

## ARTICLE VI

### ESTABLISHMENT OF DISTRICTS

In order to carry out the intent and purpose of this ordinance, the City of Clanton is hereby divided into the following districts or zones. The location, boundaries and area of which are, and shall be as shown and depicted upon the official zoning map. Said districts or zones are to be as follows:

AG	Agriculture District
R-1-A	Single Family Residential District
R-1-B	Single Family Residential District
R-1	Single Family Residential District
R-2	Single Family/Two Family Residential District
R-3	Multi-Family Residential District
RT	Townhouse Residential District
RG	Garden Home Residential District
M-H-1	Manufactured Home Park District
B-1	Central Business District
B-2	General Business District
B-3	Neighborhood Business District
O-1	Office Building District
M-1	Light Industrial District
M-2	Heavy Industrial District
M-R	Municipal Reserve District
F-1	Flood Plain District

The boundaries of the above districts are hereby established as shown on the official zoning map of the City of Clanton. Questions concerning the exact location of district boundary lines shall be decided by the Zoning Board of Adjustment, as outlined in Article IV, Administration, Section 5.0. The zoning district regulations are as follows:

#### Sec. 1.0 AG Agriculture District

##### 1.1 Intent.

This district consists primarily of undeveloped lands where agricultural and related pursuits may occur within the city and where agricultural support centers may serve outlying rural areas beyond the city. Further, the intent of the AG district is to hold these areas in agricultural, forestall, outdoor recreational, rural residential and other limited, yet compatible uses until such time as city services can be expanded to accommodate a higher density development pattern.

##### 1.2 Uses Permitted.

The following uses shall be permitted in the AG Agriculture District. Similar uses to those listed below may also be permitted subject to Article IV, Administration, Section 6.0, Interpretation of Uses and Section 7.0, Unclassified Uses.

**(a) Agricultural Uses**

- Farm, subject to Article VII, Section 2.0.
- Hobby Farm, subject to Article VII, Section 3.0.
- Kennel

**(b) Residential Uses.**

- Detached Single Family residence
- Duplex
- Manufactured Home/Mobile Home, subject to Article VII, Section 9.0.
- Accessory Buildings, subject to Article VII, Section 7.0.
- Satellite Dish Antennas, subject to city ordinance number 13-86.
- Private Swimming pool, subject to Article VII, Section 10.0.
- Non-commercial Greenhouse and garden.

**(c) Institutional Uses.**

- Club
- Community Center
- Public Building
- Country Club
- Domiciliary Care Facility
- Home Instruction
- Park
- Place of Worship
- Public Utility Facility
- Public Utility Service
- School

**(d) Commercial Uses.**

- Animal Hospital
- Studio
- Tourist Home

**(e) Temporary Uses.**

- Garage or Yard Sales, subject to city ordinance number 1-89.
- Seasonal Sales
- Special Event

**1.3 Special Exception Uses.**

The following uses may also be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued, see Article IV, Section 14.0, Special Exceptions, page 10.

(a) Agriculture Uses.

- Farm Support Business
- Livestock Sales
- Stable

(b) Institutional Uses.

- Group Care Residence, subject to Article VII, section 4.0.
- Cemetery, subject to Article VII, section 8.0.
- Animal Shelter
- Boarding House
- Public Assembly Center
- Military Installation
- Day Care Home

(c) Commercial Uses

- Home Occupation, subject to Article VII, section 5.0.
- Broadcast Studio
- Campground
- Open Air Market
- Entertainment-Outdoor

(d) Industrial Uses.

- Resource Extraction
- Transmission Tower

1.4 Area and Dimensional Regulations

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required.

Minimal Lot Area:	5 Acres
Minimum Lot Width:	300 Feet
Minimum Yard Size: Front:	30 Feet
Rear:	25 Feet
Side:	20 Feet

1.5 Buffer Requirements

None specified, although in appropriate cases, the Planning Commission, during the site review process may require a buffer or other suitable means of separation in land uses. Moreover, the Zoning Board of Adjustment may also require a buffer in appropriate cases involving special exception uses in accord with the provisions of Article VII, Section 15.0.

**1.6 Additional Regulations (When Applicable)**

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-street Parking and Loading Requirements, Article VIII, page 79
- F. Sign Regulations, Article IX, page 88.

**Sec. 2.0 R-1-A Single Family Residential District**

**2.1 Intent**

To provide areas suitable for detached single family residences on large lots, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

**2.2 Uses Permitted**

The following uses shall be permitted in the R-1-A Residential District. Similar uses to those listed below may also be permitted subject to Article IV, Administration, Section 6.0, Interpretation of Uses, and Section 7.0, Unclassified Uses.

**(a) Agricultural Uses.**

- Hobby Farm, subject to Article VII, Section 3.0.

**(b) Residential Uses.**

- Detached Single Family Residence
- Accessory Buildings, subject to Article VII, Section 7.0.
- Private Swimming Pool, subject to Article VII, Section 10.0.
- Satellite Dish Antennas, subject to city ordinance number 13-86.
- Non-commercial Greenhouse and Garden

**(c) Institutional Uses.**

- Park
- Public Utility Service
- Home Instruction

(d) Temporary Uses.

- Garage or Yard Sales, subject to city ordinance number 1-89.
- Special Event

2.3 Special Exception Uses.

The following uses may also be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, Section 14.0, Special Exceptions, page 10.

