

SHELBY COUNTY PLANNING COMMISSION

**ZONING REGULATIONS
of
SHELBY COUNTY, ALABAMA**

Including revisions through:
- September 8, 2008 -

SHELBY COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

ARTICLE VII A-1, AGRICULTURAL DISTRICT**Section 1. Generally.**

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the A-1 Agricultural District.

Section 2. Use regulations.

(a) *Permitted uses.* Within "A-1 Agricultural" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)

- (1) Single-family dwelling including mobile homes on lots of one-acre minimum size.
- (2) Nurseries or home gardens.
- (3) Greenhouses.
- (4) Church or other place of worship provided, that any building shall be located not less than twenty-five feet from any side lot line.
- (5) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than twenty-five feet from any side lot line.
- (6) Home occupations.
- (7) Accessory structures and uses.
- (8) Truck crops.
- (9) Grazing.
- (10) The growing of crops in the open.
- (11) Horticulture
- (12) The raising of animals but not including commercial feedlots.
- (13) Dairying.
- (14) Accessory structures and uses provided that no structure for the keeping of farm animals or poultry shall be located closer than 100 feet from any property line.
- (15) Animal clinics.
- (16) Kennels provided that open pens or runs are located not less than 75 feet from any lot line.
- (17) Accessory dwellings for persons employed on the premises.
- (18) Fur bearing animals provided that no structure for keeping fur bearing animals shall be located closer than 75 feet to any lot line.

(b) *Conditional uses.* Within "A-1 Agricultural" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)

- (1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)
- (2) Transportation, communication and utility. (MB 8/199 or Resolution # 93-07-12-20)
- (3) Child care institution. (MB 9/039 or Resolution # 94-08-22-06)
- (4) Libraries. (MB 10/115 or Resolution # 96-9-23-19)

Section 3. Area and Dimensional Regulations.

Except as provided in Articles XXI, XXII, and XXIII the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structures		Minimum Yards		Minimum Side Yards		Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	40	40	20	50	1 acre	150

Maximum height does not apply to barns or silos provided that additional set backs are provided in accordance with Article XXI.

ARTICLE VIII. E-1, SINGLE-FAMILY ESTATE DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the E-1 Single-Family Estate District.

Section 2. Use regulations.

(a) *Permitted uses.* Within "E-1 Single-Family Estate" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)

- (1) Single-family dwelling, except that mobile homes are not permitted.
- (2) Home occupations.
- (3) Accessory structures and uses including but not limited to nurseries, home gardens and green houses. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

(b) *Conditional uses.* Within "E-1 Single-Family Estate" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)

- (1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)
- (2) Church or other place of worship provided, that any building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)
- (3) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

Section 3. Area and dimensional regulations.

Except as provided in Articles XXI, XXII, and XXIII, the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	40	40	20	50	1 acre	150

ARTICLE IX. E-2, SINGLE FAMILY ESTATE DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the E-2 Single Family Estate District.

Section 2. Use regulations.

(a) *Permitted uses.* Within "E-2 Single Family Estate" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)

(1) Any use permitted in the E-1 Single Family Estate District.

(b) *Conditional uses.* Within "E-2 Single Family Estate" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)

(1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)

(2) Church or other place of worship provided, that any building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

(3) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

Section 3. Area and dimensional regulations.

Except as provided in Article XXI, XXII, and XXIII, the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	35	35	10	20	20,000 sq. ft.	100

ARTICLE X. R-1, SINGLE FAMILY DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the R-1 Single Family District.

Section 2. Use regulations.

(a) *Permitted uses.* Within "R-1 Single Family" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)

(1) Any use permitted in the E-2 Single Family Estate District.

(b) *Conditional uses.* Within "R-1 Single Family" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)

(1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)

(2) Church or other place of worship provided, that any building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

(3) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

Section 3. Area and dimensional regulations.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	30	30	8	18	15,000 sq. ft.	90

ARTICLE X.A. R-2, SINGLE FAMILY DISTRICT (MB 8/67)

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the R-2 Single Family District.

