by the Planning Commission.
- 8.09.05** The City Planner or Planning Commission may waive certain requirements contained in *Section 8.09.05* of this Ordinance if it is determined that the requirements are not essential to a proper decision on the project; or, may supplement the list with other requirements deemed necessary to clarify the nature of the proposed development. At the time of application, submittals must include:
- a. Three (3) large-format, printed plan sets,
 - b. A digital version in PDF format, and
 - c. A digital version in GIS shapefile, CAD drawing or equivalent.
- 8.09.06 Minimum Requirements for Submittals**
- Site Plans shall include the following information related to the existing and proposed conditions unless some or all of these requirements are waived by the City Planner or Planning Commission.
- a. The location and size of the site including its legal description and a current certified survey
 - b. A vicinity map showing the site relation to surrounding property
 - c. The recorded ownership or developer's interest if the developer is not the owner
 - d. The relationship of the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features. This information may be combined with requirements for the vicinity map specified in this Section.
 - e. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density. Site calculations shall include the detailed information on the dimensions and/or area of the following:
 1. Existing Structure square footage
 2. Proposed Structure square footage
 3. Existing Impervious Surface area including parking areas and access/driveways
 4. Proposed Impervious Surface area including parking areas and access/driveways
 5. Proposed Landscaped/Open Space areas
 6. Number of Parking Spaces provided with dimensions and provisions for accessible parking and travel paths
 - f. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities

- g. The use and maximum height, bulk and location of all buildings and other structures to be located on the site
- h. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities or other purposes
- i. The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements
- j. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for Building Permits are intended to be filed
- k. Where required by the Alabama Department of Transportation ("ALDOT"), City Planner shall be provided proof that the applicant has submitted a driveway permit application to ALDOT. In the event that any type of traffic study is required by the ALDOT, copies thereof shall be provided to the City Planner.
- l. Front and side architectural elevations
- m. The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this Ordinance, Site Plan Approval will be granted only under the condition that all signs will comply with the regulations as set forth in the Sign Ordinance.
- n. Landscape plans, in accordance with *Section 10.04 Landscape Plan Standards*
- o. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping and signs.

8.09.07 Application Review & Incomplete Submittals

Planning Staff will review applications for administrative completeness. Incomplete, partial, or inaccurate submittals will not be accepted, but will be returned to the applicant for re-submission for a later meeting. Once applications are deemed complete, Planning Staff will schedule the application for presentation to the Planning Commission in accordance with the established Meeting and Deadline Schedule. The City Planner, or designee, shall review complete applications to determine if the submittals meet all the requirements herein. Staff shall submit the Site Plan application and plans to all other City departments, County and State agencies and other officials and agencies, as may be applicable, for review and recommendations. The completed analysis will be presented to the Planning Commission for review and decision.

8.09.08 Withdrawal or Tabling Procedures

8.09.08.01 Withdrawal. If, for any reason, an item scheduled for presentation before the Planning Commission is withdrawn within seven (7) calendar days of submission, then the application fee shall be credited toward future resubmittal of the application; however, beyond the seven (7) calendar day period, fees shall not be refunded nor credited toward subsequent submittals. The request to withdraw the item shall be submitted in writing, signed by the applicant or authorized agent, and submitted to the Planning and Development Department prior to the scheduled hearing date.

8.09.08.02 Tabling. If, for any reason, an item scheduled for presentation before the Planning Commission is requested to be tabled without having been presented, then the request to table the item and reschedule shall be submitted in writing, signed by the applicant or authorized agent, and submitted to the Planning and Development Services Department prior to the scheduled hearing date.

8.09.09 Fees

8.09.09.01 To partially defray costs of filing an application, staff and engineer review, and other administrative costs, a fee according to the current schedule of fees established by the City Council must be paid to the City by the applicant at the time of filing of the application. Fees are not subject to refund or adjustment, irrespective of the final outcome of the application.

8.09.09.02 Plan Review. There will be no cost for the Pre-Application Conference or initial plan review for submitted Site Plan applications. Subsequent plan submittals or revisions will incur a Plan Review Fee of \$150.00 per submittal.

