

ATTACHMENT 1 ALL RESIDENTIAL DISTRICTS AND R3 SINGLE FAMILY RESIDENTIAL DISTRICT PRE ZONINGS 1348-20 AND 1350-20

Sec. 25-10. - Residential district requirements.

There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.

(1) *General requirements.*

- a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.
- b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.

(2) *Specific requirements.*

- a. Minimum lot area: None specified.
- b. Maximum building area: None specified.
- c. Minimum front yard setback:
 1. Public and semi-public structures: Thirty-five (35) feet.
- d. Minimum rear yard setback:
 1. Public and semi-public structures: Thirty-five (35) feet.
 2. Accessory structures: Five (5) feet.
- e. Minimum side yard setbacks:
 1. Public and semi-public structures: Thirty-five (35) feet.
 2. Accessory structures: Five (5) feet.
- f. Maximum building height: Forty-five (45) feet.
- g. Maximum height in stories: Three (3).
- h. Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.

(Ord. No. 98-3434, § 5, 3-2-98; Ord. No. 05-3835, § 1, 7-11-05)

Sec. 25-10.10 - R-3 Residential District requirements.

There is hereby created an R-3 Residential District for those areas so designated by this chapter and the zoning map of the city, which R-3 Districts shall allow: Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).

(1) *General requirements.*

- a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.
- b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part

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of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.

(2) *Specific requirements.*

- a. Minimum lot area: Seven thousand (7,000) square feet.
- b. Maximum building area: None specified.
- c. Minimum front yard setback: Thirty (30) feet.
- d. Minimum rear yard setback: Thirty-five (35) feet.
- e. Minimum side yard setbacks: One side eight (8) feet and the other side six (6) feet.
- f. Minimum feet at building line: Fifty (50) feet.
- g. Maximum building height: Thirty-five (35) feet.
- h. Maximum height in stories: Two and one-half (2½).
- i. Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited.

(Ord. No. 05-3835, § 4, 7-11-05)

ATTACHMENT 2 R RESIDENTIAL DISTRICTS, R3 SINGLE FAMILY RESIDENTIAL AND R5 SINGLE FAMILY RESIDENTIAL PATIO HOMES – REZONING 1340-20

SECTION	RESIDENTIAL 25-10	R3 SINGLE FAMILY RESIDENTIAL 25-10.10	R5 SINGLE FAMILY RESIDENTIAL PATIO HOMES 25-10.3
USES PERMITTED	<p>Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>	<p>Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).</p>	<p>single-family patio home residences subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof,</p>
USES PERMITTED ON APPEAL	<p>Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>see also regulations common to all "R" Districts, listed in section 25-10.</p>	<p>subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof,</p>
USES PROHIBITED	<p>Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted</p>	<p>Any use not permitted, or permitted on appeal, is prohibited.</p>	<p>Any use not permitted, or permitted on appeal, is prohibited.</p>

ATTACHMENT 2 R RESIDENTIAL DISTRICTS, R3 SINGLE FAMILY RESIDENTIAL AND R5 SINGLE FAMILY RESIDENTIAL PATIO HOMES – REZONING 1340-20

SECTION	RESIDENTIAL 25-10	R3 SINGLE FAMILY RESIDENTIAL 25-10.10	R5 SINGLE FAMILY RESIDENTIAL PATIO HOMES 25-10.3
PARKING	<p>a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.</p>	<p>Same as for all R districts</p>	<p>Same as for all R districts</p> <p>Two (2) spaces per dwelling unit.</p>
GENERAL REQUIREMENTS			<p>(1) <i>General requirements:</i></p> <ol style="list-style-type: none"> a. Each dwelling unit shall be constructed on its own lot. b. No dwelling or lot within a R-5 District shall have vehicle access to an existing major thoroughfare (e.g., "collector street" or higher classified street) as defined by the zoning ordinance or comprehensive plan, or a major thoroughfare as defined by future plans adopted by the planning commission of the city. c. There shall be a minimum separation of thirteen (13) feet between structures on separate lots. d. All building setback lines shall be indicated on the preliminary and final plats. e. Perimeter setbacks: <ol style="list-style-type: none"> 1. Reserved. 2. Where R-5 lots adjoin (in any manner or configuration) a major thoroughfare (e.g. collector street or higher classification), then an additional twenty-foot setback shall be added to those setback requirements set forth