Section 2. Use regulations.

(a) *Permitted uses.* Within "R-2 Single Family" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)

(1) Any use permitted in the R-1 Single Family District.

(b) *Conditional uses.* Within "R-2 Single Family" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)

(1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)

(2) Church or other place of worship provided, that any building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

(3) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)

Section 3. Area and dimensional regulations.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	25	25	8	18	10,000 sq. ft.	80

ARTICLE XI. R-4, MULTIPLE DWELLING DISTRICT**Section 1. Generally.**

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the R-4 Multiple Dwelling District.

Section 2. Use regulations.

- (a) *Permitted uses.* Within "R-4 Multiple Dwelling" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)
- (1) Any use permitted in the R-1 Single Family District.
 - (2) Two-family dwelling.
 - (3) Multiple Dwelling.
 - (4) Rooming or boarding house.
 - (5) Fraternity or Sorority.
 - (6) Private club or lodge, excepting one, the chief activity of which is a service customarily carried on as a business.
 - (7) Condominiums, town houses, or row houses will be permitted when the total site includes a minimum of 2 acres and provided the site plan, deed restrictions, and covenants bear the approval of the Shelby County Planning Commission.
 - (8) Independent living facility or residential care facility.
 - (9) Church or other place of worship provided, that any building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)
 - (10) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than 50 feet from any side lot line. (March 18, 2003, page 18M or Resolution # 02-04-08-03)
- (b) *Conditional uses.* Within "R-4 Multiple Dwelling" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)
- (1) Outdoor recreation. (MB 8/199 or Resolution 3 93-07-12-20)
 - (2) Child care center. (MB 9/039 or Resolution # 94-08-22-06)
 - (3) Libraries. (MB 10/115 or Resolution # 96-09-23-19)

Section 3. Area and dimensional regulations.

Except as provided in Articles XXI, XXII, and XXIII, the area and dimensional regulations set forth below shall be observed.

(1) Town houses and row houses.

- (a) Total site area including open space, yards and commons but excluding streets and parking areas shall contain a minimum of 5,000 square feet per dwelling unit.
- (b) Minimum lot area per dwelling unit shall be 2,500 square feet.
- (c) Minimum lot width shall be 25 feet.
- (d) No side yards are required for interior walls. Minimum exterior wall side yards shall be 10 feet on each side. Minimum front and rear yards shall be 30 feet.
- (e) Maximum height of structure shall be 2½ stories or 35 feet.

(2) Other uses

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	30	30	8	18	15,000 sq. ft. for single family dwellings 8,000 sq. ft. for two family dwellings 6,000 sq. ft. for multiple dwellings	90

The minimum lot area for non-residential and assisted living facility uses shall be 4 times the gross floor area of the building(s) in use. (MB 11/186 or Resolution # 98-04-27-03)

ARTICLE XII. R-5, MULTIPLE DWELLING DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the R-5 Multiple Dwelling District.

Section 2. Use regulations.

(a) *Permitted uses.* Within "R-5 Multiple Dwelling" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)

- (1) Any use permitted in the R-4 Multiple Dwelling District.
- (2) Religious, educational, charitable, or public institution or building, except a penal or mental institution.
- (3) Independent living facility and residential care facility. (MB 11-186 or Resolution # 98-04-27-03)

(b) *Conditional uses.* Within "R-5 Multiple Dwelling" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)

- (1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)
- (2) Child care center. (MB 9/039 or Resolution # 94-08-22-06)
- (3) Libraries. (MB 10/115 or Resolution # 96-09-23-19)
- (4) Nursing home. (MB 11/186 or Resolution # 98-04-27-03)

Section 3. Area and dimensional regulations.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
4	50	25	25	8	18	15,000 sq. ft. 6,000 duplex 3,000 multiple family	80

The minimum lot area for non-residential and assisted living facility uses shall be 2 times the gross floor area of the building(s) in use. (MB 11/186 or Resolution # 98-04-27-03)