(a) Institutional Uses.

- Public Building
- Place of Worship
- Public Utility Facility
- School
- Community Center
- Day Care Home
- Country Club

(b) Commercial Uses.

- Home Occupation, subject to Article VII, section 5.0.

2.4 Area and Dimensional Regulations.

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area:	22,500 Square Feet
Minimum Lot Width:	150 Feet
Minimum Yard Size:	Front: 50 Feet
	Rear: 40 Feet
	Side: 20 Feet
Maximum Height:	35 Feet or 2 1/2 Stories
Minimum Building Size:	2,000 Square Feet of which 1,800 Square Feet shall be heated area.
Maximum Building Area:	20 percent

## 2.5 Public Buildings

In an R-1-A Residential District, public buildings shall have a front yard of 50 feet. In all other residential districts, where permitted, public buildings shall have: rear yard -35 feet; side yard - 35 feet; maximum height - 45 feet or 3 stories; maximum building area on the lot shall be 50 percent.

## 2.6 Buffer Requirements: Refer to the AG District, Subsection 1.5.

## 2.7 Additional Regulations (When Applicable)

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.

## Sec. 3.0 R-1-B Single Family Residential District

### 3.1 Intent.

To provide areas suitable for low density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

### 3.2 Uses Permitted.

The following uses shall be permitted in the R-1-B Residential District. Similar uses to those listed below may also be permitted subject to Article IV, Administration, Section 6.0, Interpretation of Uses, and Section 7.0, unclassified uses.

#### (a) Residential Uses.

- Detached Single Family Residences
- Accessory Buildings, subject to Article VII, Section 7.0.
- Private Swimming Pool, subject to Article VII, Section 10.0.
- Satellite Dish Antennas, subject to city ordinance number 13-86.
- Non-commercial Greenhouse and Garden

#### (b) Institutional Uses.

- Park
- Public Utility Service
- Home Instruction

(c) Temporary Uses.

- Garage or Yard Sales, subject to city ordinance number 1-89.
- Special Event

3.3 Special Exception Uses.

The following uses may also be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, Section 14.0, Special Exceptions, page 10.

(a) Institutional Uses.

- Public Building
- Public Utility Facility
- School
- Community Center
- Day Care Home
- Country Club

(b) Commercial Uses.

- Home Occupation, subject to Article VII, section 5.0.

3.4 Area and Dimensional Regulations.

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area:		15,000 square feet
Minimum Lot Width:		100 feet
Minimum Yard Size:	Front:	35 feet
	Rear:	40 feet
	Side:	10 feet
Maximum Height:		35 feet or 2 1/2 stories
Minimum Building Size:		1,400 square feet shall be heated area.
Maximum Building Area:		25 percent

3.5 Public Buildings: See District R-1-A, Sub Section 2.5.

3.6 Buffer Requirements:

Refer to the AG District, subsection 1.5.

3.7 Additional Regulations (When Applicable)

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.

Sec. 4.0 R-1 Single Family Residential District

4.1 Intent

To provide areas suitable for low density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

4.2 Uses Permitted.

The following uses shall be permitted in the R-1-B Residential District. Similar uses to those listed below may also be permitted subject to Article VII, Administration, Section 6.0, Interpretation of Uses and Section 7.0, Unclassified Uses.

(a) Residential Uses.

- Detached Single Family Residence
- Accessory Buildings, subject to Article VII, Section 7.0.
- Private Swimming Pool, subject to Article VII, Section 10.0.
- Satellite Dish Antennas, subject to city ordinance number 13-86.
- Non-commercial Greenhouse and Garden

(b) Institutional Uses.

- Park
- Public Utility Service
- Home Instruction

(c) Temporary Uses.

- Garage or Yard Sales, subject to city ordinance number 1-89.
- Special Event

**4.3 Special Exception Uses.**

The following uses may also be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued, See Article IV, Section 14.0, Special Exceptions, page 10.

**(a) Institutional Uses.**

- Group Care Residence, subject to Article VII, section 4.0.
- Cemetery
- Public Building
- Place of Worship
- Public Utility Facility
- School
- Community Center
- Community Service Club
- Boarding House
- Day Care Home
- Domiciliary Care Facility
- Country Club

**(b) Commercial Uses.**

- Home Occupation, subject to Article VII, section 5.0.

**4.4 Area and Dimensional Regulations.**

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required.

Minimum Lot Area:	15,000 sq. feet
Minimum Lot Width:	100 feet
Minimum Yard Size: Front:	35 feet
Rear:	40 feet
Side:	10 feet

Maximum Height: 35 feet or 2 1/2 stories  
Maximum Building Area: 25 percent

**4.5 Public Buildings: See District R-1-A, Subsection 2.5.**

**4.6 Buffer Requirements**

Refer to the AG District, Subsection 1.5

4.7 Additional Regulations (Where Applicable)

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.

Sec. 5.0 R-2 Single Family/two Family Residential District

5.1 Intent

To provide areas suitable for medium density residential development consisting of both detached single family residences along with two-family dwellings and selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2 Uses Permitted

The following uses shall be permitted in the R-2 Residential District. Similar uses to those listed below may also be permitted subject to Article VII, Administration, section 6.0, Interpretation of uses and section 7.0, unclassified uses.

