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**ORDINANCE 2013-004**

**ZONING ORDINANCE OF THE CITY OF MOULTON, ALABAMA**

AN ORDINANCE, IN PURSUANCE OF THE AUTHORITY GRANTED BY SECTIONS 11-52-70 TO 11-52-84, INCLUSIVE, 1975 CODE OF ALABAMA, TO PROVIDE FOR THE ESTABLISHMENT OF DISTRICTS WITHIN THE CORPORATE LIMITS OF THE CITY OF MOULTON, ALABAMA: REGULATING WITHIN SUCH DISTRICTS THE HEIGHT, NUMBER OF STORIES, AND SIZE OF YARDS AND OTHER SPACES, THE DENSITY OF POPULATION AND THE USE OF BUILDINGS, STRUCTURES AND LAND; AND PROVIDING METHODS OF ADMINISTRATION OF THIS ORDINANCE AND PENALTIES FOR THE VIOLATION THEREOF.

THE PUBLIC WELFARE REQUIRING IT BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOULTON, ALABAMA, AS FOLLOWS:

**ARTICLE I. SHORT TITLE, ZONING MAP ADOPTED**

This ordinance shall be known as the "Zoning Ordinance of Moulton, Alabama," and the map herein referred to, identified by the title "Zoning Map of Moulton," shall be further identified by the signature of the Mayor of Moulton and attested by the City Clerk. The Zoning Map of Moulton and all explanatory matter thereon are hereby adopted and made a part of this ordinance. Such map shall be filed in the office of the City Clerk and shall show thereon the date of adoption of this ordinance.

**ARTICLE II. DEFINITIONS OF WORDS AND TERMS USED IN THIS ORDINANCE**

For the purpose of interpreting this ordinance, certain words or terms are herein defined. Except as defined herein, all words used in this ordinance shall have their customary dictionary definition.

**SEC. 2.01 INTERPRETATION OF CERTAIN TERMS AND WORDS**

Words used in the present tense include the future tense. Words used in the singular number include the plural, and words used in the plural number include the singular.

The word "map", "Zoning Map", or "Moulton Zoning Map", shall mean the "official Zoning Map of Moulton, Alabama".

The word "shall" is mandatory; the word "may" is permissive.

## SEC. 2.02 DEFINITIONS

**Accessory Structure:** A detached building subordinate to the main building on a lot and used for the purpose customarily incidental to the main or principal building and located on the same lot therewith.

**Alley:** Shall mean a permanent service way providing a secondary access to abutting properties.

**Alteration/Altered:** The word "alteration" shall include any of the following:

- A. Any addition to the height or depth of a building or structure;
- B. Any change in the location of any of the exterior walls of a building or structure; or
- C. Any increase in the interior accommodations of a building or structure.

In addition to the foregoing, a building or structure shall be classified as altered when it is repaired, renovated, remodeled, or rebuilt at a cost in excess of five hundred dollars (\$500) which change the character of the structure. EXCEPTION: And commercial building will be required to obtain a building permit regardless of the cost of construction.

**Boarding House:** A building other than a hotel, café or restaurant where, for compensation, meals are provided for three (3) or more persons.

**District:** Shall mean any action of the City of Moulton for which the regulations governing the use of buildings and premises or the height and area of buildings are uniform.

**Dwelling, Single Family:** Shall mean a detached house or buildings designed and intended for, or occupied exclusively by, one (1) family and having no party wall or walls in common with an adjacent house or houses, building or buildings in R-1 or R-2.

**Dwelling, Two Family:** Shall mean a building designed and intended for, or occupied exclusively by, two (2) families living independently of each other, or a secondary living unit on a lot with a conforming one-family residence.

**Dwelling, Multiple Family:** Shall mean a building intended as a residence for three (3) or more families living independently of each other, including apartment houses, apartment hotels, apartment cooperatives and group houses.

**Dwelling Unit:** Any portion of a building providing complete living facilities for one (1) family.

**Drive-In Restaurant:** A restaurant or public eating business so conducted that food, meals, or refreshments are consumed in motor vehicles on the premises of such establishments.

**Drive-In Theater:** A theater so arranged and conducted that the customer or patron may view the performance while being seated in a motor vehicle.

**Family:** One (1) or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house or hotel as herein defined.

**Home Occupation:** Any use customarily conducted entirely within a dwelling and carried on solely by the inhabitant thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and in which not more than twenty-five (25) percent of the dwelling is used for said home occupation, and in which any signs advertising said home occupation are limited to one unlighted sign, not over two (2) square feet in area, and also in which there is no public display of goods. Examples of home occupations are: office of doctor, lawyer, or notary; dressmaking; the taking of tourists and boarders, and the leasing of rooms.

**Hotel:** a building designed for occupancy as the temporary place of abode for individuals who are lodged with or without meals, in which there are ten (10) or more guest rooms, and in which no provision is made for cooking in any individual room or suite.

**Junk Yard:** Junk yards shall include any lot or parcel of land on which is kept, stored, bought or sold, articles commonly known as junk, including scrap paper, scrap metal, and used automobile bodies and parts.

**Loft Apartment:** Shall mean a second floor dwelling unit located in a B-2, business area.

**Lot:** a piece, parcel, or plot of land occupied or capable of being occupied by one (1) main building, accessory buildings, uses customarily incidental to such main building and such open spaces as are provided in this ordinance.

**Manufactured Homes:** A structure constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, U.S.C. 5401. Motor homes, recreational vehicles, house trailers, travel trailers, camper trailers, mobile homes, mobile homes made to HUD standards and similar towed, transported, or self-propelled units are not manufactured homes nor any structures less than 24' width and 40' in length.

**Manufactured Housing Development:** A lot, tract or parcel of land divided into two or more lots, plats, sites or other division of land for the purpose whether immediate or future for sale or development for the placement of Manufactured Homes. Manufactured Housing Developments must comply with the City of Moulton Sub-division Regulations.

**Mobile Home:** The term "mobile home" shall be construed to mean and include any structure intended for, or capable of, human habitation, no less than eight (8) feet in width and forty (40) feet in length. Removal of wheels and placing such a structure on the ground, piers, or other

foundation shall not remove such a vehicle from this definition. Recreational vehicles, travel trailers, and other units designed to be used for travel are not within this definition of mobile home.

**Mobile Home Park:** Any site, lot, field, or tract of land privately or publicly owned or operated, upon which six (6) or more mobile homes used for living, eating, or sleeping quarters are, or are intended to be, located, such establishments being open and designated available, whether operated for or without compensation.

**Motel, Motor court:** A building or group of buildings containing one (1) or more guest rooms, having separate outside entrances for each such room or suite of rooms, and for each of which room, or suites of rooms, automobile parking space is provided.

**Nonconforming use:** A use of any structure of land which though originally lawful, does not conform with the provisions of this ordinance or any subsequent amendments thereto for the district in which it is located.

**Offices:** Space or rooms used for professional, administrative, clerical, and similar uses.

**Public Land Uses:** Any land use operated by or through a unit or level of government, either through lease or ownership, such as municipal administration and operation, county buildings, and activities, state highway offices, and similar land uses; and federal uses, such as post offices, and military installations, etc.

**Rooming House:** Any building or portion thereof which contains not less than three (3) or more than nine (9) guest rooms which are designed or intended to be used, let, or hired out for occupancy by individuals, for compensation, whether paid directly or indirectly.

**Semi-Public Land Uses:** Philanthropic and charitable land uses including: Y.M.C.A., Y.W.C.A., Salvation Army, churches and church related institutions, orphanages, humane societies, private welfare organization, nonprofit lodges and fraternal orders, hospitals, Red Cross, and other general charitable institutions.

**Streets:** A dedicated and accepted public right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

**Structure:** Any combination of materials, including buildings, constructed or erected, the use of which requires location on the ground or attachment to anything having location on the ground, including among other things, gasoline pumps, signs and billboards, but not including utility poles and overhead wires.

**Swimming Pool:** Any structure intended for swimming, recreational bathing or wading that has the capacity to contain water of two (2) feet in depth. This includes outside in-ground, above-ground, and on- ground pools; hot tubs; spas and fixed-in-place wading pools.

**Use:** The purpose for which land or a building or other structure is designated, arranged, or intended, or for which it is or may be occupied or maintained.

**Yard:** An open space on the lot with the main building, left open, unoccupied and unobstructed by building from the ground to the sky, except as otherwise provided in this ordinance.

- A. "Front Yard". The yard extending across the entire width of the lot between the main building, including covered porches, and the front lot line or, if an official future street right-of-way line has been established, between the main building, including covered porches and the rear lot line.
- B. "Rear Yard". The yard extending across the entire width of the lot between the main building, including covered porches and the rear lot line.
- C. "Side Yard". The yard extending along a side lot line, from the front yard to the rear yard, between the main building, including covered porches and carports, and such lot line.

### **ARTICLE III. ADMINISTRATION, ENFORCEMENT AND PENALTIES**

#### **SEC. 3.01 ENFORCING OFFICER**

The provisions of this ordinance shall be administered and enforced by the Municipal Building Inspector. This official shall have the right to enter upon any premises at any reasonable time prior to the issuance of a certificate of occupancy for the purpose of making inspections of buildings or premises necessary in the carrying out of his/her duties in the enforcement of this ordinance.

#### **SEC. 3.02 BUILDING PERMIT REQUIRED**

It shall be unlawful to commence the excavation for, the construction of, or placement of, any building or other structure, including accessory structures, mobile homes, and manufactured homes, or to store building materials, or erect temporary field offices, or to commence the moving, alteration, or repair of any structure, until the Building Inspector of the municipality has issued for such work a building permit, including a statement that the plans, specifications, and intended use of such structure in all respects conform with the provisions of this ordinance.

EXCEPTION: Residence repairs not changing the character of the structure or not exceeding five hundred dollars (\$500.00) in cost will not require a building permit. Application for a



building permit shall be made to the Building Inspector of the municipality on forms provided for that purpose.

Any building permit issued shall become invalid unless the work authorized by it shall have been commenced within one (1) year of its date of issue, or if the work authorized by it is suspended or abandoned for a period of one (1) year.

### SEC. 3.03 APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT

It shall be unlawful for the Municipal Building Inspector to approve any plans or issue a building permit for any excavation or construction until he/she has inspected such plans in detail and found them in conformity with this ordinance. To this end, the Municipal Building Inspector shall require that every application for a building permit for excavation, construction, use of land, moving, or alteration be accompanied by a plan or plat drawn to scale and showing the following in sufficient detail to enable the Municipal Building Inspector to ascertain whether the proposed excavation, construction, use of land, moving, or alteration is in conformance with this ordinance.

- A. The actual shape, proportion, and dimensions of the lot to be built upon.
- B. The shape, size, and location of all buildings or other structures to be erected, altered, or moved and of any buildings or other structures already on the lot.
- C. The existing and intended use of all such buildings or other structures.
- D. The setback and side lines of buildings on adjoining lots and such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this ordinance are being observed.
- E. Any building permit issued by the building department may require the following based on the State law Section 34-2-30 of the Code of Alabama:
  - (a) All buildings 2,500 square feet or larger that are erected, enlarged, or altered require the services of a registered architect, unless the building is a single family residence, farm building, or utility building.
  - (b) All buildings erected, enlarged, or altered that are intended for the assembly occupancy of people regardless of size require the services of a registered architect.
  - (c) All buildings erected, enlarged or altered that are intended for the use as an education facility regardless of size require the services of a registered architect.

If the proposed excavation, construction, moving, or alteration as set forth in the application is in conformity with the provisions of this ordinance, the Building Inspector of the municipality shall issue a building permit accordingly. If an application for a building permit is not approved, the Building Inspector of the municipality shall not issue a building permit accordingly. If an application for a building permit is not approved, the Building Inspector for

the municipality shall state in writing on the application the cause for such disapproval. Issuance of the building permit shall in no case be considered as waiving any provision of this ordinance.

#### SEC. 3.04 CERTIFICATE OF OCCUPANCY REQUIRED

No land or building or other structure or part thereof hereafter erected, moved, or altered in its use shall be used until the Building Inspector of the municipality shall have issued a certificate of occupancy stating that such land or structure or part thereof is found to be in conformity with the provisions of this ordinance.

Within three (3) days after the owners, or his agent, have notified the Building Inspector of the municipality that a building or premises or part thereof is ready for occupancy or use, it all be the duty of the Building Inspector of the municipality to make a final inspection thereof and to issue a certificate of occupancy if the building or premises or part thereof is found to conform with the provisions of this ordinance or, if such certificate is refused, to state the refusal in writing with the cause.

#### SEC. 3.05 PENALTIES

Any violation of any section or provision of this ordinance shall, upon conviction or adjudication of guilty, be punished by a fine of not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00) or by a jail sentence of up to six (6) months or by both fine and imprisonment, plus court costs for each offense. This shall be in addition to any assessment of costs available to the City as provided in this ordinance. Each day such violation shall constitute a separate offense.

#### SEC. 3.06 REMEDIES

In case any building or other structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or any building, structure, or land is used in violation of this ordinance, the Building Inspector of the municipality or any other appropriate authority or any adjacent or neighboring property owner who would be specially damaged by such violation, in addition to other remedies, may institute injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use to correct or abate such violation or to prevent occupancy of such building, structure, or land.