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SECTION	RESIDENTIAL 25-10	R3 SINGLE FAMILY RESIDENTIAL 25-10.10	R5 SINGLE FAMILY RESIDENTIAL PATIO HOMES 25-10.3
MINIMUM LOT AREA	NONE SEPCIFIED	Seven thousand (7,000) square feet	Five thousand (5,000) square feet
MINIMUM BUILDING AREA	NONE SEPCIFIED	NONE SEPCIFIED	Maximum building area: None specified.
MINIMUM FRONT YARD SETBACK	Public and semi-public structures: Thirty-five (35) feet	Thirty (30) feet	(also see perimeter setbacks) (1)e: Twenty (20) feet.
MINIMUM REAR YARD SETBACK	1. Public and semi-public structures: Thirty-five (35) feet 2. ACCESSORY STRUCTURES: FIVE (5) FEET	Thirty-five (35) feet	(also see perimeter setbacks) (1)e: Twenty (20) feet.
MINIMUM FEET AT BUILDING LINE		Fifty (50) feet.	Minimum lot width at building line: Forty (40) feet.
MINIMUM SIDE YARD SETBACK	1. Public and semi-public structures: Thirty-five (35) feet ACCESSORY STRUCTURES: FIVE (5) FEET	One side eight (8) feet and the other side six (6) feet	(also see perimeter setbacks) (1)e: Five (5) feet one side, eight (8) feet the other.
MAXIMUM BUILDING HEIGHT	building height: Forty-five (45) feet	Thirty-five (35) feet.	Thirty-five (35) feet
MAXIMUM HEIGHT IN STORIES	height in stories: Three (3).	Two and one-half (2½)	
MAXIMUM DENSITY			Seven (7) dwelling units per gross acre.

ATTACHMENT 3 ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL REZONING 1351-20

SECTION	RESIDENTIAL 25-10	M1 LIGHT INDUSTRIAL	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
USES PERMITTED	<p>Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>	<p>Off premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code, light industrial operations, not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance (i.e. ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; warehouses; dry cleaners and laundries). Any retail or wholesale business or service not specifically restricted or prohibited.</p>	<p>Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).</p>
USES PERMITTED ON APPEAL	<p>Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>Mobile home parks; brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; sale of alcoholic beverages by a manufacturers licensee when duly licensed by the City of Decatur and the Alabama Alcoholic Control Board under and pursuant to the Alcoholic Beverage Licensing Code, as last amended. Any uses permitted or permitted on appeal in an R-4, Residential District and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable.</p>	<p>See also regulations common to all "R" Districts, listed in section 25-10.</p>

ATTACHMENT 3 ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL REZONING 1351-20

SECTION	RESIDENTIAL 25-10	M1 LIGHT INDUSTRIAL	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
USES PROHIBITED	<p>Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specially and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted</p>	<p>Slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plaster and painting materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forage plants; gasoline storage above ground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol for non-consumption, ammonia, bleaching powder, brick, pottery, terra cotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas, including storage of same, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and similar types of plants or operations; Businesses licensed under the Deferred Presentation Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act.</p>	<p>Any use not permitted, or permitted on appeal, is prohibited.</p>
PARKING	<p>a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.</p>	<p><i>Off-street parking:</i> See § 25-16. <i>Off-street loading and unloading:</i> Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.</p>	<p>Same as for all R districts</p>
GENERAL REQUIREMENTS			

ATTACHMENT 3 ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL REZONING 1351-20