(a) Residential Uses.

- Detached Single Family Residence
- Duplex
- Accessory Structures, subject to Article VII, section 7.0.
- Private Swimming Pool, subject to Article VII, section 10.0.
- Satellite Dish Antennas, subject to city ordinance number 13-86.
- Non-commercial Greenhouse and Garden

(b) Institutional Uses.

- Park
- Public Utility Service
- Home Instruction

(c) Temporary Uses.

- Garage or Yard Sales, subject to city ordinance number 1-89.
- Special Event

**5.3 Special Exception Uses.**

The following uses may also be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, Section 14.0, Special Exceptions, page 10.

**(a) Institutional Uses.**

- Group Care Residence, subject to Article VII, section 4.0.
- Cemetery, subject to Article VII, section 8.0.
- Public Building
- Place of Worship
- Public Utility Facility
- School
- Community Center
- Community Service Club
- Boarding House
- Day Care Home
- Country Club

**(b) Commercial Uses.**

- Home Occupation, subject to Article VII, section 5.0.

**5.4 Area and Dimensional Regulations.**

Except as may be provided for, elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area:	10,000 square feet
Minimum Lot Width:	80 feet
Minimum Yard Size:	
Front:	30 feet
Rear:	40 feet
Side:	10 feet
Maximum Height:	35 feet or 2 1/2 stories
Maximum Building Area:	35 percent

**5.5 Public Buildings. See District R-1-A, subsection 2.5.**

**5.6 Buffer Requirements.**

Refer to the AG District, subsection 1.5.

**5.7 Additional Regulations. (When Applicable)**

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.

**Sec. 6.0 R-3 Multi-Family Residential District**

**6.1 Intent**

To provide areas suitable for medium and low density residential development along with selected Institutional and Commercial uses which are integrally related to residential neighborhoods.

**6.2 Uses Permitted.**

The following uses shall be permitted in the R-3 Residential District. Similar uses to those listed below may also be permitted, subject to Article VII, Administration, section 6.0, Interpretation of uses and section 7.0, unclassified uses.

**(a) Residential Uses.**

- Detached Single Family Residence
- Duplex
- Multi-family Dwellings (Apartments)
- Accessory Structures, subject to Article VII, section 7.0.
- Private Swimming Pool, subject to Article VII, section 10.0.
- Satellite Dish Antennas, subject to city ordinance number 13-86.
- Non-commercial Greenhouse and Garden

**(b) Institutional Uses.**

- Park
- Public Utility Service
- Home Instruction
- Group Care Residence, subject to Article VII, section 4.0.

**(c) Temporary Uses.**

- Garage or Yard Sales, subject to city ordinance number 1-89.
- Special Event

### 6.3 Special Exception Uses.

The following uses may also be permitted subject to a Special Exception permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions, page 10.

#### (a) Institutional Uses.

- Cemetery, subject to Article VII, section 8.0.
- Public Building
- Place of Worship
- Public Utility Facility
- School
- Community Center
- Community Service Club
- Boarding House
- Day Care Home
- Domiciliary Care Facility

#### (b) Commercial Uses.

- Home Occupation, subject to Article VII, 5.0.

### 6.4 Area and Dimensional Regulations.

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required.

Minimum Lot Area: 6,000 square feet for a single family dwelling; a minimum of 4,000 square feet for each dwelling unit if more than one is built.

Minimum Lot Width: 50 feet

Minimum Yards:

Front:	25 feet
Rear:	30 feet
Side:	10 feet

Maximum Height: 35 feet or 2 1/2 stories

Maximum Building Area: 30 percent

6.5 Public Buildings: See District R-1-A, subsection 2.5.

6.6 Buffer Requirements:  
See the AG District, subsection 1.5.

**6.7 Additional Regulations (When Applicable)**

- A. Supplemental Regulations, Article VII Page 70
- B. General Regulations, Article III, Page 2
- C. Definitions, Article V, Page 18
- D. Administration, Article IV, Page 6
- E. Off Street Parking and Loading Requirements Article VIII, Page 81
- F. Sign Regulations, Article IX, Page 90

**Sec. 7.0 R-4 Affordable Housing District**

**7.1 Intent.**

This district consists of areas suitable for a mix of detached, single family residences, duplexes and manufactured (mobile) homes. The underlying intent of this district is to encourage affordable home ownership alternatives in select locations within the City. The district allows for certain accessory uses customarily associated with single family dwellings. Further, it provides for institutional uses which are integrally related to residential neighborhoods.

**7.2 Uses Permitted.**

The following uses shall be permitted in the R-4 Affordable Housing District. Similar uses to those listed below may also be permitted subject to Article IV, Administration Sec 7.0, Interpretation of Uses and Sec 8.0, Unclassified Uses.