8.09.10 Planning Commission Action

For Site Plan Approval, no public hearing is required. The applications, submittals and prepared staff report will be reviewed during the regularly scheduled meeting of the Planning Commission in accordance with the established meeting schedule. The applicant, or an authorized representative with sufficient knowledge of the project, is required to be in attendance.

8.09.10.01 The Planning Commission makes the final decision and has the option to:

- a. Approve the Site Plan as presented
- b. Approve the Site Plan with conditions, stating the conditions required
- c. Deny the Site Plan, with stated factors for the denial
- d. Table the Site Plan Request, due to lack of information

Regardless of outcome, the applicant will receive a Notice of Action from the Planning Department within seven (7) business days detailing the decision(s) of the Planning Commission, including any requested revisions, related conditions or action items to be completed.

8.09.10.02 Upon approval of the Site Plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Official may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements. Prior to the issuance of a Certificate of Occupancy, an electronic version of As-Builts must be submitted in the following formats:

- a. A digital version in PDF format, and
- b. A digital version in GIS shapefile, CAD drawing or equivalent

8.09.10.03 Construction shall follow the Site Plan as approved by the Planning Commission. Minor modifications may be approved by the City Planner if the proposed modification does not material change, alter or diminish the intent and character of the approved plan. Modifications determined to significantly deviate from the Planning Commission's approved version will be required to submit for Planning Commission review.

8.09.10.04 Site Plan requests that are tabled, will not receive further review by the Planning Commission until all additional information requested has been received and reviewed for compliance by the Planning Department.

8.09.10.05 Site Plan requests that are denied will not receive further review by the Planning Commission until all noted deficiencies have been addressed and revised documentation received and reviewed for compliance by the Planning Department.

8.09.10.06 Any resubmittals, revisions, additional information or permit applications related to the application must be received within 180 days from the date of Planning Commission action, or a new Site Plan Application will be required. One (1) request for Site Plan Approval Extension of up to 180 days will be reviewed administratively.

8.10 TABLE OF PERMITTED USES

The Table of Permitted Uses identifies those land uses permitted within City limits and specifies the zoning district in which such uses are allowed. In conformance with *Section 8.08 Permitted Uses and Conditions*, opposite each land use, in the appropriate district column or columns, the letter "R" identifies those districts in which a particular land use is permitted by right and the letter "S" identifies those districts in which a particular land use is permitted only by Special Exception from the Board of Adjustment. The letter "P" identifies those uses that must be reviewed and approved by the Planning Commission. Uses not specified herein shall be determined by the analogous use or uses that are specifically

referred to in the Table of Permitted Uses. The *NAICS Manual* shall be used by the City Planner to provide definitions of each use or use groupings listed in the Table. Unless expressly prohibited, and subject to any conditions listed in the Table or elsewhere in this Ordinance, all sub-uses listed under a use in the *NAICS Manual* shall have the same zoning district status identified in the Table of Permitted Uses for the most analogous use.

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Accessory buildings and uses, home swimming pools, when located on the same lot or parcel as the principal residential structure or use and customarily incidental thereto, allowed by right provided the requirements in all pertinent sections of this ordinance are met. Accessory buildings and uses, swimming pools, when located on the same lot or parcel as the principal commercial/industrial structure or use and customarily incidental thereto, allowed by right provided the requirements in <i>Section 8.07.01.06</i> and all other pertinent sections of this ordinance are met. Other Accessory structures allowed with Planning Commission Site Plan Approval provided all other pertinent sections of this Ordinance are met	R	R	R	R	R	R	PR	PR	PR	PR
Agriculture and related farming operations, including horticulture, market gardening for off premise sale, field crops, orchards and home gardens	R	R	R	R	R	R	P	P	P	P
Air conditioning sales and service							R	R	P	P
Ambulance/EMS service							R	R		
Amusement and recreation services: must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened, or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:										
Amusement Park							S	S	S	S
Amusement arcade, kiddieland							S	S		
Archery range							S	S		
Baseball batting range							S	S		
Billiard or pool hall							S	R		
Bowling alley							S	R		
Fairground, circus or carnival							S	S		
Golf course		S	S	S	S	S	S	S		
Golf course, miniature							S	R		
Golf driving range							S	S		
Racquet ball or tennis courts, indoor							P	P		
Indoor skating rink							S	R		
Tennis courts, outdoor: need not be enclosed within a structure		S	S	S	S	S	P	P		
Theater, indoor							S	R		
Theater, outdoor/drive-in: need not be enclosed within a structure								P		
Animal clinic/kennels for small animals: need not be enclosed within a structure	S						S	S	S	S