SECTION	RESIDENTIAL 25-10	M1 LIGHT INDUSTRIAL	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
MINIMUM LOT AREA	NONE SEPCIFIED	: It is the intent of the section that lots of sufficient size be used for any industrial, service or business use for any industrial, service or business use space in addition to the space required for the other normal operation of the enterprise. NONE SEPCIFIED	Seven thousand (7,000) square feet
MINIMUM BUILDING AREA	NONE SEPCIFIED	NONE SEPCIFIED	NONE SEPCIFIED
MINIMUM FRONT YARD SETBACK	Public and semi-public structures: Thirty-five (35) feet	None specified, except where existing establishments (other than residential) are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof.	Thirty (30) feet
MINIMUM REAR YARD SETBACK	1. Public and semi-public structures: Thirty-five (35) feet 2. ACCESSORY STRUCTURES: FIVE (5) FEET	NONE SEPCIFIED	Thirty-five (35) feet
MINIMUM FEET AT BUILDING LINE		NONE SEPCIFIED	Fifty (50) feet.
MINIMUM SIDE YARD SETBACK	1. Public and semi-public structures: Thirty-five (35) feet ACCESSORY STRUCTURES: FIVE (5) FEET	SIDE YARDS: None specified, excepting a lot, adjoining its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide. NONE SEPCIFIED	One side eight (8) feet and the other side six (6) feet
MAXIMUM BUILDING HEIGHT	building height: Forty-five (45) feet	NONE SEPCIFIED	Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	height in stories: Three (3).	NONE SEPCIFIED	Two and one-half (2½)
MAXIMUM DENSITY		NONE SEPCIFIED	

ATTACHMENT 4 - ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL – REZONING 1352-20

SECTION	RESIDENTIAL 25-10	RMH RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
USES PERMITTED	<p>Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>	<p>single-family manufactured housing residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions:</p>	<p>Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).</p>
USES PERMITTED ON APPEAL	<p>Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions:</p>	<p>See also regulations common to all "R" Districts, listed in section 25-10.</p>
USES PROHIBITED	<p>Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or</p>	<p>Any use not permitted, or permitted on appeal, is prohibited</p>	<p>Any use not permitted, or permitted on appeal, is prohibited.</p>

ATTACHMENT 4 - ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL – REZONING 1352-20

SECTION	RESIDENTIAL 25-10	RMH RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
	<p>manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted</p>		
PARKING	<p>a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.</p>	<p>Same as for all R districts and Two (2) spaces per dwelling unit.</p>	<p>Same as for all R districts</p>
GENERAL REQUIREMENTS		<p>a. Each manufactured home shall be installed on its own lot.</p> <p>b. No manufactured home or lot within a R-MH District shall have vehicle access to an existing major thoroughfare (e.g. "collector street" or higher classified street) as defined by the zoning ordinance or comprehensive plan, or a major thoroughfare as defined by future plans adopted by the planning commission of the city.</p> <p>c. There shall be a minimum separation of thirteen (13) feet between structures on separate lots.</p> <p>d. All building setback lines shall be indicated on the preliminary and final plats.</p>	

ATTACHMENT 4 - ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL – REZONING 1352-20

SECTION	RESIDENTIAL 25-10	RMH RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
		<p>e. Perimeter setbacks:</p> <ol style="list-style-type: none"> 1. Where R-MH lots adjoin (in any manner or configuration) a major thoroughfare (e.g. collector street or higher classification), then an additional twenty-foot setback shall be added to those setback requirements set forth herein below and shall be measured from the lot line. f. A manufactured home installed on site, shall have a length not to exceed four (4) times its width, with the length measured along the longest axis and the width measured at the narrowest part of the other axis, with the minimum width not less than twenty-four (24) feet. This measurement shall only include the enclosed living area and shall not include garages, carports, decks or storage areas. g. All manufactured homes shall have and be attached to a permanent masonry underpinned foundation which extends from the ground to the bottom of the exterior wall and surrounds the entire dwelling, the underpinned foundation being either brick, block, rock, painted masonry painted the same color as the building, or other material approved by the building director. h. Each manufactured home shall be blocked and anchored in compliance with applicable law, rule or regulation. 	

ATTACHMENT 4 - ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL – REZONING 1352-20