**(a) Agricultural Uses**

- 1. Non Commercial Greenhouse and Gardens

**(b) Residential Uses**

- 1. Detached Single Family Residences
- 2. Duplexes - Two Family Residence
- 3. Manufactured (Mobile) Homes
- 4. Accessory Structures and Buildings, subject to Article VII Sec 7.0
- 5. Private Swimming Pools, subject to Article VII Sec 10.0
- 6. Satellite Dish - Antennas, subject to City Ordinance Number 13-86

**(c) Institutional Uses**

- 1. Public Utility Services

**(d) Temporary Uses**

- 1. Garage Sales or Yard Sales, subject to City Ordinance No. 1-89

**7.3 Special Exception Uses.**

The following uses may be permitted, subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued by the City. See **Article IV, Sec 14.0, Special Exceptions, pg 10.**

**(a) Institutional Uses**

1. Community Centers / Civic Centers
2. Country Clubs
3. Parks
4. Places of Worship
5. Public Buildings
6. Public Utility Facilities
7. Schools
8. Nursing Care Facilities

**(b) Commercial Uses**

1. Day Care Homes
2. Home Occupations, subject to **Article VII Sec 5.0**
3. Clinic

**7.4 Area and Dimensional Regulations.**

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Width and The Building Line:

85 feet

Minimum Lot Area Per Family:

10,000 Square Feet  
(15,000 Square Feet if Sewers Not Provided)

Minimum Yards:

Front: 30 feet  
Rear: 35 feet  
Side: 10 feet

Total Both Sides: 20 feet

Maximum Height: 35 Feet or 2 1/2 Stories

Corner Lot: Setbacks shall be the same on both streets, roads or highways.

**7.5 Buffer Requirements.**

None specified, although in appropriate cases, the planning Commission during the site review process may require a buffer or other suitable means of separation on land uses. Moreover, the Zoning Board of Adjustment may also require a buffer in appropriate cases involving special exception uses in accord with the provisions of Article VII, Sec 15.0.

**7.6 Additional Regulations (When Applicable)**

- (a) Supplemental Regulations, Article VII Page 70
- (b) General Regulations, Article III, Page 2
- (c) Definitions, Article V, Page 18
- (d) Administration, Article IV, Page 6
- (e) Off Street Parking and Loading Requirements Article VIII, Page 81
- (f) Sign Regulations, Article IX, Page 90

**Sec. 8.0 RT Townhouse Residential District**

**8.1 Intent.**

To provide areas suitable for development of residential townhouses along with selected institutional and commercial uses which are integrally related to residential areas.

**8.2 Uses Permitted.**

- (a) **Residential Uses.**
  - Townhouse Dwellings
  - Designated Storage Facilities, subject to subsection 8.6, (4).
  - Satellite Dish Antennas, subject to city ordinance number 13-86.
- (b) **Institutional Uses.**
  - Public Utility Service
  - Home Instruction
- (c) **Temporary Uses.**
  - Garage or Yard Sale, subject to city ordinance number 189.

**8.3 Special Exception Uses.**

The following use may also be permitted subject to a Special Exception permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions.

- (a) **Commercial Uses.**
  - Home Occupation, subject to Article VII, section 5.0

#### 8.4 Area and Dimensional Requirements

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

- A. Density: Eight (8) units per gross tract acre, including common area.
- B. Minimum Floor Area:     One Story - 1,000 Square Feet  
                                  Two Story - First Floor - 600 Square Feet  
                                  Minimum for Dwelling:     1,200 Square Feet
- C. Minimum Yard  
      Requirements:         Front:     35 Feet  
                                  Rear:     35 Feet  
                                  Side:     0 Feet
- D. Minimum Lot Size:        Area: 2,400 Square Feet  
                                  Width:    24 Feet
- E. Maximum Height:         35 Feet or 2 Stories

#### 8.5 Buffer Requirements.

Any buffers required shall be determined by the Planning Commission during the site plan review plan process as specified in Article IV, section 4.0. Also see Article VII, section 15.0.

#### 8.6 Additional Regulations.

1. There shall be two (2) paved off-street parking spaces per unit, the depth of which shall be measured from back of curb. Unit parking spaces are not permitted along existing interior streets.
2. No building shall be located less than thirty-five (35) feet from any boundary of the townhouse development.
3. No townhouse structure located in an RT townhouse district shall be located closer to the nearest exterior street right-of-way than thirty-five feet. No townhouse structure shall be located closer to the nearest dedicated interior street right-of-way than twenty-five (25) feet, or nearer a private drive than ten (10) feet. Townhouse structures shall be separated by not less than twenty (20) feet side to side.
4. A storage facility shall be required for each townhouse unit with a maximum ceiling height of eight (8) feet, consisting of not more than forty-eight (48) square feet of floor area, designed to complement the structural integrity of the townhouse.
5. All utilities shall be placed underground.
6. All lots shall be served by public water and sewer.

7. No fences shall be allowed in the front yard.
8. Private swimming pools are prohibited in the RT District.
9. The developer shall provide the Clanton Planning Commission with a copy of any subdivision restrictive covenants and, in addition thereto, any articles, agreements or provisions relating to:
  - (a) Governing body of property owners, if any.
  - (b) Power conferred to governing body, if applicable.

## Sec. 9.0 RG Garden Home Residential District

### 9.1 Intent.

To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

### 9.2 Uses Permitted.

The following uses shall be permitted in the RG Garden Home District:

- (a) Residential Uses
  - Residential Garden Homes
  - Accessory structures or building subject to subsection 8.6. (E)
- (b) Institutional Uses
  - Public Utility Service
  - Home Instruction
- (c) Temporary Uses
  - Garage or Yard Sale, subject to city ordinance number 1-89.

### 9.3 Special Exception Uses.

The following use may be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. (see Article IV, section 14.0, Special Exceptions)

- (a) Commercial Uses
  - Home Occupation, subject to Article VII, section 5.0.