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Antique store, not including repairing and refinishing							R	R		
Antique store, including repairing, restoration and refinishing							R	R		
Apparel and accessory store							R	R		
Appliance store							R	R		
Armory							R	R		
Art gallery or museum							R	R		
Art supplies							R	R		
Auditoriums (large), stadiums, coliseums, dance halls and other such places of public assembly							R	R		
Auditoriums (small) for public assembly. Typically reuse of historic home for weddings				S	R		R	R		
Automobile laundry, where the primary function is washing automobiles but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer								R		
Automobile parts sales, except used parts								R		
Automobile wrecking and salvage: need not be enclosed within a structure but must be enclosed within a solid fence sufficiently high to obstruct noise and view								S	S	S
Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used): need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district								R	S	S
Automobile and truck laundry, including steam cleaning								P	R	R
Automobile and truck repair garage, mechanical and body: must be conducted in a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste materials outside such structures								P	S	S
Automobile and truck sales and service: but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities								R	S	S
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary functions retail sale of gasoline, oil, grease, tires batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling, or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure							P	P		

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Bakery, retail							R	R		
Bakery, wholesale								R	P	P
Bank, including drive-in bank							R	R		
Barber shop or beauty parlor							R	R		
Barber and beauty supplies and equipment sales								R		
Bicycle, lawnmower sales, service and repair							S	R		
Blueprinting and photostating shop							R	R		
Boat construction, storage, service and repair, wet and dry, major: need not be enclosed within a structure								P	P	P
Boat docking only of pleasure boats as an accessory use to a permitted principal use; maximum of three (3) slips per unit. Boat service is prohibited	P	P	P			P	R	R		
Boat dry storage: pleasure boats having lengths not greater than thirty-one (31) feet								P	P	P
Boat sales, accessories and service								R		
Boat storage, service and repair, minor: a marina for docking pleasure boats and providing services thereto and the occupants thereof, including minor servicing and minor repair to boats while in the water, sale of fuel and supplies, and provision of lodging, food, beverages, and entertainment as accessory uses. May include dry storage in an enclosed structure.								P	P	P
Body Art Establishments, not allowed as home occupations								S	S	
Bookstore							R	R		
Bottling works								S	R	R
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.								R	P	
Bus and railroad terminal facilities, passenger								R	P	P
Business machines sales and service							R	R		
Business school or college, private							P	P		
Butane or other liquefied petroleum gas products storage and sales: need not be enclosed within a structure								S	S	S
Cabinet or carpenter shop							S	S	R	R
Cafes, grills, lunch counter and restaurant, but not including nightclub, bar tavern, and drive-in restaurant							R	R		
Camera and photographic supply store							R	R		
Candy, nut and confectionary store							R	R		
Canvas products manufacture								S	R	R
Carting, express, crating, hauling, storage								S	R	R
Catering shop or service, including commercial kitchens and food truck commissaries							R	R	R	R
Cemetery, subject to requirements of the Special Provisions	S	S	S	S	S	S	S	S		