SECTION	RESIDENTIAL 25-10	RMH RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
		<p>i. All towing devices, wheels, axles, hitches, and license plates shall be removed.</p> <p>j. All manufactured homes shall have permanent steps, porches or decks on all outside doorways, the supports for which shall be permanently anchored in the ground.</p> <p>k. All manufactured homes shall have at least a nominal 3:12 roof pitch and the roof shall have a surface of wood shake shingles, asphalt composition shingles, fiberglass shingles or metal tiles.</p> <p>l. Manufactured homes shall be installed as provided in the rules of the Alabama Manufactured Housing Commission Administrative Procedures Code.</p>	
MINIMUM LOT AREA	NONE SEPCIFIED	Five thousand (5,000) square feet	Seven thousand (7,000) square feet
MINIMUM BUILDING AREA	NONE SEPCIFIED	NONE SEPCIFIED	NONE SEPCIFIED
MINIMUM FRONT YARD SETBACK	Public and semi-public structures: Thirty-five (35) feet	(see also perimeter setbacks): Twenty (20) feet.	Thirty (30) feet
MINIMUM REAR YARD SETBACK	<p>1. Public and semi-public structures: Thirty-five (35) feet</p> <p>2. ACCESSORY STRUCTURES: FIVE (5) FEET</p>	(see also perimeter setbacks): Twenty (20) feet.	Thirty-five (35) feet
MINIMUM FEET AT BUILDING LINE		Fifty (50) feet.	Fifty (50) feet.
MINIMUM SIDE YARD SETBACK	<p>1. Public and semi-public structures: Thirty-five (35) feet</p> <p>ACCESSORY STRUCTURES: FIVE (5) FEET</p>	(see also perimeter setbacks): Five (5) feet one side, eight (8) feet the other.	One side eight (8) feet and the other side six (6) feet

ATTACHMENT 4 - ALL R DISTRICTS RESIDENTIAL, RMH-RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING AND R3-SINGLE FAMILY RESIDENTIAL – REZONING 1352-20

SECTION	RESIDENTIAL 25-10	RMH RESIDENTIAL SINGLE FAMILY MANUFACTURED HOUSING	R3 SINGLE FAMILY RESIDENTIAL 25-10.10
MAXIMUM BUILDING HEIGHT	building height: Forty-five (45) feet	Thirty-five (35) feet.	Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	height in stories: Three (3).	NONE SEPCIFIED	Two and one-half (2½)
MAXIMUM DENSITY		Seven (7) dwelling units per gross acre	

ATTACHMENT 5 B1 NEIGHBORHOOD COMMERCIAL – ZONING REQUEST 1353-20

Sec. 25-11. - Business district requirements. B1 ONLY

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
<p>B-1 (Local Shopping District)</p>	<p><i>Uses permitted:</i> Off-premises sale of beer and table wine; neighborhood retail stores and markets, including the following types: food, general merchandise, apparel; furniture; household and hardware; radio and television; drugs and sundries; jewelry and gifts; florists; sporting goods; pet shops, photograph studios and photo retail sales.</p> <p>Neighborhood services including the following types: Dry cleaning and laundry pickup stations; customer operated laundrettes and customer operated dry cleaning establishments; filling stations, provided, however, that gasoline storage above ground in excess of five hundred (500) gallons is prohibited; barber and beauty shops; shoe repair; offices, banks; post offices; event venues; playgrounds; parks; public building (i.e., municipal, county, state or federal, including public schools and libraries); public utilities; churches and similar places of worship; dancing and music academies; nurseries, kindergartens, or day care for children; parking lots.</p> <p><i>Uses permitted on appeal:</i> Restaurants; any uses permitted or permitted on appeal in an R-4, Residential District as subject to all district requirements of said district as specified in section 25-10 of this Code.</p> <p><i>Uses prohibited:</i> Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and any use not permitted or permitted on appeal.</p>	<p><i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p> <p><i>Minimum yard size:</i> Front 25 feet; rear 20 feet; side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.</p> <p><i>Maximum height:</i> 45 feet or 3 stories.</p> <p><i>Off-street parking:</i> See § 25-16.</p> <p><i>Off-street loading and unloading:</i> Shall use required rear or side yard for loading and unloading.</p>	<p>B-1 (Local Shopping District)</p>

(Code 1956, § 27-11; Ord. No. 85-2426, §§ 3—9, 2-4-85; Ord. No. 85-2491, § 1, 9-9-85; Ord. No. 05-3830, § 1, 7-11-05; Ord. No. 08-3943, § 1, 4-7-08; Ord. No. 11-4083, § 1, 12-6-11; Ord. No. 12-4123, §§ 1, 2, 9-4-12; [Ord. No. 13-4159, §§ 1, 2](#), 9-3-13; [Ord. No. 14-4173, §§ 1—6](#), 4-7-14; [Ord. No. 14-4181, §§ 2—5](#), 5-12-14; [Ord. No. 18-4330](#), § 3, 12-4-18)