9.4 Area and Dimensional Regulations.

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required.

Minimum Lot Area: 4,000 square feet  
Minimum Lot Width: 40 feet at building line

Minimum Yards: Front: 20 feet  
Rear: 25 feet  
Side: 0 feet \*

Minimum Floor Area: One story - 1,000 square feet  
Two story - 850 square feet on first floor

\* Side yards are subject to the following building separation provisions: (1) Garden Homes shall be located so as to permit a minimum of ten (10) feet between homes measured from the closest outside wall to closest outside wall, (2) no building in an RG District shall be located less than twenty-five feet from any boundary of the RG Development abutting single family residential zoning districts.

9.5 Buffer Requirements.

Any buffers required shall be determined during the site plan review process as per Article IV, section 4.0. Also see Article VII, section 15.0..

9.6 Additional Regulations.

- A. No fence shall be permitted forward of the front corner of the house and other fences shall not exceed seven (7) feet in height.
- B. Because of the zero (0) lot line, easements or comparable access rights shall be included in the deed so as to permit maintenance on each home.
- C. All utilities shall be placed underground.
- D. There shall be two (2) paved off-street parking spaces, provided per unit.
- E. Customary accessory buildings or structure, one (1) per parcel or lot, not to exceed 200 square feet.
- F. Signs shall be in accordance with the provisions of Article IX.

Sec. 10.0 MH-1 Manufactured Home Park District

10.1 Intent.

To provide areas for manufactured Home Park development free from other uses which are incompatible with the character of the district.

10.2 Uses Permitted.

- Manufactured home;
- Management office;
- Managers residence;
- Service facilities such as laundromats, household storage buildings, outdoor storage yards, refuse disposal areas, and similar common service facilities designed and intended to serve only the residents of the park;
- Retail convenience sales for residents of the park;
- Recreational facilities designed and intended to serve only the residents of the park; and
- Residential accessory uses and structures;
- Home occupation and home instruction, subject to established park management policy.

10.3 Site Standards.

A site plan shall be prepared and submitted for each manufactured home park in accordance with Article IV, section 4.0., and:

(a) Minimum Site Area:

- The minimum site area for the manufactured home park shall be 5 contiguous acres with a minimum width of 100 feet along a major street.

(b) Minimum Lot Size:

- Each manufactured home lot shall have a minimum of 5,000 square feet and have a minimum width of 50 feet at the front lot line.

(c) Minimum Yards:

- Manufactured Home lots shall be set back a minimum of twenty-five (25) feet from any Park boundary line and ten (10) feet from any other lot line.

(d) Distancing of Manufactured Homes:

- No manufactured home may be located closer than twenty (20) feet from another such home on an adjacent space.

(e) Density:

- The maximum density shall be eight (8) manufactured Homes per gross tract acre. If not served by public water and sewer, a lower density may be required by the Chilton County Health Department.

(f) Installation

- All manufactured homes shall be installed according to all requirements of the Standard Building Code and be completely skirted with a weather resistant material. Skirting shall be adequately vented.
- Each space shall have a concrete pad constructed for placement of a manufactured home in full compliance with the setback and distancing requirements of this section.

(g) Storage Facilities, Accessory Uses and Structures.

- A Minimum 240 cubic feet of storage area shall be provided on each space. The storage area may be under the unit or within an accessory building. Alternatively, Park Management may provide common storage lockers at an equivalent capacity.
- Permitted accessory structures on manufactured home spaces shall include all accessory structures permitted on the lots of single family residences, except for private swimming pools and satellite dish antennae. Such accessory uses shall not be permitted closer than five (5) feet of the rear and side boundaries of each space. Carports may be permitted within the front yard but shall not be permitted within five (5) feet of the rear and side boundaries of each space.

(h) Off-Street Parking and Streets

- Two-way private, paved streets maintained by the park management shall be installed to furnish convenient access to all manufactured homes spaces within the park and such streets shall be in conformance with the street standards of the city of Clanton.
- Dead end streets shall have turnarounds with a radius of 40 feet.
- Each manufactured home lot shall have two (2) paved off-street parking spaces provided and the locations of driveways, parking spaces and interior streets shall be designed and shown on said site plan and approved by the Planning Commission.

(i) Service Facilities

- Common recreational facilities and laundromats may be provided for the use by park residents only.

- Refuse collection and disposal shall be the responsibility of the Park Management. Any common refuse collection areas provided shall be screened to the full height of such facilities.

(j) Buffers and Lighting

- The proposed development shall be designed as a single architectural scheme with appropriate landscaping and a 15 foot buffer strip shall be installed around the entire park except that portion of the park facing the main street providing access to and from the park.

(k) Signs.

- All signs shall be in accordance with the provisions of Article IX.

Sec. 11.0 B-1 Central Business District

11.1 Intent.

The primary intent is to encourage the most intensive and attractive use of the downtown core so as to maintain its vitality with a wide range of compatible commercial activities.

11.2 Uses Permitted.

The following uses shall be permitted in the B-1 Central Business District. Similar uses to those listed below may also be permitted subject to Article IV, Administration, Section 6.0, Interpretation of uses and section 7.0, unclassified uses.

(a) Commercial Uses.

