

**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									