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Churches and related accessory buildings				S	S	S	R	R		
City hall, police station, fire station, courthouse, federal office building and similar public building	R	R	R	R	R	R	R	R		
Clay and clay products manufacture: need not be enclosed within a structure								S	R	R
Clinic, dental, medical or psychiatric for humans							R	R		
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business							R	R		
Club, country club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park, recreation area, arena and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line	S		S	S	S	S	P	P		
Cold storage plant								S	R	R
College sorority or fraternity house							S	S		
Concrete and concrete products manufacture: need not be enclosed within a structure								S	R	R
Contractor's office, administrative headquarters. The storage of vehicles, equipment, materials and supplies must be enclosed within a structure							R	R	R	R
Contractor's storage and yard for vehicles, equipment, materials and supplies: need not be enclosed within a structure but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided								R	R	R
Convenience store							R	R		
Correctional, detention or penal institution								S	S	S
Dairy equipment sales								P	R	R
Dairy products sales							R	R		
Delicatessen							R	R		
Department store								R		
Discount/Variety store, not to exceed 8,000 sq ft							P	R	R	P
Discount/Variety store, exceeding 8,000 sq ft							P	P	P	R
Drive-in restaurant							P	R		
Drug store							R	R		
Dry cleaning shop, including self-service							R	R		
Dry goods or fabric store							P	R		
Dwelling, one-family	R	R	R	R	R	R	S	S	S	S
Dwelling, two-family				S	R	R	P	P		
Dwelling, multi-family					R	R	P	P		
Electric power generating plant								S	S	S

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Electric power substation: need not be enclosed within a structure but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screening in most districts	P	P	P	P	P	P	P	P	P	P
Electric repair shop							P	R		
Electric supply store							P	R		
Elevator maintenance service								P		
Employee credit union office							R	R		
Entertainment venue or event facility: provided that sufficient buffering is established to obstruct noise, glare and view from adjacent residential uses or districts							P	P	P	P
Exterminator service office							P	R		
Farm and garden equipment and supply store	P							R		
Farmers' markets	P							P		
Fix-it shop, including small appliance repair							R	R		
Fixture sales							R	R		
Floor covering sales and service							R	R		
Floral shop							R	R		
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl								R		
Food products processing plant								S	R	R
Food products, wholesale storage and sales								S		
Freight depot, railway or truck								S	R	R
Fruit and produce, retail							R	R		
Fruit store							R	R		
Funeral home, mortuary or undertaking establishment								R		
Furniture repair, including upholstering and refinishing							P	R		
Gas regulator station	P	P	P	P	P	P	P	P		
General retail							R	R	P	P
Gift shop							R	R		
Grocery store, neighborhood							R	R	P	P
Grocery store, supermarket, where retail floor area exceeds 10,000 sq ft.							P	P	P	P
Gymnasium, commercial							P	R		
Hardware store, retail							R	R		
Hardware store, wholesale, storage and sale	P							R		
Hatchery, poultry or fish								S		
Heating and plumbing equipment, supplies and service								R		
Hobby shop and supply store							R	R		
Home occupation	R	R	R	R	R	R	R	R	R	R
Hospital, clinic, convalescent or nursing home, extended care facility or sanitarium for humans					S		P	P		

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Hotel or motel							P	P		
Ice cream parlor							R	R		
Ice plant								S	R	R
In-home Child or Day care Facility	P	P	P	P	P	P	P	P	P	P
Industrial Park								S	R	R
Interior decorating shop							R	R		
Junk yard including storage, baling or sale of rags, paper, iron or junk: need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided								S		
Kindergarten, playschool or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met					S		P	P		
Laboratory, scientific							S	S		
Laboratory, medical or dental							P	R		
Landscape garden sales: need not be enclosed within a structure							S	S		
Laundry, self-service					S	S	R	R		
Laundry and dry-cleaning pick-up station							R	R		
Laundry and dry-cleaning plant								S	P	
Laundry, linen supply or diaper service							R	R		
Leather goods or luggage store							R	R		
Liquor, wine and beer sales not to be consumed on premises and meeting local and state requirements							P	P		
Loan office							R	R		
Locksmith							R	R		
Lodging, boarding or rooming houses							S	S		
Lumber yard and building materials, need not be enclosed within a structure								R	P	P
Machine shop								S	P	R
Machinery, tools and construction equipment, sales, rental and service								S		
Mail order house							S	R		
Manufacturing, repair, assembly or processing establishments of a light industrial nature, including, but not limited to the following: Automobile, assembly. Clothing and garment manufacturing Food products processing and packaging Glass products manufacturing Laboratories for testing materials, chemical analysis and photographic processing Metal products and manufacturing									R	R
									R	R
									R	R
									R	R
									R	R
									R	R