- General Retail Business - Enclosed
- General Retail Business - Unenclosed
- Bank or Financial Service
- Restaurant - Standard
- Commercial School
- Business Support Service
- Business or Professional Office
- Personal Service
- Vehicle Repair - Minor
- Studio
- Funeral Home
- Clinic
- Medical Support Service
- Entertainment - Indoor
- Hotel or Motel
- Commercial Parking

(b) **Institutional Uses.**

- Public Utility Service
- Community Center
- Community Service Club
- Club
- Day Care Center

11.3 **Special Exception Uses.**

The following uses may be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions.

(a) **Residential Uses.**

- Upper Story Apartment

(b) **Institutional Uses.**

- Public Building
- Public Utility Facility
- Place of Worship
- Public Assembly Center
- Park
- School
- Country Club

(c) **Commercial Uses.**

- Laundry Service
- Vehicle Repair - Major
- Gasoline Service Station, subject to Article VII, section 13.0.
- Shopping Center, subject to Article VII, section 14.0.
- Car Wash

(d) **Temporary Uses.**

- Seasonal Sales
- Special Event

11.4 **Area and Dimension Regulations.**

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area:	None specified, although the lot size shall be adequate in size to provide for required parking, buffers, storage and service of the building(s).
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Minimum Lot Width: None specified, although it is the intent of this ordinance that lots be of sufficient width to allow for the proposed use, along with adequate space for parking, buffers, storage and servicing of the building(s).

Minimum Yard Size: None specified, although twenty (20) feet shall be required when proposed use is contiguous to any residential district. (see subsection 10.5)

Maximum Height: Sixty-five (65) feet or five (5) stories.

11.5 Buffer Requirements.

Unless otherwise stipulated, when any use allowed in this district is contiguous to any residentially zoned lot, said use shall provide as a minimum, a ten (10) foot buffer along those property lines abutting such districts in accordance with Article VIII, section 15.0.

11.6 Additional Regulations (When Applicable)

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-Street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.
- G. Any outdoor storage areas shall be screened to a minimum height which is adequate to conceal such storage areas from public view.
- H. Any garbage/refuse service areas shall be limited to the rear of the principal building or complex it serves and screened to a height which is adequate to conceal such facilities from public view.

Sec. 12.0 **B-2 General Business District**

12.1 Intent

This district serves several functions. It provides comparison shopper's goods, convenience goods and services, specialty goods, amusements and numerous services for less than a city-wide market. It also provides locations for small businesses with a city-wide market. It also provides locations for small businesses with a city-wide market who cannot operate in the downtown area. The predominant purpose of all these functions is retail trade.

**12.2 Uses Permitted**

The following uses shall be permitted in the B-2 General Business District. Similar uses to those listed below may also be permitted subject to Article IV, section 6.0, Interpretation of Uses and Section 7.0, Unclassified Uses.

**(a) Commercial Uses**

Those uses permitted under subsection 10.2 of the B-1 Central Business District plus:

- Vehicle Sales or Rental
- Restaurant - Fast Food
- Convenience Store
- Animal Hospital
- Transit Station
- Broadcast Studio
- Garden Center or Nursery
- Home Improvement Center
- Clinic

**(b) Institutional Uses.**

- Public Utility Service
- Community Center
- Community Service Club
- Club
- Day Care Center

**12.3 Special Exception Uses.**

The following uses may be permitted subject to a Special Exception permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions.

**(a) Residential Uses.**

- Upper Story Apartment

(b) Institutional Uses.

- Public Building
- Public Utility Facility
- Place of Worship
- Public Assembly Center
- Park
- School
- Country Club
- Hospital

(c) Commercial Uses.

- Laundry Service
- Car Wash
- Vehicle Repair - Major
- Gasoline Service Station, subject to Article VII, section 13.0.
- Shopping Center, subject to Article VII, section 14.0.
- Open Air Market
- Recreation
- Warehousing, Wholesaling, and Distribution, Enclosed
- Liquor Lounge

(d) Temporary Uses

- Special Event
- Seasonal Sales

12.4 Area and Dimensional Regulations.

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: None specified, although the lot size shall be adequate in size to provide for required parking, buffers, storage and servicing of building(s).

Minimum Lot Width: None specified, although it is the intent of this ordinance that lots be of sufficient width to allow for the proposed use, along with adequate space for parking, buffers, storage and servicing of the building(s).

Minimum Yards: Front: 25 feet  
Rear: 25 feet  
Side: None specified, although twenty (20) feet shall be required when proposed use is contiguous to any residential district. (see subsection 11.5)

Maximum Height: Forty-five (45) feet or 3 Stories

12.5 Buffer Requirements.

Unless otherwise stipulated, when any use allowed in this district is contiguous to any residentially zoned lot, said use shall provide as a minimum, a ten foot buffer along all property lines abutting such lot or lots in accordance with Article VII, section 15.0.

12.6 Additional Regulations (When Applicable).

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-Street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.
- G. Any outdoor storage areas shall be screened to a minimum height which is adequate to conceal such storage areas from public view.
- H. Any garbage/refuse service areas shall be limited to the rear of the principal building or complex it serves and screened to a height which is adequate to conceal such facilities from public view.

Sec. 13.0 B-3 Neighborhood Business District.