**ARTICLE IV. ESTABLISHMENT OF DISTRICTS**

**SEC. 4.01 DISTRICT DESIGNATIONS**

For the purpose of this ordinance, the City of Moulton is hereby divided into the types of districts designated as follows:

R-1 Residential District	(Single Family)
R-2 Residential District	(Single Family)
R-3 Residential District	(Multi Family)
R-4 Residential District	(Single Family semi-attached Patio Home)
R-5 Residential District	(Single Family detached Patio Home)
R-6 Residential District	(Single Family Manufactured home or development)
B-1 Business District	(Local Shopping)
B-2 Business District	(General Business)
B-3 Business District	(Tourist Commercial)
M-1 Industrial District	(Light Industry)
M-2 Industrial District	(General Industry)
M-D Medical District	
AG-1 Agricultural District	
ID Institutional District	

**SEC. 4.02 DISTRICT BOUNDARIES**

The boundaries of the above districts are hereby established as shown on the official Zoning Map of the City of Moulton.

Unless otherwise shown on the official Zoning Map, the boundaries of districts are generally intended to be on lot lines, the center lines of streets or alleys or such lines extended, railroad right-of-way lines or corporate limit lines. Questions concerning the exact location of district boundary lines shall be decided by the Board of Zoning Adjustment.

#### SEC. 4.03 DISTRICT DEFINITIONS

AG-1 AGRICULTURAL DISTRICT: A zoning district which allows general farming activities as specifically permitted by A5-5.01.

B-1 BUSINESS DISTRICT: A zoning district provided specifically for neighborhood convenience stores, markets and services, as specifically permitted by A5-5.01, and with a service area of one square mile.

B-2 BUSINESS DISTRICT: A zoning district provided for general business which allows specific retail, wholesale and service establishments as specifically permitted by A5-5.01 of this chapter, and with a city wide service area.

B-3 BUSINESS DISTRICT: A zoning district provided specifically for tourist commercial types of business and services, as specifically permitted by A5-5.01 of this chapter.

ID INSTITUTIONAL DISTRICT: A zoning district which allows public and private institution uses as specifically permitted by A5-5.01 of this chapter.

M-1 INDUSTRIAL DISTRICT: A zoning district which allows light industrial operations which are not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance, and business and service uses, all specifically permitted by A5-5.01 of this chapter.

M-2 INDUSTRIAL DISTRICT: A zoning district which allows general industrial, service or commercial uses specifically permitted by A5-5.01 of this chapter.

MD MEDICAL DISTRICT: A zoning district which allows specific medical and related uses as permitted by A5-5.01 of this chapter.

R-1 & R-2 RESIDENTIAL DISTRICTS: Zoning districts which allow only single-family detached dwellings as permitted uses.

R-3 RESIDENTIAL DISTRICT: A zoning district which allows single-family dwellings, duplexes, multi-family dwellings, as specifically permitted by A5-5.01 of this chapter.

R-4 RESIDENTIAL DISTRICT: A zoning district which allows for single-family dwellings which are semi-attached patio homes as specifically permitted by A5-5.01 of this chapter.

R-5 RESIDENTIAL DISTRICT: A zoning district which allows for single-family dwelling which are detached patio homes as specifically permitted by A5-5.01 of this chapter.

R-6 RESIDENTIAL DISTRICT: A zoning district which allows for single-family dwellings which are manufactured homes, that meet the requirements for manufactured homes in the City of Moulton, or a development made up of manufactured homes designed by the requirements of the Subdivision rules set forth by the Planning Commission for the City of Moulton.

## **ARTICLE V. APPLICATION OF REGULATIONS**

### **SEC. 5.01 USES**

#### **(A) GENERAL**

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the uses specified in this section.

#### **(B) USES PERMITTED**

The uses listed in this section shall be permitted in only those districts under which the letter "P" appears. For example, if on the line labeled "apartment house" the letter "P" appears under the column heading of "R-3" then an apartment house shall be permitted in all R-3 Districts.

#### **(C) USES PERMITTED ON APPEAL**

The uses listed in this section shall be permitted on appeal in those districts under which the letter "A" appears. For example, if on the line labeled "apartment house" the letter "A" appears under the column heading of "B-1" then an apartment house shall be permitted when appealed to and approved by the Board of Adjustment of the City of Moulton, Alabama. (See Article 9, Board of Adjustment).

#### **(D) USES PROHIBITED**

- (1) The uses listed in this section shall be prohibited in those districts under which no letter (neither an "A" or a "P") appears. For example, if on the line labeled "apartment house" no letter appears under the column heading of "R-1" then an apartment house shall not be permitted or permitted on appeal in any R-1 district.
- (2) If a proposed use is not listed in this section it shall be prohibited; except that the Board of Adjustment shall have the authority to determine other uses, in addition to those specifically listed in this section, which may be permitted in each of the various zones except "residential", when in the Board's judgment such other uses are similar to and no more objectionable to the public welfare than those listed. In no instance, however, shall the Board of Adjustment determine, nor shall these regulations be

interpreted on appeal, in any zone when such use is specifically listed, but not permitted or permitted on appeal, in this section. The Board of Adjustment shall, upon approval of a use not listed in this section, within thirty (30) days thereafter notify the Planning Commission in writing of the use approved and the zone within which it was so approved. The Planning Commission will periodically and at its discretion, which shall be not less than once annually, recommend to the City Council the appropriate amendments to this section indicating the uses to be added and the zone or zones said uses should be authorized.

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
ABRASIVES MFG.														P
ACCESSORY STRUCTURES	P	P	P	P	P	P								
ACCESSORY LIVING QUARTERS														
ACETYLENE GAS MFR.														P
ACID MFG.														P
ADDRESSOGRAPHING SERVICE										P			P	P
ADHESIVE MFG.														
ADULT EDUCATION CLASSES								P		P			P	P
ADVERTISING SIGNS									P	P	P		P	P
ADVERTISING STUDIO										P	P		P	P
AEROSOL													P	P
AGRICULTURAL USES												P	P	P
AIR COND. EQUIP. SERVICES										P			P	P
AIRCRAFT ENGINE OR AIRCRAFT PARTS REPAIR, RECOND, OR REBUILD													P	P
AIRCRAFT ENGINE TESTING														P
AIRCRAFT MFG.														P
AIRCRAFT HANGAR														
AIRLINE OR TRANS. TICKET OFFICE										P	P		P	P
AIRPORT OR AIRCRAFT LAND FIELD														
ALCOHOL MFG.														P
AMMONIA MFG.														P
AMMUNITION MFG.														P
ANIMAL HOSPITAL										P			P	P
ANIMAL BOARDING												P	P	P
ANIMAL STOCK YARD														P
ANTIQUÉ SHOP										P	P			
APARTMENT BUILDING			P											
APARTMENT HOTEL			P											
APARTMENT HOUSE			P											
APARTMENTS/LOFT										P				

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
APPLIANCE REPAIR										P			P	P
ARCHERY RANGE												P	P	P
ARCHITECT OFFICE										P			P	P
ARENA, AUDITORIUM OR STADIUM												A	P	P
ARMORY													P	P
ARSENAL														P
ART SCHOOL								P		P			P	P
ART SHOP									P	P			P	P
ASBESTOS PROC. OR GRINDING														P
ASPHALT MFG. OR REFINING														P
ATHLETIC CLUB										P			P	
AUCTION, OPEN AIR													P	
AUCTION HOUSE OR STORE										P			P	
AUDITORIUM								P		P	P		P	
AUTOMOBILE ASSEMBLING														
AUTO, BODY & FRAME MFG.														
AUTOMOBILE MFG.														
AUTO. DISPLAY ROOM										P			P	
AUTOMOBILE GARAGE										P	P		P	
AUTOMOBILE FOR HIRE										P	P		P	
AUTO. IMPOUND YARD													P	
AUTO. LAUNDRY OR WASH RK.									P	P	P		P	
AUTOMOBILE PAINTING										P			P	
AUTO. PARKING AREA PUBLIC							P		P	P	P	A	P	P
AUTO. PARTS OR ACCESSORIES										P	P		P	
AUTO. PART REPAIRING OR REBUILDING										P	P		P	
AUTO. RACE TRACK													P	
AUTO. REBUILDING AND RECONDITIONING													P	
AUTO. REPAIRING									P	P	P		P	
AUTO. SALES AREA										P			P	



USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
AUTO. SERVICE STATION OR FILLING STATION									P	P	P		P	
AUTO. STORAGE AREA													P	
AUTO. STORAGE GARAGE										P			P	
AUTO. UPHOLSTERING										P			P	
AVIARY												P		
AWNING STORE OR SHOP										P			P	
BAIL BOND BROKER									P				P	P
BAKERY									P				P	P
BAKERY GOODS STORE									P				P	P
BAKERY GOODS DIST.									P				P	P
BANK									P	P			P	P
BARBER COLLEGE							P		P				P	P
BARBER SHOP									P	P			P	P
BATT MFG													P	P
BATTERY MFG OR REBUILDING													P	P
BATTERY SERVICE									P	P			P	P
BATTERY STORE OR SHOP									P	P			P	P
BEAUTY SCHOOL OR COLLEGE							P		P				P	P
BEAUTY SHOP OR PARLOR									P	P			P	P
BED SPRING MFG.														P
BEVERAGE MFG.													P	P
BICYCLE, MOTORCYCLE & MOTOR SCOOTER SALES										P			P	P
BICYCLE REPAIR SHOP										P			P	P
BILLBOARD MFG.													P	P
BILLIARD HALL OR PARLOR										P	P		P	P
BLACKSMITH SHOP													P	P
BLAST FURNACE														P
BLEACHING POWDER OR LIQ MFG.														P
BLENDING AND MIXING OF COMPOUNDS													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
BLUEPRINTING OR PHOTOSTATTING										P			P	P
BOAT BUILDING													P	P
BOATS FOR HIRE OR SALE										P			P	P
BODY AND FENDER REPAIR										P	P		P	P
BOILER WORKS														P
BOLT MFG.														P
BOLT OR SCREW THREAD ROLLING OR CUTTING													P	P
BONE PRODUCTS MFG.													P	P
BOOK BINDERY OR TRADE BINDERY													P	P
BOOK STORE									P	P	P		P	P
BOOKING AGENCY										P	P		P	P
BOOTBLACK STAND										P			P	P
BORROW PIT												A	A	A
BOTTLE MAKING														P
BOTTLE WASHING													P	P
BOTTLING PLANT										P			P	P
BOWLING ALLEY										P	P		P	P
BOX FACTORY													P	P
BOX SPRING MFG.													P	P
BOXING ARENA										P	P		P	P
BRASS FOUNDRY													P	P
BREWERY														
BRICK MFG.														P
BRIQUETTE MFG.													P	P
BROADCASTING STUDIO, W/O TRANS. TOWERS										P			P	P
BROKER										P			P	P
BROOM MFG.													P	P
BRUSH MFG.													P	P
BUILDING BLOCK MFG.														P
BUILDING & LOAN ASSOC.									P	P			P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
BUILDING MATERIALS, RETAIL										P			P	P
BUILDING MATERIALS, SALES YARD										P			P	P
BULK PETRO. PROD. DISTRIBUTING STATION														P
BURGLAR ALARM BUSINESS										P			P	P
BUS PARKING YARD													P	P
BUSH CROPS													P	P
BUSINESS COLLEGE								P		P			P	P
BUTANE GAS FILLING STATION													P	P
BY-PRODUCTS PRODUCT MFG.														P
CABINET SHOP									A	P	P			
CAFÉ OR COFFEE SHOP									A	P	P			
CAFETERIA														
CAMERA SHOP										P	P			
CAN MFG. OR RECONDITION														
CANDLE MFG.														
CANDY MFG.														
CANDY STORE									P	P	P			
CANNERY														
CANVAS PRODUCTS														P
CAP MFG.														P
CAP STORE														P
CAR BARN														P
CARBON PAPER OR TYPE-WRITER RIBBON MFG.														P
CARNIVALS AND RIDES														P
CARPENTER SHOP														P
CARPET CLEANING														P
CARPET OR RUG MFG.														P
CATERING ESTABLISHMENT														P
CATTLE FEED OR SALES YARD														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
CATTLE OR SHEEP DIP MFG.														P
CATTLE KEEPING												P		P
CELLOPHANE PRODS. MFG.														P
CELLULOSE NITRATE PRODS. MFG.														P
CEMENT, RUBBER, MFG.														P
CEMENT MIXER RENTAL & CONTRACTORS' RENTAL													P	P
CEMETERY		A	A	A	A	A						A	P	P
CENTRAL STEAM, HEATED OR CHILLED WATER DIST. PLANT													P	P
CERAMIC PRODUCTS MFG.													P	P
CESSPOOL BLOCK MFG.														P
CHAMOIS SKINS MFG.													P	P
CHARCOAL & CHARCOAL BRIQUETTE MFG.														P
CHEMICAL MFG.														P
CHICKEN, POULTRY, & FOWL RAISING												P	P	P
CHILD CARE CENTER								P				A	P	P
CHIROPRACTOR OFFICE							P							P
CHLORINE GAS MFG.														P
CHRISTMAS TREE & ORNAMENT SELLING									P	P			P	P
CHURCH	A	A	A	A	A	A				P	P	P	P	P
CIGAR FACTORY														P
CIGAR STORE										P	P		P	P
CIGARETTE FACTORY														P
CIRCUS												A	P	P
CLAY PRODUCTS MFG.													P	P
CLAY PRODUCTS STORAGE													P	P
CLEANING, BUILDING FURNISHING													P	P
CLEANING ESTABLISHMENT										P			P	P
CLINIC							P			P			P	P
CLOTH PRODUCTS MFG.													P	P
CLOTH SHRINKING													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
CLOTHES CLEANING AGENCY										P	P		P	P
CLOTHING MFG.													P	P
CLOTH PRODUCTS MFG.													P	P
CLOTHING STORE									P	P	P		P	P
CLUB, PRIVATE										P	P		P	P
COAL DISTILLATION														P
COFFEE ROASTING													P	P
COIL (electric) MFG.													P	P
COIL (spring) MFG.														P
COKE OVEN														P
COLD STORAGE PLANT										P			P	P
COLLECTION AGENCY										P			P	P
COLLEGE								P		P			P	P
COMFORT STATION										P	P		P	P
CONCERT HALL								P		P			P	P
CONCESSION										P	P		P	P
CONCRETE BATCHING PLANT														P
CONCRETE PRODUCTS MFG.														P
CONDENSER MFG.													P	P
CONFECTIONARY MFG.													P	P
CONFECTIONARY STORE									P	P	P		P	P
CONTRACTORS' EQUIPMENT STORAGE YARD													P	P
CONTRACTORS' OFFICE										P			P	P
CONVENIENCE STORE									P	P	P		P	P
CONVENIENCE STORE/ALCOHOL SALES									P	P				
CONVENT								P		P		A	P	P
COOKIE MFG.													P	P
COOPERAGE WORKS													P	P
CORK PRODUCTS MFG.													P	P
CORNICE WORKS													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
CORRAL														P
CORRECTIONAL INSTITUTION														P
COSMETICS MFG.													P	P
COSMETOLOGICAL ESTABLISHMENT										P			P	P
COTTON GIN														P
COTTON SEED OIL MFG. & REF														P
CREAMERY													P	P
CREDIT ASSOC. OR UNION										P			P	P
CREMATORY													P	P
CREOSOTE MFG.														P
CREOSOTE PRODUCTS MFG.														P
CRYPT													P	P
CRYSTAL HOLDER MFG.													P	P
DAIRY												P	P	P
DAIRY PRODUCTS MFG.													P	P
DAIRY PRODUCTS STORE									P	P	P		P	P
DANCE HALL										P	P		P	P
DANCING SCHOOL										P			P	P
DANCE STUDIO OR ACADEMY										P			P	P
DAY CARE								P		P			P	P
DECOMPOSED GRANITE EXCAVATING														
DECORATING STORE										P			P	P
DEHYDRATING OF FOOD													P	P
DEHYDRATING PLANT, PETROL.														P
DELICATESSEN STORE									P	P	P		P	P
DENTAL CLINIC							P			P			P	P
DENTAL EQUIPMENT & SUPPLIES STORE										P			P	P
DENTAL LABORATORY							P			P			P	P
DEPARTMENT STORE										P	P		P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
DESIGNING OFFICE OR SHOP										P			P	P
DETECTIVE OR POLICE AGENCY										P			P	P
DETENTION HOME, PENAL INSTITUTION														P
DEXTRIN MFG.														P
DIAPER SUPPLY SERVICE										P			P	P
DIE CASTING													P	P
DINING ROOM													P	P
DISINFECTANT MFG.														P
DISTILLATION OF BONES														P
DISTILLATION OF COAL, TAR OR WOOD														P
DISTILLATION OF LIQUOR														P
DISTRIBUTING PLANT													P	P
DISTRIBUTING STATION													P	P
DOCTOR OF DENTIST OFFICE							P			P	P		P	P
DOG OR CAT FOOD CATERER										P			P	P
DOG AND CAT FOOD MFG.														P
DOG HOSPITAL										P			P	P
DOG KENNEL										P			P	P
DOMESTIC ANIMAL KEEPING												P	P	P
DORMITORY								P						
DOUGHNUT MFG.													P	P
DRAMA OR DRAMATIC SCHOOL								P		P			P	P
DRAYING YARD OR TERMINAL													P	P
DRESS MFG.													P	P
DRESS SHOP									P	P	P		P	P
DROP FORGE INDUSTRY														P
DRUG MFG.													P	P
DRUGSTORE							P		P	P	P		P	P
DRY CLEANING PLANT													P	P
DRY GOODS STORE									P	P	P		P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
DWELLING, SINGLE FAMILY: R-1	P	P	P									P		
DWELLING, SINGLE FAMILY: R-2		P	P											
DWELLING, SINGLE FAMILY: R-3			P											
DWELLING, SINGLE FAMILY - PATIO ATTACHED - R-4				P										
DWELLING, SINGLE FAMILY - PATIO UNATTACHED - R-5					P									
DYESTUFF MFG.														P
EARTH OR SOIL STOCKPILING														P
EARTHWORM OR GRUB RAISING												P	P	P
EDUCATIONAL INSTITUTE								P		P			P	P
EDUCATIONAL INSTITUTION								P		P			P	P
EGG CANDLING & WHOLESALE DISTRIBUTION													P	P
ELECTRIC APPLIANCE, RADIO OR TV STORE									P	P			P	P
ELECTRIC APPLIANCE ASSEMBLY													P	P
ELECTRIC DISTRIBUTION SUBSTATION	A	A	A	A	A	A	P		P	P	P	P	P	P
ELECTRIC FOUNDRY, NO BRASS, BRONZE, IRON, STEEL, OR ZINC														P
ELECTRIC FOUNDRY														P
ELECTRIC GENERATOR														P
ELECTRIC MOTOR REPAIR										P			P	P
ELECTRIC PARTS, MFG. ASSEMBLY													P	P
ELECTRIC POWER GENERATING PLANT														P
ELECTRIC RAILROAD YARD													P	P
ELECTRIC SIGN MFG.													P	P
ELECTRICAL RECEIVING OR TRANSFORMING STATION													P	P
ELECTRONIC INSTRUMENTS & DEVICES ASSEMBLY													P	P
ELECTROPLATING WORKS													P	P
ELECTROPLATING OF SMALL ARTICLES, JEWELRY, SMALL HARDWARE													P	P
EMBALMING BUSINESS										P			P	P
EMBROIDERY MFG.													P	P
EMBROIDERY SHOP, RETAIL										P			P	P



USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
EMERY CLOTH MFG.														P
EMPLOYMENT AGENCY OR BUREAU										P			P	P
ENAMEL PAINT MFG.														P
ENAMELING WORKS													P	P
ENGINE TESTING													P	P
ENGINEER OFFICE										P			P	P
ENGRAVER										P			P	P
ESCORT BUREAU										P			P	P
ESCELSIOR MFG.													P	P
EXHIBITION HOUSE, GARDEN, OR ROOM										P			P	P
EXHIBITS, COMMERCIAL OR CULTURAL										P			P	P
EXPLOSIVE MFG.														A
FABRIC SHRINKING, DYEING													P	P
FABRICATION OF IRON OR STEEL														P
FAIRGROUNDS, PUBLIC												P	P	P
FARM MACHINERY SALES										P			P	P
FARMING												P	P	P
FAT RENDERING PLANT														P
FEATHER PRODUCTS MFG.													P	P
FEED & FUEL STORE									P				P	P
FEED STORAGE & SALES YARD													P	P
FEEDING PEN												P		P
FELT PRODUCTS MFG.													P	P
FENCING MFG.													P	P
FERTILIZER MFG. LIQUID, INORGANIC														P
FERTILIZER SALES, WHOLESALE PACKAGED									P				P	P
FIBER PRODUCTS MFG.													P	P
FIELD CROP												P	P	P
FILM SALES									P	P			P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
FILM LABORATORY									P				P	P
FINE ARTS STORE									P				P	P
FIRE STATION	A	A	A	A	A	A	P		P	P	P	P	P	P
FISH DISTRIBUTION													P	P
FISH KEEPING												P	P	P
FISH MARKET													P	P
FISH OIL OR FISH MEAL MFG.														P
FISH RAISING												P	P	P
FISH SMOKING, CURING, CANNING, OR CLEANING														P
FLOCKING & SILK SCREEN PROCESSING													P	P
FLORIST SHOP													P	P
FLOUR MILL													P	P
FLOWER GARDENING												P	P	P
FLOWER STORE													P	P
FOOD COMMISSARY													P	P
FOOD DEHYDRATING PLANT													P	P
FOOD PRODUCTS MFG.													P	P
FOOTBALL STADIUM													P	P
FORGE PLANT														P
FOUNDRY, NO BRASS, BRONZE, IRON, STEEL, OR ZINC														P
FRATERNAL ASSOC.													P	P
FREIGHT CLASSIF. YARD														P
FREIGHT FORWARDING STATION OR TERMINAL													P	P
FREIGHTING YARD OR TERM.													P	P
FRIT OR GLAZE MFG.														P
FROZEN FOOD LOCKER RENTAL										P			P	P
FROZEN FOOD STORE									P	P			P	P
FRUIT CANNERY													P	P
FRUIT PRESERVING													P	P
FRUIT STORE									P	P	P		P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
FRUIT AND VEGETABLE MARKET									P	P	P		P	P
FUEL STORE										P	P		P	P
FUEL YARD													P	P
FUMIGATING PLANT													P	P
FUN HOUSE										P			P	P
FUNERAL PARLOR										P			P	P
FUR PRODUCTS, MFG.													P	P
FURNITURE ASSEMBLY PLANTS													P	P
FURNITURE CLEANING										P			P	P
FURNITURE MFG.													P	P
FURNITURE STORE										P			P	P
GALVANIZING OR METAL OR METAL PRODUCTS														P
GARAGE REPAIR										P	P		P	P
GARDEN EQUIPMENT RENTAL										P			P	P
GARDEN FURNITURE DISPLAY										P			P	P
GARMENT MFG.													P	P
GAS MFG.														P
GAS STORAGE														P
GASOLINE FILLING STATION									P	P	P		P	P
GASOLINE REFINING														P
GELATIN MFG.														P
GEOLOGICAL OR GEOPHYSICAL CORE HOLE DRILLING & TESTING														P
GIFT SHOP									P	P	P		P	P
GLASS FIBER MFG.														P
GLASS OR MIRROR STORE										P			P	P
GLASS PRODUCTS MFG.													P	P
GLOVE MFG.													P	P
GLUCOSE MFG.														P
GLUE MFG.														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
GOLF BALLS MFG.													P	P
GOLF COURSE												P	P	P
GOLF, DRIVING RANGE										P		A	P	P
GRAIN DRYING OR FERMENTING														
GRAIN ELEVATOR													P	P
GRANITE GRINDING, CUTTING													P	P
GRANITE, STOCK PILING OF DECOMPOSED														P
GRAPHITE MFG.														P
GRAVEL PLANT														P
GREASE MFG. OR REFINING														P
GREENHOUSE										P		P	P	P
GROCERY STORE									P	P	P		P	P
GROCERY STORE/ALCOHOL									P	P				
GUNCOTTON PRODUCTS MFG.														P
GUNPOWDER MFG. OR STORAGE														A
GUNSMITH STORE										P			P	P
GYMNASIUM										P			P	P
GYPSUM PROCESSING OR GRINDING														P
HAIR DRESSING PARLOR									P	P	P		P	P
HAIR PRODUCTS MFG.													P	P
HANDYMAN SHOP										P			P	P
HARDWARE STORE									P	P			P	P
HAT CLEANING AND BLOCKING										P			P	P
HAT MFG.													P	P
HATCHERY												P	P	P
HEATING EQUIPMENT MFG.													P	P
HEATING GAS MFG.														P
HEAT TREATING													P	P
HELICOPTER LANDING FIELD													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
HELIPORT													P	P
HEMSTITCHING SHOP, RETAIL										P			P	P
HIDES, PROCESSING														P
HOBBYISTS' RENTAL SHOP										P			P	P
HOME OCCUPATIONS	A	A	A	A	A	A								
HORN PRODUCTS MFG.													P	P
HOSIERY MFG.													P	
HOSPITAL							P			P			P	P
HOTEL										P	P		P	P
HOUSE MOVER OR WRECKER													P	P
HOUSEHOLD APPLIANCE RPR.										P			P	P
HOUSEHOLD GOODS STORAGE										P			P	P
HYDROCHLORIC ACID MFG.													P	P
ICE CREAM MFG.													P	P
ICE CREAM PARLOR									P	P	P		P	P
ICE SKATING RINK										P	P		P	P
ICE STORAGE HOUSE										P			P	P
INCINERATION MFG.														P
INK MFG.														P
INNER SPRING MFG.													P	P
INSECTICIDE OR PESTICIDE MANUFACTURING														P
INSURANCE AGENCY OR OFF.										P			P	P
INTELLIGENCE AGENCY OR OFFICE										P			P	P
INTERIOR DECORATING STORE										P			P	P
IRON FOUNDRY OR FABRICATION PLANT														P
IRON ORE PELLET LOADING & UNLOADING FACILITY														P
IRON STORAGE													P	P
IRON WORKS														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
JEWELRY MFG.													P	P
JEWELRY STORE										P			P	P
JUKE BOX ASSEMBLING													P	P
JUKE BOX BUSINESS										P			P	P
JUTE PRODUCTS MFG.														P
KENNEL													P	P
KNITTING MILL													P	P
LABOR UNION OR TEMPLE										P			P	P
LABORATORY, MEDICAL OR DENTAL							P			P			P	P
LABORATORY, RESEARCH							P			P			P	P
LACQUER MFG.														P
LAMPBLACK MFG.														P
LARD MFG.														P
LAUNDRY AGENCY										P			P	P
LAUNDRY OR CLEANING ESTABLISHMENT										P			P	P
LAUNDRY PICKUP, STATION									P	P	P		P	P
LAUNDRY, STEAM OR WET WASH										P			P	P
LAWN MOWER & RENOVATOR RENTAL										P			P	P
LAWN MOWER REPAIR SHOP										P			P	P
LEAF MOLD, GRINDING, PKG.													P	P
LEATHER MACHINE BELTING MFG.													P	P
LEATHER PRODUCTS MFG.													P	P
LIBRARY								P		P			P	P
LIGHT SHEET METAL PRODUCTS MFG.													P	P
LIME MFG.														P
LINEN OR TOWEL SUPPLY BUSINESS													P	P
LINOLEUM MFG.														P
LINSEED OIL MFG.														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
LIQUID COATING FOR BEVERAGE TANKS													P	P
LIQUID FERTILIZER MFG.													P	P
LIQUID & SPIRITS RECTIFY													P	P
LITHOGRAPHING										P			P	P
LOAN OFFICE										P			P	P
LOCKER PLANT													P	P
LOCKSMITH STORE										P			P	P
LODGE										P			P	P
LUBRICATING OIL, PKGING.													P	P
LUBRICATING OIL, MFG.														P
LUMBER YARD													P	P
MACARONI FACTORY													P	P
MACHINE BELT MFG.													P	P
MACHINE SHOP													P	P
MACHINE SHOP (precision)													P	P
MACHINERY, FARM, REPAIR										P			P	P
MACHINERY MFG.														P
MACHINERY WRECKING													P	P
MAGAZINE BUSINESS, SECOND HAND										P			P	P
MAIL ORDER HOUSE										P			P	P
MALT HOUSE									P	P	P		P	P
MANICURE PARLOR										P			P	P
MANUFACTURED HOME/DEVELOPMENT (R6)						P								
MANURE STORAGE OR PROC.														
MARBLE GRINDING, CUTTING													P	P
MARINE CARGO LOADING OR UNLOADING WHARF OR DOCK													P	P
MARINE OIL TERMINAL													P	P
MARKET-WHOLESALE, JOBBERS														P
MASSAGE PARLOR										P	P		P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
MASSEUR OR MASSEUSE										P	P		P	P
MAT MFG.													P	P
MATCH MFG.													P	P
MATTRESS FACTORY OR RENOVATING													P	P
MATTRESS SHOP										P			P	P
MAUSOLEUM													P	P
MEAT CUTTING PLANT														P
MEAT MARKET									P	P			P	P
MEDICAL CLINIC OR LAB.										P			P	P
MENAGERIE													P	P
MESSENGER OFFICE										P	P		P	P
MESSENGER SERVICE										P	P		P	P
METAL PRODUCTS INSPECTION													P	P
METAL ROLL FORMING													P	P
METAL SPINNING													P	P
METAL STAMP MFG.													P	P
METALS SEMIPRECIOUS MFG.													P	P
MILK BOTTLING OR DISTRIBUTING STATION													P	P
MILK CONTAINER ROLL FORM													P	P
MILK PASTEURIZING													P	P
MILLINERY SHOP, RETAIL									P	P	P		P	P
MIMEOGRAPHING SERVICE										P			P	P
MINING OR NATURAL RESOURCES														
MISSION, RESCUE										P	P		P	P
MOBILE HOME PARK													P	
MONASTERY										P			P	P
MONUMENTS & TOMBSTONES RETAIL SALES										P				P
MONUMENT WORKS													P	P
MOTEL OR MOTOR LODGE										P	P		P	P
MOTION PICTURE PRODUCTION STUDIO										P			P	P



USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
MOTION PICTURE STUDIO										P			P	P
MOTION PICTURE THEATRE										P			P	P
MOTOR COACH REPAIRING OR OVERHAULING													P	P
MOTORCYCLE OR MOTOR SCOOTER REPAIR SHOP										P	P		P	P
MOTORCYCLE RACE TRACK														P
MOTOR CYCLE SALES ONLY										P			P	P
MOVING VAN STORAGE OR OPERATING YARD													P	P
MUSEUM										P	P		P	P
MUSIC CONSERVATORY OR MUSIC INSTRUCTION								P		P			P	P
MUSIC SCHOOL OR STUDIO								P		P			P	P
MUSIC STORE										P			P	P
MUSICAL INSTRUMENT MFG.													P	P
NAIL MFG.														P
NEON LIGHT MFG.													P	P
NEON SIGN MFG.													P	P
NEON SIGN REPAIRING													P	P
NEWS & MAGAZINE STORE									P	P	P		P	P
NEWSPAPER ESTABLISHMENT										P			P	P
NEWSPAPER OFFICE										P			P	P
NEWSSTAND									P	P	P		P	P
NITRIC ACID MFG.														P
NOTIONS STORE										P	P		P	P
NOVELTIES STORE										P	P		P	P
NOVELTY MFG.													P	P
NURSERY												P	P	P
NUT ROASTING													P	P
NURSERY SCHOOL										P			P	P
OFFICE BUILDING										P			P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
OIL DRILLING EQUIPMENT														P
OIL DRILLING OR PUMPING & PRODUCTION OF OIL, GAS OR HYDROCARBONS														P
OIL MFG. (VEGETABLE)														P
OIL PIPELINE BOOSTER PUMP STATION													P	P
OIL REFINING														P
OIL RECLAIMING														P
OILCLOTH MFG.														P
OIL REDUCTION PLANT														P
OLIVE OIL EXTRACTION													P	P
OPEN STORAGE AREA													P	P
OPTICAL GOODS MFG.													P	P
OPTICIAN							P			P			P	P
ORCHARD AND TREE CROPS												P	P	P
ORE REDUCTION PLANT														P
ORPHANS HOME, PHILANTHROPIC									P				P	P
ORTHOPEDIC APPLIANCE STORE							P			P			P	P
ORTHOPEDIC OR SURGICAL SUPPLIES MFG.													P	P
OXYGEN OR NITROGEN MFG														P
OXYGEN, STORAGE OR COMPRESSED													P	P
OUTDOOR ADVERTISING									P	P	P		P	P
PACKAGE/LIQUOR STORE									P	P				
PACKAGING BUSINESS													P	P
PAINT MFG.													P	P
PAINT MIXING													P	P
PAINT STORE										P			P	P
PAPER MFG OR CONVERTING														P
PAPER PRODUCTS MFG													P	P
PAPER SCRAP OR WASTE STORAGE													P	P
PAPER ASPHALT ROOFING, MFG														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
PARCEL DELIVERY SERVICE										P			P	P
PARK OR PLAYGROUND, PRIVATE OPERATION										P		A	P	P
PARK OR PLAYGROUND, PUBLIC OPERATION	P	P	P	P	P	P				P		P	P	P
PARKING LOT, COMMERCIAL										P			P	P
PARKING BUILDING										P			P	P
PARKING GARAGE										P			P	P
PAWN SHOP										P			P	P
PAYROLL CHECK CASHING OFFICE										P			P	P
PECTIN MFG													P	P
PENAL INSTITUTION													P	P
PENNY ARCADE										P	P		P	P
PERFUME MFG													P	P
PERFUMED TOILET SOAP MFG													P	P
PEST OR INSECT CONTROL BUSINESS										P			P	P
PET SHOP										P			P	P
PETROLEUM DEHYDRATING PL														P
PETROLEUM PRODUCTS BULK DISTRIBUTING STATION														P
PETROLEUM PRODUCTS MFG.														P
PETROLEUM PUMPING														P
PETROLEUM REFINING														P
PHARMACEUTICALS MFG													P	P
PHENOL MFG														P
PHILANTHROPIC INSTITUTION										P			P	P
PHILATELIC STORE										P			P	P
PHONOGRAPHIC ASSEMBLY													P	P
PHONOGRAPH RECORD MFG													P	P
PHOTO DEVELOPING AND FINISHING STORE										P			P	P
PHOTOENGRAVING										P			P	P
PHOTOGRAPHER										P			P	P
PHOTOSTATTING										P			P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
PHYSICAL CULTURE INST.										P			P	P
PICKLE MFG													P	P
PIE FACTORY										P			P	P
PIPE RECLAIMING														P
PIPE STORAGE YARD													P	P
PLASTER OF PARIS MFG														P
PLASTER STAFF WORKS													P	P
PLASTIC MFG														P
PLASTIC PRINTING PLATE PRODUCTION														P
PLASTIC PRODUCTS MFG.													P	P
PLUMBING SHOP										P			P	P
POLICE STATION										P			P	P
POLISH MFG													P	P
POLISH MIXING													P	P
POLO FIELD										P		A	P	P
PONY RIDING RING												A	P	P
POOL HALL OR ROOM										P	P		P	P
PORTLAND CEMENT MFG														P
POST OFFICE										P			P	P
POTASH MFG														P
POTATO CHIP FACTORY													P	P
POTTERY & CERAMICS DISPLAY										P	P		P	P
POTTERY & CERAMICS STORE										P	P		P	P
POTTERY MFG													P	P
POULTRY DEALER OR BROKER													P	P
POULTRY KILLING														P
POULTRY MARKET										P			P	P
POWDERED METAL PARTS OR ARTICLES MFG													P	P
PRESSING ESTABLISHMENT										P				
PRINTING INK MFG														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
PRINTING OR STENCILING DESIGNS													P	P
PRISON													P	P
PRIVATE PATROL OFFICE OR NIGHT WATCH SERVICE										P				
PRIVATE SCHOOL								P		P			P	P
PRODUCE MARKET									P	P			P	P
PRODUCE YARD OR TERMINAL													P	P
PROFESSIONAL OFFICE										P			P	P
PUBLIC MARKET, WHOLESALE													P	P
PUBLIC UTILITY SERVICE YD													P	P
PUBLISHING ESTABLISHMENT										P			P	P
PULP OR PAPER MFG.														P
PYROTECHNIC MFG														P
PYROXYLIN MFG														P
QUALITY CONTROL LAB.										P			P	P
QUARRY														P
RACE TRACK														P
RADIO BROADCASTING STUDIO										P			P	P
RADIO BROADCASTING TRANS													P	P
RADIO OR TV REPAIR SHOP										P			P	P
RADIO OR TV ASSEMBLY													P	P
RADIO OR TV TRANSMITTER TOWERS													P	P
RADIOACTIVE WASTE, PKG														A
RAILROAD YARD													P	P
REAL ESTATE OFFICE										P			P	P
RECORD MFG													P	P
RECORD RECORDING STUDIO										P			P	P
RECREATION BUILDING COMMERCIAL										P			P	P
REDUCING SALON										P			P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
REFINERY														P
REFRESHMENT STAND										P			P	P
REFRIGERATION EQUIPMENT SHOP													P	P
REFUSE TRANSFER STATION													P	P
RELIGIOUS ASSOCIATION, OFFICE, NO CHURCH										P			P	P
RELIGIOUS RETREAT												A	P	P
RENTAL EQUIPMENT STORE										P			P	P
REPAIR GARAGE										P			P	P
REPAIR GARAGE, TRUCK ETC										P			P	P
REPAIR SHOP, HOUSEHOLD APPLIANCE										P			P	P
RESEARCH & DEVELOPMENT CENTER													P	P
REST HOME							P						P	P
RESTAURANT									P	P	P		P	P
RESIDENTIAL, SINGLE FAMILY - R-1	P	P	P											
RESIDENTIAL, SINGLE FAMILY - R-2		P	P											
RESIDENTIAL, SINGLE FAMILY - R-3			P											
RESIDENTIAL, SINGLE FAMILY - PATIO ATTACHED - R-4				P										
RESIDENTIAL, SINGLE FAMILY - PATIO UNATTACHED - R-5					P									
ROCK, SAND, GRAVEL OR EARTH DISTRIBUTION OR STORAGE														P
ROCK CRUSHING OR ROCK, SAND, OR GRAVEL EXCAVAT.														
RODEO													P	P
ROLL FORMING OR METAL												A	P	P
ROLLER SKATING RINK										P	P		P	P
ROLLING MILL														P
ROOFING MATERIAL FACTORY														P
ROOMING HOUSE										P				
ROPE FACTORY														P
ROUNDHOUSE													P	P
RUBBER CEMENT MFG.														P
RUBBER MFG.														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
RUBBER OR METAL STAMP MFG.													P	P
RUBBER OR METAL STAMP STORE										P			P	P
RUBBER PRODUCTS MFG.														P
RUBBISH INCINERATION OR STORAGE														P
RUG OR CARPET MFG.													P	P
RUG CLEANING PLANT													P	P
SAFE & VAULT REPAIRING & SERVICING													P	P
SALT WORKS														P
SALVAGE BUSINESS														P
SAND BLASTING														P
SAND DISTRIBUTING PLANT														P
SAND PIT														
SANDPAPER MFG.														P
SANDWICH SHOP									P	P	P		P	P
SANITARIUM													P	P
SASH & DOOR MFG.													P	P
SAUERKRAUT MFG.														P
SAUSAGE MFG.														P
SAW MILL														P
SCHOOL								P		P			P	P
SCIENTIFIC INSTRUMENT & EQUIPMENT MFG.													P	P
SCIENTIFIC INSTRUMENT SHOP										P			P	P
SCRAP IRON STORAGE, ETC.														P
SCREW MACHINE PROD. MFG.													P	P
SECOND HAND STORE										P			P	P
SEED STORE										P			P	P
SERVICE STATION									P	P	P		P	P
SEWAGE DISPOSAL OR TREATMENT PLANT														P
SEWER PIPE MFG.														P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
SHARPENING OR GRINDING TOOLS OR CUTLERY													P	P
SHEET METAL PRODUCT MFG.													P	P
SHEET METAL PRODUCTS (light sheet metal products only)													P	P
SHEET METAL SHOP													P	P
SHELL PRODUCTS MFG.													P	P
SHELLAC MFG.														P
SHELLAC MIXING													P	P
SHINGLE MILL														P
SHIPBUILDING														P
SHOE MFG.													P	P
SHOE POLISH MFG.														P
SHOE REPAIR SHOP									P	P			P	P
SHOE SHINING STAND										P	P		P	P
SHOE STORE									P	P			P	P
SIGN, ADVERTISING							A		P	P	P		P	P
SIGN MFG. & PAINTING													P	P
SIGN PAINTING SHOP													P	P
SILK SCREEN PRINTING													P	P
SKATING RINK										P	P		P	P
SKEET OR TRAP SHOOTING														P
SLOT CAR RACING										P				
SMELTER														P
SOAP MFG.													P	P
SODA FOUNTAIN									P	P	P		P	P
SODIUM COMPOUNDS MFG.														P
SOFT DRINKS MFG. OR BOTTLING													P	P
SPAGHETTI FACTORY													P	P
SPORTING GOODS STORE										P			P	P
SPORTS ARENA OR STADIUM													P	P
SPRINGS MFG.													P	P



USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
STABLE, COMMERCIAL												P	P	P
STAMP MFG.													P	P
STARCH MFG.														P
STATION (bus)										P			P	P
STATIONARY STORE									P	P			P	P
STATUARY MFG.													P	P
STEEL BARREL OR DRUM MFG. OR RECLAIMING														P
STEEL FOUNDRY OR FABRICATION PLANT														P
STEEL MILL														
STEEL PIPE MFG.														P
STENCIL MFG.													P	P
STEREO EQUIPMENT (Assembly & mfg.)													P	P
STOCK YARD OR FEEDING PEN														P
STONE MILL OR QUARRY														
STONES, precious or semi-precious. Mfg. products													P	P
STORAGE BUILDING, HOUSEHOLD GOODS										P			P	P
STOVE MFG.														P
STOVE POLISH MFG.														P
STORAGE BUILDING, COMMERCIAL													P	P
SUBSTATION, ELECTRIC	A	A	A	A	A	A	P		P	P	P	P	P	P
SUGAR REFINING														P
SULFURIC ACID MFG.														P
SULFUROUS ACID MFG.														P
SWIMMING POOL, COMMERCIAL										P			P	P
SYNTHETIC RUBBER PRODUCTS MFG.													P	P
TABLEWARE MFG.													P	P
TAILOR SHOP										P			P	P
TALLOW MFG.														P
TANK COATING MFG.													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
TANK FARM														P
TANK RETINNING & RECOND.													P	P
TANK TRUCK PARKING OR STORAGE													P	P
TANNING														P
TAR DISTILLATION														P
TAR PRODUCTS MFG.														P
TAR ROOFING MFG.														P
TAR WATERPROOFING MFG.														P
TAXI BUSINESS										P			P	P
TAXIDERMIST										P			P	P
TEA ROOM										P	P		P	P
TESTING LABORATORY													P	P
TELEPHONE EXCHANGE										P			P	P
TV BROADCASTING TRANSMITTER													P	P
TV BROADCASTING STUDIO										P			P	P
TEMPORARY GEOLOGICAL OR GEOPHYSICAL CORE HOLE DRILLING & TESTING														
TENNIS OR BADMINTON, COMMERCIAL										P			P	P
TERMITE OR PEST CONTROL BUSINESS										P			P	P
TERRA COTTA TILE MFG.														P
TESTING LABORATORY													P	P
TEXTILE PRODUCTS MFG.													P	P
THEATRE										P	P		P	P
TICKET AGENCY OR BROKER										P	P		P	P
TILE MFG.														P
TINSMITH SHOP													P	P
TIRE MFG.														P
TIRE RETREADING, RECAPPING OR REBUILDING													P	P
TIRE SALES										P			P	P
TOBACCO PRODUCTS MFG.														P
TOILETRIES MFG.													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
TOOL MFG.													P	P
TOWEL OR LINEN SUPPLY BUS										P			P	P
TOY MFG.													P	P
TRACTOR RENTAL YARD													P	P
TRADE SCHOOL								P		P			P	P
TRAILER MFG.													P	P
TRAILER SALES										P			P	P
TRANSFER BUSINESS													P	P
TRANSFORMER MFG.														P
TRANSPORTATION BUS OR MOTOR COACH STORAGE OR OPERATING YARD													P	P
TRUCK RENTAL SALES OR STORAGE YARD										P			P	P
TRUCK REPAIRING OR OVERHAUL.										P			P	P
TRUCKING YARD OR TERMINAL													P	P
TURPENTINE MFG.														P
TYPEWRITER, ADDING MACHINES, ETC. SERV. & REPAIR										P			P	P
TYPOGRAPHY SHOP										P			P	P
U-DRIVE BUSINESS										P	P		P	P
UNION HALL										P			P	P
UPHOLSTERED FURNITURE MFG.													P	P
UPHOLSTERED SHOP										P			P	P
USED BUILDING MATERIAL SALVAGE YARD														P
USED CAR LOT										P			P	P
VARNISH MFG.														P
VEGETABLE CANNERY													P	P
VEGETABLE OIL MFG.														P
VEGETABLE STORE									P	P	P		P	P
VENETIAN BLINDS REPAIR SHOP										P			P	P
VENTILATING DUCT MFG.													P	P

USES	R-1	R-2	R-3	R-4	R-5	R-6	MD	ID	B-1	B-2	B-3	AG	M-1	M-2
VETERINARY CLINIC										P			P	P
VETERINARY HOSPITAL										P			P	P
VINEGAR MFG.														P
WALL BOARD MFG.														P
WALLPAPER STORE										P			P	P
WAREHOUSE													P	P
WASHERS, MFG., (rubber, plastic, metal)													P	P
WATERPROOFING COMPOUND MFG.													P	P
WATER SOFTENING UNIT, SERVICING													P	P
WAX POLISHERS MFG.													P	P
WEARING APPAREL SHOP									P	P	P		P	P
WEDDING CHAPEL										P			P	P
WELDING SHOP													P	P
WINDOW SHADE MFG.													P	P
WINDOW SHADE SHOP										P			P	P
WINERY														
WIPING RAG STORAGE													P	P
WIRE FENCING MFG.													P	P
WIRE MFG.													P	P
WOOD PRODUCTS													P	P
WOOD WORKING EQUIPMENT RENTAL SHOP										P			P	P
YARN PRODUCTS MFG.													P	P
YEAST MFG.														P
ZOO													P	P

#### SEC. 5.02 BUILDING LOTS, YARDS AND OPEN SPACES

In each district each structure hereafter erected or altered shall be provided with the yards specified and shall be on a lot of the area and width in Article 6. No open space or lot required for a building or structure shall, during its life, be occupied by or counted as open space for another building or structure.

In all Residential Districts where a lot is located at the intersection of any two streets and where the lots are arranged so as to allow houses to face both streets, there shall be a setback requirement on both streets equal to the front yard setback. Where building lots are back to back in an arrangement which will not allow for houses to face the side street, there shall be a minimum side-yard requirement on the street of fifteen (15) feet.

In all Residential Districts where a house is oriented at an angle to abutting streets, the rear yard shall be determined by measuring the shortest distance perpendicular to the rear of the house to the closest property line and by then adding on half the distance of the altitude of the remaining triangle. The sum of these two distances may not be less than the required rear yard as specified under the appropriate district in Article 6, Residential District Requirements.

#### SEC. 5.03 REDUCTIONS IN LOT AREA PROHIBITED

No lot shall be reduced in area so that yards and other open spaces total less than the minimum area required under this ordinance.

#### SEC. 5.04 HEIGHT

In each district each structure hereafter erected or altered shall not exceed the heights specified in the district requirement.

#### SEC. 5.05 STRUCTURES

It is the intent of this ordinance that there shall be but one (1) main structure plus any permitted accessory structures on any lot used for residential purposes; also, that accessory structures shall not include living quarters, except that in all districts protective shelters approved by the Civil Defense Agency may provide temporary living quarters.

**ARTICLE VI. DISTRICT REQUIREMENTS ESTABLISHED**

The following Article 6 and Sections 6.01, 6.02, 6.03, 6.04, 6.05, and 6.06, as set forth herein, establish requirements for each zoning district in the City of Moulton, and shall be applicable as indicated therein, along with the balance of this chapter.

Zoning requirements are listed in each of the above stated sections together with an indication as to its applicability to each zoning district as follows:

**SEC. 6.01 RESIDENTIAL DISTRICT REQUIREMENTS**

	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>R6</b>
Min. Lot Area (sq.ft.):	15,000	10,000	7,000	A7-7.18	A7-7.18	A7-7.18
Min. Lot Width:	100 ft.	75 ft.	50 ft.	A7-7.18	A7-7.18	A7-7.18
Min. Front Setback:	40 ft.	35 ft.	30 ft.	A7-7.18	A7-7.18	A7-7.18
Minimum Rear Setback:	45 ft.	40 ft.	35 ft.	A7-7.18	A7-7.18	A7-7.18
Minimum Side setback:	15 ft.	10 ft.	8 ft.	A7-7.18	A7-7.18	A7-7.18
<b>Minimum Side setback for Street Side of Corner Lot</b>						
Back to Back:	15 ft.	15 ft.	15 ft.	A7-7.18	A7-7.18	A7-7.18
Back to Side:	40 ft.	35 ft.	30 ft.	A7-7.18	A7-7.18	A7-7.18
Maximum Bldg. Area:	25%	25%	25%	A7-7.18	A7-7.18	A7-7.18
Maximum Bldg. Height:	35 ft.	35 ft.	35 ft.	A7-7.18	A7-7.18	A7-7.18
Nonconforming:	A7-7.01	A7-7.01	A7-7.01	A7-7.01	A7-7.01	A7-7.01
Special rear Setbacks:	A7-7.14	A7-7.14	A7-7.14	A7-7.14	A7-7.14	A7-7.14
Future Street Lines:	A7-7.07	A7-7.07	A7-7.07	A7-7.07	A7-7.07	A7-7.07

	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>R6</b>
Special Highway Setbacks:	N/A	N/A	N/A	N/A	N/A	N/A
Special Height Req:	A7-7.15	A7-7.15	A7-7.15	A7-7.15	A7-7.15	A7-7.15
Off-Street Parking Req:	A7-7.02	A7-7.02	A7-7.02	A7-7.02	A7-7.02	A7-7.02
Off-Street Loading Req:	A7-7.03	A7-7.03	A7-7.03	A7-7.03	A7-7.03	A7-7.03
Mobile Structures:	A7-7.10	A7-7.10	A7-7.10	A7-7.10	A7-7.10	A7-7.10
Corner Visibility:	A7-7.04	A7-7.04	A7-7.04	A7-7.04	A7-7.04	A7-7.04
Uses:	A5-5.01	A5-5.01	A5-5.01	A5-5.01	A5-5.01	A5-5.01
Outdoor Advertising:	A7-7.14	A7-7.14	A7-7.14	A7-7.14	A7-7.14	A7-7.14
Accessory Structures:	N/A	N/A	N/A	N/A	N/A	N/A
Fences:	A7-7.14	A7-7.14	A7-7.14	A7-7.14	A7-7.14	A7-7.14
Flood Plain Regulations:	A8-8.01	A8-8.01	A8-8.01	A8-8.01	A8-8.01	A8-8.01
Home Occupation:	N/A	N/A	N/A	N/A	N/A	N/A

## BUSINESS DISTRICT REQUIREMENTS

	<b>B1</b>	<b>B2</b>	<b>B3</b>
Minimum Lot Area: (sq. ft.)	5,600	5,600	5,600
Minimum Lot Width:	40 ft.	40 ft.	40 ft.
Minimum Front Setback:	25 ft.	25 ft.	25 ft.
Minimum Rear Setback:	20 ft.	20 ft.	20 ft.
Minimum Side setback:	none	none	none

### **Minimum Side setback for Street Side of Corner Lot**

Back to Back:	15 ft.	15 ft.	15 ft.
Back to Side:	25 ft.	25 ft.	25 ft.
Maximum Bldg. Area:	none	none	none
Maximum Bldg. Height:	35 ft.	none	none
Nonconforming:	A7-7.01	A7-7.01	A7-7.01
Special rear Setbacks:	A7-7.14	A7-7.14	A7-7.14
Future Street Lines:	A7-7.07	A7-7.07	A7-7.07
Special Highway Setbacks:	N/A	N/A	N/A
Special Height Req:	A7-7.15	A7-7.15	A7-7.15
Off-Street Parking Req:	A7-7.02	A7-7.02	A7-7.02
Off-Street Loading Req:	A7-7.03	A7-7.03	A7-7.03
Mobile Structures:	A7-7.10	A7-7.10	A7-7.10
Corner Visibility:	A7-7.04	A7-7.04	A7-7.04
Uses:	A5-5.01	A5-5.01	A5-5.01
Outdoor Advertising:	A7-7.14	A7-7.14	A7-7.14
Accessory Structures:	N/A	N/A	N/A
Fences:	A7-7.14	A7-7.14	A7-7.14
Flood Plain Regulations:	A8-8.01	A8-8.01	A8-8.01
Home Occupation:	N/A	N/A	N/A



## AGRICULTURAL, MEDICAL, AND INSTITUTIONAL DISTRICT REQUIREMENTS

	SEC. 6.04(AG1)	SEC. 6.05 (MD)	SEC. 6.06 (ID)
Minimum Lot Area (sq. ft.):	15,000	5,600	653,400
Minimum Lot Width:	100 ft.	40 ft.	40 ft.
Minimum Front Setback:	40 ft.	25 ft.	25 ft.
Minimum Rear Setback:	42 ft.	20 ft.	20 ft.
Minimum Side setback:	15 ft.	15 ft.	15 ft.