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Millwork and similar wood products manufacturing									R	R
Musical instruments and parts manufacturing									R	R
Paper products manufacturing									R	R
Plastics manufacturing									R	R
Scientific, optical and electronic equipment assembly and manufacturing									R	R
Shipbuilding and repair yard: need not be enclosed within a structure										R
Souvenirs and novelties manufacturing									R	R
Surgical and dental supplies manufacturing									R	R
Toys, sporting goods and athletic goods manufacturing									R	
Marina, minor: see boat storage, service and repair, minor								P	R	R
Marina, major: see boat construction, storage, service and repair, wet and dry, major; may also include boat sales, accessories and service									R	R
Marine stores and supplies								R		
Manufactured home						R				
Manufactured home park						R				
Manufactured home subdivision						R				
Mobile Food Vending Vehicle							R	R	R	R
Mobile Merchandise Vending Vehicle							R	R	R	R
Modular structure	P	P	P	P	P	P	P	P	P	P
Motorcycle sales, service and repair								R		
Music store							R	R		
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails, outdoor camping sites and similar uses	R	S	S	S	S	S				
Newsstand							R	R		
Nightclub, bar, tavern and cocktail lounge when separate from restaurant							S	S		
Office buildings, general							R	R		
Office buildings, professional							R	R		
Office equipment and supplies, retail							P	R	R	
Oil and gas exploration and production activities	S	S	S	S	S	S	S	S	S	S
Optician							R	R		
Outdoor general advertising structure: need not be enclosed within a structure							S	S		
Paint and wallpaper store							R	R		
Painting and decorating contractor								P		
Paper supplies, wholesale								P	R	
Park or playground including recreation centers: need not be enclosed within a structure	P	P	P	P	P	P	P	P		
Passenger depot, railway or bus								S		

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Pawn shop							S	R		
Pet shop							S	R		
Photographic studio and/or processing							R	R		
Picture framing and/or mirror silvering							R	R		
Planned Unit Development, fixed dwelling	P	P	P	P	P	P	P	P		
Planned Unit Development, manufactured home						P				
Plastic fabrication									R	R
Plumbing shop								P	R	R
Police substation, including Highway Patrol	P	P	P	P	P	P	P	P		
Post office	P	P	P	P	P	P	P	P		
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment							P	R		
Public utility production and maintenance buildings with proper screening							P	P		
Public utility substation with proper screening	P	P	P	P	P	P	P	P	P	P
Radio and television antenna (amateur)	P	P	P	P	P	P	P	P		
Radio and television station and transmitting tower (commercial)							P	P	P	
Radio and television sales, service and repair store							R	R		
Railroad terminal facilities, non-passenger								R	R	R
Recreational vehicle – for occupancy/use as living quarters. Shall be permitted only in an approved Recreational Vehicle Park						R		R	R	
Recreational vehicle – parking and storage on private property, does not require approval. Occupancy of the recreational vehicle and unauthorized utility connection is not permitted	R	R	R	R	R	R	R	R	R	R
Recreational vehicle parks						P		P	P	
Restaurant (not as an entertainment venue)							R	R		
Restaurant supplies and sales								P		
Riding academy: need not be enclosed within a structure	P							S		
Roofing and sheet metal shop								S	R	R
Rug and/or drapery cleaning service								P		
Sand and gravel storage yard: need not be enclosed within a structure								S	R	R
Sawmill or planing mill									R	R
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama	P	P	P	P	P	P	P	P	P	P
Seafood store, retail							P	R		
Sewage disposal plant: need not be enclosed within a structure	P	P	P	P	P	P	P	P	P	P
Sexually oriented establishments, subject to the spacing and minimum distance requirements of <i>Section 17.03</i>								P	P	
Shoe repair shop							R	R		