13.1 Intent.

The primary intent of this district is to serve the needs of the surrounding residential neighborhoods, providing goods and services that are day-to-day needs, generally classified as convenience goods and services, along with selected institutional uses that are compatible with the intent of the district.

13.2 Uses Permitted.

(a) Commercial Uses.

- General Retail Business - Enclosed
- General Retail Business - Unenclosed
- Convenience Store
- Personal Service
- Bank or Financial Service
- Commercial School
- Business or Professional Office
- Animal Hospital (No Outside Runs)
- Garden Center or Nursery
- Home Improvement Center
- Business Support Center
- Clinic

(b) Institutional Uses.

- Public Utility Service
- Community Center
- Community Service Club
- Club
- Day Care Center

(c) Temporary Uses.

- Seasonal Sales
- Special Event

13.3

Special Exception Uses.

The following uses may be permitted subject to a Special Exception permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, Section 14.0, Special Exceptions.

(a) Institutional Uses.

- Public Building
- Public Utility Facility
- Place of Worship
- Public Assembly Center
- Park
- School
- Country Club

(b) Commercial Uses.

- Car Wash
- Restaurant, Standard or Fast Food
- Gasoline Service Station, Subject to Article VII, section 13.0.
- Shopping Center, Subject to Article VII, section 14.0.
- Open Air Market
- Broadcast Studio

13.4

Area and Dimensional Regulations.

Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Area: None specified, although the lot size shall be adequate in size to provide for required parking, buffers, storage and servicing of the building(s).

Minimum Lot Width: None specified, although it is the intent of this ordinance that lots be of sufficient width to allow for the proposed use, along with adequate space for parking, buffers, storage and servicing of the building(s).

Minimum Yard Size: Front: 25 Feet  
Rear: 25 Feet  
Side: None specified, although twenty (20) feet shall be required when any proposed use is contiguous to any residential district. (See Subsection 12.5)

Maximum Height: Forty-five (45) Feet of or 3 Stories

13.5 **Buffer Requirements.**

Unless otherwise stipulated, when any use allowed in this district is contiguous to any residentially zoned lot, said use shall provide as a minimum, a ten (10) foot buffer along all property lines abutting such lot or lots in accordance with Article VII, section 15.0.

13.6 **Additional Requirements (when Applicable).**

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article IV, page 18.
- D. Administration, Article VIII, page 6.
- E. Off-Street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article X, page 88.

Sec. 14.0 **O-1 Office Building District**

14.1 **Intent.**

To provide areas suitable for office and professional buildings, along with selected institutional and commercial uses which are deemed compatible with the professional office environment.

14.2 **Uses Permitted.**

The following uses shall be permitted in the O-1 Office Building District. Similar uses to those listed below may also be permitted subject to Article IV, Administration; section 6.0, Interpretation of Uses, and section 7.0, Unclassified Uses.

(a) **Commercial Uses.**

- Business or Professional Office \*
- Bank or Financial Service
- Business Support Service
- Medical Support Service
- Personal Service
- Commercial School
- Commercial Parking

- Office buildings in excess of 2,500 square feet of floor area may use up to ten (10) percent of such space for commercial and person service oriented establishments.

(b) Institutional Uses.

- Public Utility Service

14.3 Special Exception Uses.

The following uses may be permitted subject to a special exception permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions.

(a) Commercial Uses.

- Restaurant, Standard of Fast Food
- Broadcast Studio
- Studio

(b) Institutional Uses.

- Public Building
- Public Utility Facility
- Place of Worship
- Park
- School
- Day Care Center
- Nursing Care Facility

(c) Temporary Uses

- Special Event

14.4 Area and Dimensional Regulations

<u>Minimum Yard Size</u>			<u>Minimum Lot Size</u>	<u>Maximum Height</u>	
<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side* Yard</u>		<u>Feet</u>	<u>Stories</u>
40'	35'	35'	None specified although lot size should be adequate to provide for required parking, buffers, storage and servicing of the Building(s).	45	3

14.5 Buffer Requirements.

Unless otherwise stipulated, when any lot is developed for any use permitted in this district and is situated adjacent to any residential lot, a ten foot buffer shall be installed and maintained in accordance with the provisions of Article VII, Section 15.0.

14.6 Additional Regulations (When Applicable).

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article VIII, page 6.
- E. Off-Street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.
- G. Any outdoor storage areas shall be screened to a minimum height which is adequate to conceal such storage areas from public view.
- H. Any garbage/refuse service areas shall be limited to the rear of the principal building or complex it serves and screened to a height which is adequate to conceal such facilities from public view.

Sec. 15.0 M-1 Light Industrial District

15.1 Intent.

This district is intended for light Industrial activities which are not offensive to nearby areas; warehousing and business uses which generally support and are integrally related with these Industrial Uses.

15.2 Uses Permitted.

The following uses shall be permitted in the M-1 Light Industrial District. Similar uses to those listed below may also be permitted, subject to the provisions of Article IV, section 6.0, Interpretation of uses and section 7.0, Unclassified Uses.

(a) Industrial Uses.

- Manufacturing - Light
- Warehousing, Wholesaling, Distribution - Enclosed
- Construction Service
- Maintenance Service
- Vehicle and Equipment Sales - Major and Minor
- Transmission Tower
- Research Lab
- Gasoline Service Station, subject to Article VII, section 13.0.

(b) Institutional Uses.