### **Minimum Side setback for Street Side of Corner Lot**

Back to Back:	15 ft.	15 ft.	15 ft.
Back to Side:	40 ft.	25 ft.	25 ft.
Maximum Bldg. Area:	25%	none	none
Maximum Bldg. Height:	35f t.	none	none
Nonconforming:	A7-7.01	A7-7.01	A7-7.01
Special rear Setbacks:	A7-7.14	A7-7.14	A7-7.14
Future Street Lines:	A7-7.07	A7-7.07	A7-7.07
Special Highway Setbacks:	N/A	N/A	N/A
Special Height Req:	A7-7.15	A7-7.15	A7-7.15
Off-Street Parking Req:	A7-7.02	A7-7.02	A7-7.02
Off-Street Loading Req:	A7-7.03	A7-7.03	A7-7.03
Mobile Structures:	A7-7.10	A7-7.10	A7-7.10
Corner Visibility:	A7-7.04	A7-7.04	A7-7.04
Nuisance Abatement:	A7-7.05	A7-7.05	A7-7.05
Uses:	A5-5.01	A5-5.01	A5-5.01
Outdoor Advertising:	A7-7.14	A7-7.14	A7-7.14
Accessory Structures:	N/A	N/A	N/A
Fences:	A7-7.14	A7-7.14	A7-7.14
Flood Plain Regulations:	A8-8.01	A8-8.01	A8-8.01
Home Occupation:	N/A	N/A	N/A

**ARTICLE VII. GENERAL PROVISIONS**

**SEC. 7.01 NONCONFORMING USE**

Any use of structure existing at the time of enactment or of subsequent amendment to this ordinance, but not in conformity with its provisions, may be continued with the following limitations. Any use or structure which does not conform to the provisions of this chapter shall not be:

- a. Changed to another nonconforming use;
- b. Re-established after discontinuance for one year;
- c. Extended except in conformity to this ordinance; or
- d. Rebuilt after fire or damage exceeding its full value above the foundation.

**SEC. 7.02 OFF-STREET PARKING**

In each zoning district, each structure shall be provided with off-street vehicle storage and parking facilities in accordance with the following:

**(A) RESIDENTIAL**

In all cases of new structures, converted structures, or structures which are increased in capacity, facilities for the storage of passenger vehicles for the use of the occupants of the dwelling units erected, altered or increased in capacity, shall be provided and maintained on the premises as follows:

- (1) Single family residence:  
In R-1 and R-2 Districts two (2) parking spaces for each dwelling unit.
- (2) Two family residence:  
One (1) parking space for each dwelling unit.
- (3) Apartments: One and one-half (1 ½) parking spaces for each dwelling unit.
- (4) Single family (semi-attached):  
Parking spaces per unit two (2)
- (5) Single family Patio homes (detached):  
Parking spaces per unit two (2)
- (6) Single family Manufactured homes:  
Parking space per unit (2)

(B) NONRESIDENTIAL

In all cases of new structures or converted structures which are increased in capacity, facilities for the storage of vehicles for the use of the occupants, employees, and patrons of buildings hereafter erected, altered or increased in capacity, shall be provided and maintained on the premises in accordance with the requirement of each type of use as follows:

- (1) Any use not otherwise specified: One (1) parking space for each two hundred (200) square feet of floor area.
- (2) Bowling Alleys: Five (5) parking spaces for each alley.
- (3) Churches, community buildings, auditoriums, and places of public assembly: One (1) parking space for each five (5) seats in the main assembly area, or in the case of general purpose rooms without fixed seats, there shall be one (1) parking space for each thirty-five (35) square feet of floor area.
- (4) Clinics or professional offices: One (1) parking space for each professional plus one (1) parking space for each twenty-five (25) square feet of floor area in the reception room, plus one (1) parking space for each two examining rooms.
- (5) Clubs or lodges: One (1) parking space for each ten (10) members.
- (6) Food stores and markets: One (1) parking space for each 200 square feet of floor area.
- (7) Furniture stores: One (1) parking space for 800 square feet of floor area.
- (8) Hospital: One (1) parking space for each one and one-half (1 ½) beds, plus one (1) parking space for each three (3) employees. Spaces reserved for other than a full-time employee shall not qualify under the requirements hereof.
- (9) Hotels: One (1) parking space for each two (2) guest rooms.
- (10) Industrial uses: One (1) parking space for each one and one-half (1 ½) employees.
- (11) Motel, tourist court, tourist house, boarding house, rooming house: One (1) parking space for each room or unit offered for rent.
- (12) Office and office buildings: One (1) parking space for each four hundred (400) square feet of floor area.
- (13) Refreshments stands and drive-in restaurants: Six (6) parking spaces per one hundred (100) square feet of area occupied by the stand.
- (14) Restaurant or other eating place: One (1) parking space for each four (4) seats, or one (1) parking space for each fifty (50) square feet of floor space in the seating area, whichever is the greater.
- (15) Sanatorium or nursing home: One (1) parking space for each two (2) beds, plus one (1) parking space for each five (5) employees or fraction thereof.

(16) Schools: One (1) parking space for each four (4) seats in the main assembly room plus one (1) space for each classroom.

(17) Shopping centers: Area devoted to parking and access shall not be less than three (3) times the floor area proposed; and within this parking area proposed; and within this parking area there shall be a minimum of six (6) parking spaces per 1,000 square feet of floor area.

(18) Mobile Home Park: Two (2) parking spaces for each mobile home.

(19) Wholesale uses and storage buildings, warehouses, lumber or fuels business, truck terminals and similar uses: One (1) parking space for each one and one-half (1 ½) employees.

(C) Whenever two or more uses shall be made of the same property, the parking requirements for each shall apply.

(D) Whenever a structure or use may qualify under two or more classifications the one with the larger requirements shall govern.

#### (E) MEASUREMENT OF FLOOR AREA

For the purpose of this section, "floor area" shall mean the gross floor area of all floors of a building or an addition to an existing building. The total area includes access drives within the actual parking area.

#### (F) EXISTING PARKING

Any building which meets the parking requirements of this ordinance on the effective date hereof or at any subsequent time shall continue to comply fully with all requirements thereof. Any existing building which partially meets the requirements of this ordinance of the effective date thereof or at any subsequent time shall thereafter continue to comply as nearly with these requirements as the highest degree of compliance reached.

#### (G) DESIGN

An off-street parking space, enclosed or unenclosed must contain not less than one hundred eighty (180) square feet plus the appropriate driving isle for ingress and egress, consistent with current design standards, within the boundary lines of the property, with the exception of those parking spaces that have access from a public alley which must provide one hundred eighty (180) square feet for the automobile parking space.

No parking space shall be so designed as to require the vehicle parked therein to back onto a public street, with the exception of single and two-family residence.

All parking areas shall be surfaced for all-weather use equivalent to at least four (4) inches of limestone.

In order to be deemed complete, all paved parking areas shall be striped in accordance with the approved plan, and gravel parking areas shall be provided with bumper blocks at the front of each parking space in order to so define.

(H) GENERAL

- (1) No off-street parking required for a building or structure shall during its life be occupied by or counted as off-street parking for another building or structure.
- (2) Off-street parking may be placed within a required setback area.

SEC. 7.03 OFF-STREET LOADING

For all uses other than residential there shall be provided adequate off-street loading areas with adequate turning area and driveways to meet the needs of the use intended subject to and in accordance with the following:

- (1) Off-street loading area shall be provided and maintained on the same lot as the use for which it is required.
- (2) No off-street loading area shall during its life be counted as off-street parking but may be placed within a required setback area.
- (3) No off-street loading area shall be designed as to require the vehicle so using to back into or from a public street.
- (4) All off-street loading areas shall be surfaced for all weather use equivalent to at least four (4) inches of limestone.
- (5) The Building Inspector shall determine in each case the adequacy of such loading area, turning areas and driveways to meet the needs of the use intended in accordance with the forgoing.

SEC. 7.04 SWIMMING AND WADING POOLS

During the construction and placement of a swimming pool, a temporary or permanent enclosure of not less than five (5) feet in height shall be placed completely around the swimming pool area to prevent the entry of children. The swimming pool shall be no closer than ten (10) feet from any property line, or fifteen (15) feet from the property line on the street side of a corner lot.

At the time construction of the swimming pool is completed, a permanent fencing structure of not less than five (5) feet in height shall at that time be placed and maintained completely around the swimming pool with gates and locking devices adequate to prevent the entry of children into the swimming pool.

#### SEC. 7.05 FUTURE STREET LINES

On any which, at the time of adoption of this ordinance is changed by amendment hereafter, may be reduced in area by widening a public street a future street line, as indicated by the duly adopted "Comprehensive Plan" or as same may be hereafter amended, the minimum required yards, the minimum required lot area, the minimum required lot width, and the maximum building area shall be measured by considering the future street lines as the lot line of such lot.

#### SEC. 7.06 OUTDOOR ADVERTISING

This section is promulgated pursuant to Section V of the "Highway Beautification Act- Outdoor Advertising" enacted by the Legislature of Alabama in the Third Special Session of 1971.

In accordance with the Article 5 "Uses" of this Ordinance the following restrictions are places on outdoor advertising within the zoning jurisdiction of the City of Moulton, Alabama.

##### (A) Outdoor advertising permitted

No outdoor advertising shall be erected or maintained within the jurisdiction of the City of Moulton, except the following:

- (1) Official signs, including, but not limited to, traffic control signs, signs pertaining to natural wonders, scenic and historical activities, markers indicating the location of public utilities;
- (2) Outdoor advertising which advertises the sale or lease of property upon which they are located;
- (3) Outdoor advertising in existence in authorized zones on the effective date of this ordinance and outdoor advertising to be erected in areas appropriately zoned which adhere to the guidelines set forth herein.

##### (B) Design and Location

###### (1) Size

- (a) The maximum area for any one outdoor advertisement shall be 1,200 square feet with a maximum height of 30 feet or a maximum length of 60 feet, inclusive of any border and trim but excluding the base or apron, supports, pillions and other structural members.
- (b) The area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof which will encompass the entire sign.
- (c) An outdoor advertising structure may contain one or two advertisements per facing and may be placed double-faced, back to back or V-type provided

that, if two advertisements are used facing the same direction, that the aggregate total area shall not exceed 1,200 square feet.

(2) Lighting

- (a) Outdoor advertising shall not be erected or maintained which contain, include or are illuminated by any flashing, intermittent or moving lights, except those giving public service information such as, but not limited to, time, date, temperature, weather, or news.
- (b) Outdoor advertising shall not be erected or maintained which is not effectively shielded so as to prevent beams or rays of light from being direct at any portion of any traveled way and are of such intensity or brilliancy as to cause glare or impair the vision of the driver of any motor vehicle.
- (c) Outdoor advertising shall not be erected or maintained which shall be so illuminated that they obscure or interfere with any official traffic signs, devices, or signals.

(3) Spacing

- (a) Outdoor advertising shall not be erected or maintained in such a manner as to obscure or otherwise physically interfere with an official traffic sign, signal, or device, or which obstructs or physically interferes with the driver's view of approaching, merging, or intersecting traffic.
- (b) Outdoor advertising shall not be erected or maintained closer together than the following prescribed distances, except for those described as directional or other traffic signs placed by proper traffic control authorities, signs advertising the sale or lease of property upon which they are located, signs advertising activities conducted on the property on which they are located, and signs or markers indicating the location of any public utility.

These spacing provisions do not apply to advertising separated by buildings or other obstructions in such manner that only one advertisement located within the spacing distance is visible from the highway at any one time. The minimum distance between advertising structures shall be along the nearest edge of the pavement between points directly opposite the advertisements along each side of the highway.

On all interstate highways and freeways and/or primary highways there must be:

- At least 300 feet between said outdoor advertising on the same side of the highway.
- On all other traveled ways there must be at least 100 feet between outdoor advertising structures on the same of the traveled ways.

(4) Setbacks

- (a) Outdoor advertising which advertises activities conducted on the property upon which it is located may be placed within the setback area of the place of business subject to all the following terms and conditions:
  - (i) Said outdoor advertising must be used solely for the purpose of identifying the place of business at that location.
  - (ii) Said outdoor advertising shall not be placed between 3.5 feet and 10 feet above street level.
  - (iii) Said outdoor advertising shall not be erected or maintained in such a manner as to obscure or otherwise physically interfere with the driver's view of approaching, merging, or intersecting traffic.