LAND USE	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Shoe store, retail							R	R		
Sign shop							P	R		
Sporting goods store							R	R		
Stone monument sales, retail: may include cutting and processing merchandise sold at retail on the site; need not be enclosed within a structure								S	P	P
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting							R	R		
Studio for dance or music							R	R		
Surgical or dental supplies retail								R		
Tailor shop							R	R		
Taxi dispatching station							R	R		
Taxi terminal: storage and repair of vehicles								R		
Taxidermy shop							R	R		
Teen club or youth center							R	R		
Telecommunications towers and facilities									S	S
Telephone exchange		P	P	P	P	P	P	P	P	P
Telephone equipment storage including shops and garage: need not be enclosed within a structure but must provide adequate screening							S	P		
Tire, battery, and other automotive accessories sales establishments								R		
Tobacco store							R	R		
Toy store							R	R		
Trade school or college	S						P	P		
Transit vehicle storage and servicing: need not be enclosed within a structure								P		
Utility company storage facility: need not be enclosed within a structure but must provide adequate screening								P		
Veterinary service	P						P	P		
Warehouse and storage facilities, major								P	R	P
Warehouse and storage facilities, minor: mini do-it-yourself-type storage facilities								P	P	
Water storage: need not be enclosed within a structure	P	P	P	P	P	P	P	P	P	P
Water or sewage pumping station	P	P	P	P	P	P	P	P	P	P
Welding shop								S	R	R
Well drilling company								S	R	
Well, Irrigation	R	R	R	R	R	R	R	R	R	R
Well, Private										
YMCA, YWCA and similar institutions	S	S	S	S	S	S	P	P		
Zoo: need not be enclosed within a structure	P									

8.11 REQUIREMENTS FOR LOT AREA, LOT WIDTH, COVERAGE, DENSITY AND OTHER FACTORS:

The following shall apply in each residential district as listed:

ZONING DISTRICT	DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT WIDTH & BUILDING LINE	MAXIMUM LOT COVERAGE*	MAXIMUM DENSITY**
R-1, LOW DENSITY RESIDENTIAL					
	Single Family	15,000 sq. ft.	100 ft.	25%	3.0 units/ac.
R-2, MEDIUM DENSITY RESIDENTIAL					
	Single Family	9,000 sq. ft.	70 ft.	25%	4.0 units/ac.
R-3, HIGHER DENSITY RESIDENTIAL					
	Single Family	7,200 sq. ft.	50 ft.	30%	5.0 units/ac.
	Two Family	10,000 sq. ft.	65 ft.	35%	7.0 units/ac.
R-4, HIGH DENSITY MULTI-FAMILY					
	Single Family	7,200 sq. ft.	50 ft.	30%	5.0 units/ac.
	Two Family	10,000 sq. ft.	65 ft.	35%	7.0 units/ac.
	Multiple Family	7,500 sq. ft.***	65 ft.	35%	14.0 units/ac.
* Does not apply to lots of record smaller than required in the district in which they are located.					
** Dwelling units per gross acre to be developed.					
*** For one (1) unit plus 2,500 sq. ft. for each additional unit.					

8.12 MINIMUM SETBACKS

The following front, rear and side yard setbacks shall apply in districts as listed, except in Planned Unit Development and Innovative Design Residential Developments:

Zoning District	Front Yard		Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial & Collector Streets	Local Streets & Service Roads			Arterial & Collector Streets	Local Streets & Service Roads
R-1, Low Density Single Family Residential	30	30	30	15	30	25
R-2, Medium Density Single Family Residential	30	25	30	10	30	20
R-3, Higher Density Single Family Residential	30	25	30	a	30	20
R-4, High Density Multi-Family Residential	30	25	30	a	30	30
R-5, Manufactured Home Residential	**See Article 9, Section 9.01**					
B-1, Local Business	30	20	b	b	20	10
B-2, General Business	30	20	b	b	30	25
DHB, Downtown Historic Business Overlay Zone	d	d	d	d	d	d
M-1, Light Industrial	50	30	c	c	50	30
M-2, General Industrial	50	30	c	c	50	30
<p>a Ten (10) feet plus two (2) additional feet for each floor above two (2) stories, but not exceeding twenty (20) feet; and when dwelling unit faces side yard, the dwelling unit must not be less than twenty-five (25) feet from the side lot line.</p> <p>b None, except it will be five (5) feet if abutting an alley, and when abutting a residential district, it shall be not less than twenty (20) feet.</p> <p>c None, except it will be five (5) feet if abutting an alley; and when abutting a residential district, it shall be not less than fifty (50) feet.</p> <p>d The building setback lines in the DHB District Overlay Zone shall be similar and consistent with what is existing on the same street within the same block of the proposed building.</p>						