- Public Utility Service
- Transit Station

(c) Agriculture Uses

- Farm Support Business

15.3 Special Exception Uses.

The following uses may be permitted in the M-1 District subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions.

(a) Commercial Uses

- Animal Hospital
- Kennel

(b) Institutional Uses

- Public Building
- Public Utility Facility
- Animal Shelter
- Military Installation
- Airport, including heliport
- Park

(c) Temporary Uses

- Special Event

15.4 Area and Dimensional Regulations.

Unless otherwise provided for elsewhere in this ordinance, the following shall be the area and dimensional requirements for the M-1 Light Industrial District.

Minimum Lot Area:		None specified, although it is the intent of this ordinance that lots be of sufficient size to accommodate the proposed use, along with adequate space for required parking, loading and unloading, buffers, storage and servicing of the building(s).
Minimum Lot Width:		None specified, although it is the intent of this ordinance that lots be of sufficient width to allow for the proposed use, along with adequate space for parking, buffers, storage and servicing of the building(s).
Minimum Yards:	Front:	None specified. The Zoning Board of Adjustment will determine setbacks for new structures.
	Rear:	20 Feet

Side: None specified, although twenty-five (25) feet shall be required when any proposed use is contiguous to any residential district. See subsection 14.5.

Maximum  
Height: Fifty (50) feet or 4 stories.

**15.5 Buffer Requirements.**

Unless otherwise stipulated, when any lot is developed for any use permitted in this district, and is situated adjacent to any residential lot, a twenty foot (20) foot buffer shall be installed and maintained in accordance with the provisions of Article VII, section 15.0.

**15.6 Additional Regulations (When Applicable)**

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-Street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.
- G. Any outdoor storage areas shall be screened to a minimum height which is adequate to conceal such storage areas from public view.
- H. Any garbage/refuse service areas shall be limited to the rear of the principal building or complex it serves and screened to a height which is adequate to conceal such facilities from public view.

**Sec. 16.0 M-2 General Industrial District**

**16.1 Intent.**

To provide suitable areas where heavy industrial uses are permitted. This district encourages employment centers where a potentially high degree of environmental impact uses can be located, including general and heavy manufacturing and industry.

**16.2 Uses Permitted.**

The following uses shall be permitted in the M-2 General Industrial District. Similar uses to those listed below may also be permitted subject to the provisions of Article IV, section 6.0, Interpretation of Uses and section 7.0, Unclassified Uses.

- Those uses permitted under subsection 14.2 of the M-1 Light Industrial District, subject to the same conditions, where specified, Plus:

- (a) **Industrial Uses.**
  - Manufacturing - General
  - Heavy Industry
  - Warehousing, Wholesaling, Distribution, Open
- (b) **Institutional Uses.**
  - Public Utility Service

**16.3 Special Exception Uses.**

The following uses shall be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued. See Article IV, section 14.0, Special Exceptions.

- (a) **Industrial Uses.**
  - Salvage Yards
  - Resource Extraction
  - Sanitary Landfill
- (b) **Commercial Uses.**
  - Animal Shelter
  - Kennel
- (c) **Institutional Uses.**
  - Public Utility Facility
- (d) **Temporary Uses.**
  - Special Event

**16.4 Area and Dimensional Regulations**

Unless otherwise provided for elsewhere in this ordinance, the following shall be the area and dimensional requirements for the M-2 General Industrial District.

Minimum Lot Area:	Same as District M-1
Minimum Lot Width:	Same as District M-1
Minimum Yards:	Same as District M-1
Maximum Height:	Same as District M-1

16.5 Buffer Requirements

Unless otherwise stipulated, when any lot is developed for any use permitted in this district, and is situated adjacent to any residential lot, a twenty foot buffer shall be installed and maintained in accordance with the provisions of Article VII, section 15.0.

16.6 Additional Regulations (When Applicable)

- A. Supplemental Regulations, Article VII, page 68.
- B. General Regulations, Article III, page 2.
- C. Definitions, Article V, page 18.
- D. Administration, Article IV, page 6.
- E. Off-Street Parking and Loading Requirements, Article VIII, page 79.
- F. Sign Regulations, Article IX, page 88.
- G. Any outdoor storage areas shall be screened to a minimum height which is adequate to conceal such storage areas from public view.
- H. Any garbage/refuse service areas shall be limited to the rear of the principal building or complex it serves and screened to a height which is adequate to conceal such facilities from public view.

Sec. 17.0 MR Municipal Reserve District.

17.1 Purpose of MR Municipal Reserve District.

This district serves as an interim zone for newly annexed areas of the municipality. The MR District seeks to protect newly annexed areas prior to the time comprehensive zoning can be applied to the area.

17.2 Zoning of Annexed Property.

On the effective date of annexation, all newly annexed property shall be zoned MR Municipal Reserve District.

17.3 Rezoning from the MR District.

As soon as practicable following annexation, the Clanton Planning Commission shall initiate a petition to rezone property annexed into the City from the MR District to any other district contained within this Ordinance. In determining the most appropriate zone or zones, the Planning Commission shall duly consider the following items, among others:

- A. The Comprehensive Plan;
- B. The desires of property owners in the area subject to rezoning;
- C. The purposes and considerations of zoning as contained in this ordinance as well as in Section 11-52-72, Code of Alabama.