Said outdoor advertising exceeding in size 50 square feet, exclusive of necessary structural support, shall not be placed within 10 feet of the front lot line or street right-of-way.
- (b) Outdoor advertising not advertising activities conducted on the property upon which it is located shall meet the setback requirements for main structures as set forth elsewhere in this chapter.
- (c) Prohibited Outdoor Advertising
  - (i) Outdoor advertising shall not be erected or maintained which imitates or resembles any official traffic sign, signal, or device.
  - (ii) Outdoor advertising shall not be erected or maintained upon trees, public utility poles, or painted or drawn upon rocks or other natural features.
  - (iii) Outdoor advertising shall not be erected or maintained which is structurally unsafe or in substantial disrepair.
  - (iv) Outdoor advertising which is obsolete shall be removed.

**SEC. 7.07 GROUP HOUSING PROJECTS**

In the case of a housing project consisting of a group of two (2) or more buildings to be constructed on a plot of ground of at least four (4) acres not subdivided into the customary streets and lots and not to be so subdivided or where existing or contemplated street and lot layout make it impracticable to apply the requirements of this ordinance to the individual buildings in such housing projects, the application of such requirements to such housing projects shall be done by the Board of Adjustment, with the advice of the Planning Commission in a manner that will be in harmony with the character of the neighborhood; that will insure substantially the same character of occupancy, a density of land use no higher, and a standard of open space at least as high as required by this ordinance in the district in which the proposed project is to be located; and will



provide layout design and public utilities in harmony with the general requirements and minimum standards of design of the Subdivision Regulations of the town.

In no case shall the Board of Adjustment authorize a use or a building height or building area prohibited in the district in which the housing project is to be located.

**SEC. 7.08 MOBILE STRUCTURES**

- (A) Trailers, buses, mobile homes, or any other structure so built to be, or give the reasonable appearance to be, mobile in character of its construction will not be permitted in any district for any use other than for the purpose of transportation or transportation enterprises; except that mobile homes may be utilized as residences when located within duly authorized mobile home parks, as offices for mobile home sales, and as temporary construction offices on job sites with use incidental thereto, subject to the other codes and ordinances of the city pertaining thereto.
- (B) Setback requirements for accessory structures in residential districts (Article 7) shall apply to parked motor homes and camper trailers except for such as shall not exceed five (5) feet in height.

**SEC. 7.09 MOBILE HOME PARKS**

Mobile home (SEE DEFINITIONS IN ARTICLE II, SEC. 2.02) parks shall be permitted only in an M-1 zoned district. Following are requirements for mobile home parks in addition to the requirements of the County and State Health Departments and other ordinances of the City of Moulton.

Permanent residential structures other than mobile homes shall not be located in a Mobile Home Park.

- (A) The minimum parcel of land required shall provide not less than six (6) spaces prepared for parking individual mobile homes. (see mobile home park definition, Article 2)
- (B) The lots for mobile homes shall be clearly staked off or marked and each lot shall contain not less than 6,500 square feet of area and shall have an average width of at least forty (40) feet.
- (C) A roadway of at least fifty (50) feet shall be provided between each block of lots and allow for the passage of fire protection and/or public vehicles.
- (D) No two mobile homes shall be parked closer than within twenty (20) feet of each other.
- (E) A buffer strip not less than fifteen (15) feet in width shall be provided completely around the mobile home park, except at access roads. Such strip shall be screen planted and

maintained, using pine trees, ligustrum, or other live evergreens planted so as to obtain a vegetative screen for the mobile home park.

(F) Each lot of the Mobile Home Park shall have the following:

- 1) A wooden storage building eight (8) feet in width and ten (10) feet in length with a concrete pad of a minimum width of eight (8) feet and a minimum length of ten (10) feet for placement of the storage building thereon. The storage buildings shall be consistent one with the others in building structure and appearance.
- 2) Skirting/Underpinning of a durable type of material and construction shall be installed on each mobile home to enclose the open space between the bottom of the mobile home floor and the ground. Such skirting shall be constructed of a noncombustible material consistent with the exterior surface of the mobile home and maintained in a manner to enhance the appearance of the home.

(G) Each lot shall have separate utilities.

(H) A building permit shall be required for the installation of any mobile home.

(I) The connection of gas, electrical, central heat and air conditioning, sewer and water services shall be connected by a licensed and or certified contractors as required.

(J) A permit and business license will be required from any certified installer and any electrical, plumbing, heating and cooling contractor or any person or person providing any service.

(K) A certificate of compliance of installation will be required from the certified installer.

(L) The physical structure of the mobile home must be in such a condition not to constitute a hazard to safety or health, dilapidation, or any unsightly condition that would be offensive or indecent to the general public.

Mobile homes may be temporarily parked and used as a bona fide construction office and the quarters of a lone night watchman at the construction site, provided a permit is secured from the Municipal Building Inspector.

Service buildings housing laundry, sanitation or other facilities for use by the mobile home park shall be permanent structures complying with all applicable codes. Service buildings shall be well lighted at all times and shall be adequately ventilated, heated and maintained. There shall be at least 25 feet between permanent buildings on the development site and any mobile home space.

#### SEC. 7.10 RECREATIONAL VEHICLES

Camping trailers, recreational vehicles, travel trailers, and other units designed to be used for travel may be stored in any district but shall not be parked upon any public street for a period of

more than twenty-four (24) hours. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on any lot or in any location not approved for such use.

**SEC. 7.11 R-4 RESIDENTIAL DISTRICT (SINGLE FAMILY SEMI-ATTACHED PATIO HOME)**

There is hereby created an R-4 Residential District for those areas so designed by this chapter and the official Zoning Map of the City of Moulton, Alabama, which R-4 Districts shall allow Single Family semi-attached Patio Homes, subject to use regulations common to all "R" Districts as set forth in this Section hereof, and further subject to the following requirements and conditions:

1. Single Family Semi-Attached Dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed.
2. Each Single Family Semi-Attached Dwelling unit shall be constructed on its own lot.
3. No unit located in an R-4 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of the district.
4. Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development.
5. No unit within an R-4 District shall have direct access to an existing major thoroughfare or collector as defined by the Zoning Ordinance or Comprehensive Plan; or a major thoroughfare or collector as shall be defined by future plans adopted by the Planning Commission of the City of Moulton.

**(A) SPECIFIC REQUIREMENTS**

- 1) Minimum lot size – 2,000 square feet.
- 2) Minimum lot size at the building line – 20 feet.
- 3) Minimum front yard setback on interior at unattached ends 10 feet (1 story) 12 feet (2 story) except at street intersections where the minimum side yard will be not less than 25 feet.
- 4) Minimum side yard setback on unattached end at exterior of development – 25 feet.
- 5) Minimum rear yard setback – 20 feet.
- 6) Maximum height in stories – 2 ½.
- 7) Maximum building height – 35 feet.
- 8) Off street parking spaces per unit – 2.
- 9) Maximum building area percentage 60 percent lot area.
- 10) Accessory structure setbacks – 5 feet rear yard and 10 feet on the side yard

(B) USES PROHIBITED

Any use not permitted, or permitted on appeal, is prohibited.

SEC. 7.12 R-5 RESIDENTIAL DISTRICT (SINGLE FAMILY DETACHED PATIO HOME)

There is hereby created an R-5 Residential District for those areas so designated by this chapter and the official Zoning Map of the City of Moulton, Alabama which R-5 district shall allow Single Family detached Patio Homes. R-5 Residential Districts shall allow detached, single-family residence at a higher density than other residential districts. The intent is to provide affordable, single-family housing with a lower maintenance requirements. It provides flexibility in locating structures to allow for changes in market demands, yet provides safeguards against some negative effects attributed to single-family housing on smaller lots. R-5 Residential District is subject to use regulations common to all "R" Districts as set forth in this section hereof, and is further subject to the following requirements and conditions:

(A) LAND USE

1. Uses permitted by right: single-family residence, as well as those "uses permitted" in all "R" districts as set forth in Section 5.01.
2. Uses permitted on appeal: all uses permitted on appeal in the general use regulations of Section 5.01 except home occupations.
3. Uses prohibited: any use other than those permitted by right or on appeal.
4. Each dwelling unit shall be constructed on its own lot.

(B) DIMENSIONAL AND DENSITY REQUIREMENTS

1. Minimum lot size: Five thousand (5,000) square feet.
2. Minimum lot width at building line: forty-five (45) feet.
3. There shall be a minimum separation of thirteen (13) feet between dwellings.
4. Minimum setbacks from property line or right-of-way:
  - (a.) Front yard: Twenty (20) feet.
  - (b.) Side yard: Two (2) feet on one side, and the other side yard to meet all other requirements
    - (i) Any dwelling with a side yard setback of less than ten (10) feet shall have a private maintenance easement on the adjacent lot, such that the dwelling's side yard setback, plus private maintenance easement, equals ten (10) feet.
    - (ii) Private maintenance easements shall be noted on the Final plat.
  - (c.) Rear yard: Twenty five (25) feet.

(d.) Lots adjoining major thoroughfares: Where R-5 lots adjoin (in any matter or configuration) a major thoroughfare (i.e. collector street or higher classification), an addition twenty (20) foot setback shall be added to those setback requirements set forth in subsections (4) (a) through (4) (c) of Section 4.01 and shall be measured from the right-of-way.

(e.) Lots adjoining those of a different zoning district: Where R-5 lots adjoin (in any manner or configuration) those in any other zoning district, minimum building setbacks from the common property line shall be equal to or greater than the minimum required in the adjoining district.

5. Maximum building area: Fifty (50) percent of lot area.
6. Maximum density: Seven (7) dwelling units per gross acre.
7. Off-street parking requirements: Two (2) spaces per square feet per space.

#### (C) STRUCTURAL REQUIREMENTS

1. Maximum building height: Thirty-five (35) feet.
2. No dwelling wall with a side yard setback of less than five (5) feet shall be constructed which provides any window view opening, or doorway.
3. All dwelling walls with a side yard setback of less than five (5) feet shall be constructed of maintenance- free, solid decorative masonry or masonry veneer, and to the requirements of the City Building Inspector or his/her designee.
4. No portion of any dwelling or architectural feature may project over any property line.

#### (D) VEHICULAR ACCESS

No lot with in an R-5 District shall have direct vehicular access to an existing or planned major thoroughfare (i.e. "collector street" or higher street classification) as defined by the Comprehensive Plan, Zoning Ordinance, or future plans adopted by the City of Moulton Planning Commission.

### SEC. 7.13 R-6 RESIDENTIAL DISTRICT (SINGLE FAMILY MANUFACTURED HOME OR MANUFACTURED HOME DEVELOPMENT)

#### (A) General residential district requirements

- 1) A residential dwelling requires a building permit from the Building Inspector of the City of Moulton, Alabama, a permit of sewage hook-up or septic tank from the appropriate authorities and an individual water meter for the residence.

- 2) No residential dwellings shall have axles, wheels, tires, trailer, tongues, tail lights, or license plates.
- 3) All residential dwellings must conform to city, county, and state regulations as they pertain to new home construction.
- 4) All Manufactured Homes are required to have Poured Foundations which run the Entire Perimeter of the home. Slab Concrete Foundations are permitted where allowed. The Entire Perimeter of the home shall have Masonry Pinning, i.e. Brick or Concrete Block laid from the Foundation to the first floor level and painted the same color as the building.
- 5) All residential dwellings and permitted structures must conform to any and all building restrictions for the areas or districts where they are to be located.
- 6) All residential dwellings shall have permanent steps on all outside doorways, i.e., masonry blocks or bricks on concrete foundation, or deck/porch with steps where support posts are permanently buried in the ground.
- 7) All residential dwellings must have electrical service and be in compliance with Joe Wheeler.
- 8) All requirements of this ordinance shall be completed in their entirety prior to the residential dwelling being occupied, or there will be no certificate to occupy given.
- 9) All residential dwellings shall be treated as permanent structures and all city regulations pertaining to taxes, appraisals, etc., will apply equally to all residential dwellings.
- 10) A Manufactured Home shall be no smaller than twenty four feet wide in distance at the shortest measurement of the structure and forty feet in length. These measurements are to include only enclosed living areas and do not include garage, carports, outbuildings, decks, driveways, patios or utility/storage areas.
- 11) Permanent residential structures, other than manufactured homes, shall not be located within a site to be developed as a Manufactured Housing Development.

(B) Placement of Manufactured Homes in R-6 Zoning Districts

Manufactured Homes qualifying as single-family residential dwellings shall be allowed in R-6 zoning districts and shall be subject to the same requirements, as other forms of single-family residential dwellings, unless other or different requirements are imposed by law.

In order to qualify as a single-family residential dwelling, a Manufactured Home must meet all the above criteria as set forth in this section and the following criteria:

1. Each Manufactured Home shall be installed on its own lot.
2. Specific Requirements:
  - a. Minimum lot area: Five thousand (5,000) square feet
  - b. Maximum building Area: None specified
  - c. Minimum lot width at building line: Fifty (50) feet
  - d. Minimum front yard setback (See Also perimeter setbacks): Twenty (20) feet
  - e. Minimum Rear Yard Setback (See Also perimeter setbacks): Twenty (20) feet
  - f. Minimum side yard Setback (See Also perimeter setbacks): Five (5) feet on one side; Eight (8) feet the other
  - g. Maximum building height: Thirty five (35) feet
  - h. Off Street Parking: Two (2) spaces per dwelling unit
  - i. Maximum density: Seven (7) Dwelling units per gross acre

(C) Items subject to compatibility comparison will include the following:

- 1) Shape and Appearance. The general shape and appearance of the manufactured home shall conform to housing in adjacent or nearby locations to ensure compatibility with other manufactured housing.
- 2) Roof Pitch, Roof Overhang, Roofing Materials. The general shape and appearance of the roof of the manufactured home shall be no less than 3/12 pitch or greater. Roofing materials shall consist of asphalt shingles, shake or colored metal.
- 3) Exterior Finish. Any material may be used for exterior finish that is generally used in areas near the location where the manufacture home is to be sited.
- 4) Site Orientation. Manufactured Homes shall be placed in lots in a manner compatible with and reasonably similar in orientation to other structures in the area, to meet setback requirements, and placed on a permanent foundation.
- 5) Garages, Carports. Garages and/or carports for manufactured homes shall be compatible with the manufactured home and sit-built garages and/or carports of site-built houses in adjacent or nearby locations.
- 6) Underpinning. The type of material for underpinning shall be block, brick, or stucco. And be completed within 90 days from date of building permit.
- 7) Electrical Hook-ups. Electrical service may be supplied to a manufactured home by means of a service pole so long as the home meets Joe Wheeler standards and Joe Wheeler gives prior approval.

(D) INSTALLATION AND SET-UP

- 1) All manufactured homes and buildings, new or used, shall be installed by a person duly certified by the Alabama Manufactured Housing Commission to make said installation.
- 2) The connection of gas, electrical, central heat and air conditioning, sewer, and water services shall be connected by a licensed and or certified contractor as required.
- 3) A permit and business license will be required from any certified installer and any electrical, plumbing, heating and cooling contractor or any person or persons providing any service.
- 4) A certificate of compliance of installation will be required from the certified installer.
- 5) All manufactured homes must meet all requirements of the Alabama Manufactured Housing Commission.

\*ALL CURRENT CODES FOR BUILDING, ELECTRICAL, PLUMBING, AND/OR AIR  
CONDITIONING MUST BE FOLLOWED WHEN INSTALLING MANUFACTURED HOMES.

SEC. 7.14 HOME OCCUPATIONS

A home occupation is a business occupation authorized by the Board of Zoning Adjustment to be conducted within a residential dwelling, provided that:

- (a) No person other than members of the family residing on the premises shall be engaged in such occupation;
- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation; and in which any signs advertising home occupation are limited to one unlighted sign, not over two square feet in area attached to the dwelling, and also in which there is no public display of goods.
- (c) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conducted of such home occupation;
- (d) No home occupation shall be conducted in any accessory building;
- (e) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood;
- (f) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses



off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers of the premises, or causes fluctuations in line voltage off the premises.

- (g) Home occupations are granted for a particular use and are personal to the applicant and as such are nontransferable and may not be changed to any other home occupation or non-conforming use.
- (h) Approval of a home occupation shall terminate if said home occupation is discontinued for a period of one (1) year, if the provisions of this chapter are violated, or at such time as may have been pre-established by the Board of Zoning Adjustment at the time of authorization.

#### SEC. 7.15 ACCESSORY STRUCTURES

- (a) Accessory structures are herein authorized in all residential districts with the following special setback requirements:
  - (1) Minimum Front Setback- same as main structure
  - (2) Minimum Rear Setback- five feet (5)
  - (3) Minimum Side Setback except for street side of corner lots – five feet (5)
  - (4) Minimum Side Setback for street side of corner lots-same as main structure
- (b) Accessory structures shall be designed for uses incidental to and in support of the use of the property as residential in accordance with Article 5 uses, and shall be so used and maintained.
- (c) Temporary/portable storage units will only be allowed on properties for 30 days. An extension may be granted by the Building Inspector not to exceed an additional 30 days.

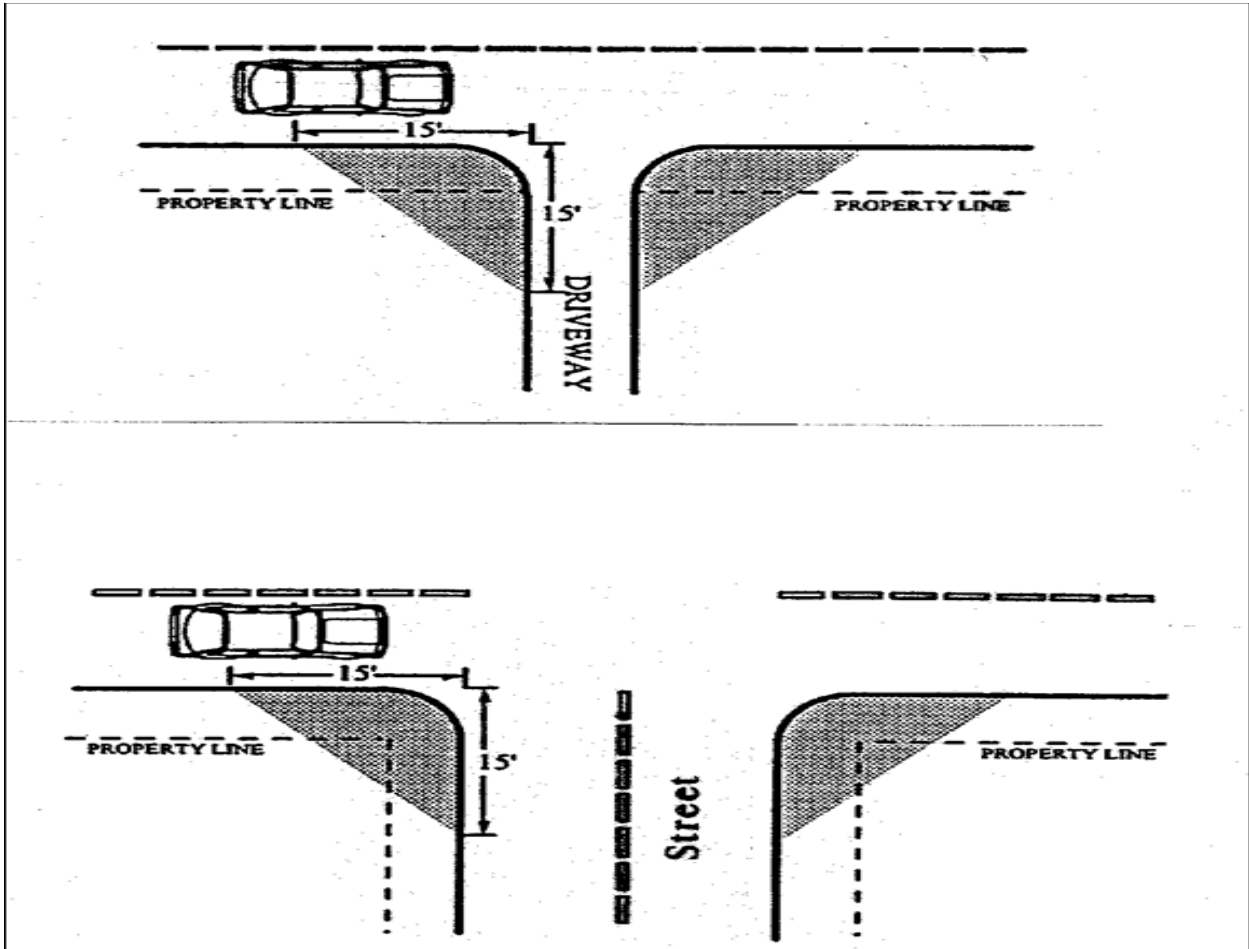
#### SEC. 7.16 FENCES, WALLS, PLANTINGS, STRUCTURES, AND HEDGES

- (a) Fences, walls, and hedges, not exceeding six feet in height may be placed in the required side or rear setback area, in all residential (“R”) districts. **(Exception: Fences located on street side of all corner lots must conform and meet the required side setback requirements.**
- (b) Fences, walls, and hedges, not exceeding three and one-half feet (3.5’) in height may be placed in the required front setback of all lots, or side setback in the case of corner lots, in all residential (“R”) districts. **(Exception: SEE SECTION 7.17)**
- (c) Fences, Walls, Plantings, Structures, or hedges not to exceed ten (10) feet may be placed in the rear or side setback areas, except for side setback areas of corner lots in all zones other than residential.

- (d) Notwithstanding the above, no fence, wall or hedges shall be so located or maintained in such a manner as to obscure, or otherwise physically interfere with any official traffic sign, signal, or device, or which obstructs or physically interferes with a pedestrian's or driver's view of approaching, merging or intersecting traffic on any and all public right-of-way, including alleys.

**SEC. 7.17 CORNER VISIBILITY**

No fence, wall, shrubbery, signs, marquee, or other obstruction to vision between the heights of three and one-half feet and ten feet above street level shall be permitted within fifteen (15) feet of the intersection of the right-of-way lines of two streets or railroads or of a street and a railroad right-of-way line or of a street and an alley right-of-way.



SEC. 7.18 SPECIAL HEIGHT REQUIREMENTS

Height limitations shall not apply to church steeples, schools, barns, silos, farm structures, chimneys, flagpoles, public utility poles, radio and television towers and aerials, cooling towers and water tanks.

SEC. 7.19 SURVEY

When there is questionable placement of a designated setback boundary, the property owner seeking to establish said boundary shall submit a survey of the property by a qualified licensed land surveyor sufficient to establish the required setback.

**ARTICLE VIII. FLOOD PLAIN REGULATIONS**

See Flood Prevention ordinance for the City of Moulton, Alabama adopted August, 1979.

**ARTICLE IX. BOARD OF ZONING ADJUSTMENT**

SEC. 9.01 ESTABLISHMENT AND MEMBERSHIP OF THE BOARD OF ZONING ADJUSTMENT

A Board of Zoning Adjustment is hereby established. The appointment, procedure, powers and actions of said board of adjustment shall be governed and controlled by Code of Alabama 1975, 11-52-80, as the same may be amended. The board shall consist of five (5) members, each to be appointed for a term of three years, except that in the first instance one member shall be appointed for a term of three years, two for a term of two years, and two for a term of one year, and there after each member appointed shall serve for a term of three years or until his successor is duly appointed.

SEC. 9.02 MEETING, PROCEDURE, AND RECORDS

Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his absence, the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public.

The Board shall adopt and publish its own rules of procedure and keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote,

indicating such fact, and shall keep records of its examination and of other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

#### SEC. 9.03 APPEALS

An appeal may be taken to the Board by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the administrative officer.

Such appeal shall be taken within a reasonable time as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof.

The officer from whom the appeal is taken shall transmit forthwith to the Board all papers constituting the record upon which the action appealed was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notices of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by restraining order which may be granted by the Board of Adjustment or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.

#### SEC. 9.04 HEARING

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing, any party may appear in person or by agent or by attorney.

#### SEC. 9.05 POWERS AND DUTIES

The Board of Adjustment shall have the following powers and duties:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administration official in the enforcement of this article or of any ordinance adopted pursuant thereto.
2. To hear and decide special exceptions to the terms of the ordinance upon which such Board is required to pass under such ordinance.
3. To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and

so that the spirit of the ordinance shall be observed and substantial justice done. In exercising the above mentioned powers, such Board may, in conformity with the provisions of this article, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and, to that end, shall have all powers of the officer from whom the appeal is taken. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance.

#### **SEC. 9.06 APPEAL FROM ACTION OF THE BOARD OF ADJUSTMENT**

Any party aggrieved by any final judgment or decision of the Board of Adjustment, may within fifteen (15) days thereafter appeal therefore to the circuit court or court of like jurisdiction, by filing with the board a written notice of appeal specifying the judgment or decision from which appeal is taken. In case of such appeal, the Board shall cause a transcript of the proceedings in the cause to be certified to the court to which the appeal is taken and the cause in such court be tried de novo.

### **ARTICLE X. AMENDMENT**

#### **SEC. 10.01 PROCEDURE**

The regulations and the number, area, and boundaries of districts established by this ordinance may be amended, supplemented, changed, modified or repealed by the municipal governing body; but no amendment shall become effective unless it is first submitted to the municipal planning commission for its recommendation. The municipal planning commission, upon its own initiative, may hold public hearings, public notice of which shall be given, for the consideration of any proposed amendment to the provisions of this ordinance or to the Zoning Map and report its recommendation to the municipal governing body. The provisions of Sections 11-52-76 and 11-52-77, 1975, Code of Alabama, as the same may be amended, shall apply to all changes and amendments.

**ARTICLE XI. LEGAL STATUS PROVISION**

SEC. 11.01 INTERPRETATION AND PURPOSE

In their interpretation and application the provisions of this ordinance shall be considered minimum requirements adopted for the promotion of the public health, safety, morals, convenience, order, prosperity, and general welfare of the community. Where other ordinances or regulation which may be adopted hereafter impose greater restrictions than those specified herein, compliance with such other ordinances or regulations is mandatory. This ordinance shall not lower the restrictions of plats, deed, or private contracts if such are greater than the provisions of this ordinance.

SEC. 11.02 SAVING CLAUSE

If any section, clause, provision, or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not in and of itself invalid or unconstitutional.

SEC. 11.03 REPEALER

Any ordinance heretofore adopted by the City Council of the City of Moulton, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of the conflict.

SEC. 11.04 EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
Ray Alexander, Mayor

ATTEST:

\_\_\_\_\_  
Shirley Gilley, City Clerk

