

Is the whole County subject to **ZONING**?

No. Zoning in Shelby County is established only by a beat election. Outside of municipal areas, only property in the vicinity of Westover/Wilsonville, Calera and portions of North Shelby County are currently protected by the requirements of the **Zoning Regulations of Shelby County**.

How do I get **ZONING** in my area?

An election must be held in which the majority of qualified voters in a Beat signify by their vote that they desire the authority of the Planning Commission and the **Zoning Regulations** to apply in their Beat.

To hold an election, a petition requesting the election must first be filed with the Probate Judge. The petition must contain the signatures of no less than 15% of the registered voters who live in the beat and who also own real estate that is located in the beat.

Public notice of the election will be posted and the election will be held no less than 90 and no more than 120 days after filing. Only those registered voters outside the boundaries of municipalities (city limits) will be permitted to vote or sign a petition calling for an election.

If the election passes, the planning staff will then prepare a land use study and Proposed Zoning Map for the beat. Public workshops are conducted to seek public opinion regarding the Proposed Zoning Map.

The Shelby County Planning Commission will then hold public hearings on the Proposed Zoning Map and recommend the map to the Shelby County Commission for approval.

If the election fails, another petition may not be filed or an election held until after 730 days have passed from the first election.

Who do I contact for more information?

The Shelby County Department of Development Services can provide additional information about the zoning process. You can also obtain a copy of the **Zoning Regulations of Shelby County** and the Comprehensive Plan for the future growth and development of Shelby County on our Web site.

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ALABAMA**
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Z O N I N G

IN SHELBY COUNTY, ALABAMA

**Establishing Zoning
in Your Area**



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What is the Purpose of ZONING?

The fundamental purpose of zoning, is to promote the public health, safety, morals and general welfare. Specifically, the purposes of zoning are:

- to encourage the use of land and natural resources in Shelby County according to their characteristics and adaptability;
- to limit the improper use of land;
- to provide for the orderly development and growth of Shelby County;
- to reduce hazards to life and property;
- to establish the location and size of and the specific uses for which dwellings, buildings and structures may be erected or altered, and establish for the minimum open spaces and sanitary, safety and protective measures that shall be required for buildings, dwellings, and structures;
- to avoid congestion on the public roads and streets;
- to provide safety in traffic and vehicular parking;
- to facilitate the development of an adequate system of transportation, education, recreation, sewage disposal, safe and sufficient water supply and other public requirements;
- stabilize property values

Of course, zoning doesn't accomplish all of this by itself. Zoning is, however, one of the important tools that local governments (cities and counties) use to promote and protect the kind of communities and neighborhoods that their citizens desire.

How does ZONING work?

Zoning works by dividing the land area of the county into districts. Areas of Shelby County that are subject to zoning are divided into one of fifteen districts. The districts are shown on the official Zoning Map.

The **Zoning Regulations of Shelby County** regulates the use of buildings, structures, and land for trade, industry, residential or other purposes by specifying which uses are permitted within each district. For example, an industrial use would not be permitted in an area zoned for residential use. In this way, zoning serves to protect property values.

The **Zoning Regulations** also regulate the location and height of buildings and other structures including the amount of land that may be covered by building or paving, uniform setback distances of structures, and the sizes of yards and other open spaces. This helps to prevent buildings from being built too close to one another or to the street. It also helps to protect the integrity and character of neighborhoods and commercial areas.

The **Zoning Regulations** also regulate the type, location and size of signs and parking lots in commercial areas.

What are the ZONING districts?

The following zoning districts are currently available under the **Zoning Regulations of Shelby County**. The Zoning Map is used to show where the districts are located.

H-Z	Holding District
A-R	Agricultural-Residential District
A-1	Agricultural District
E-1	Single-Family Estate District
E-2	Single-Family Estate District
R-1	Single Family District
R-2	Single-Family District
R-4	Multi-Family District
R-5	Multi-Family District
O-I (2)	Office and Institutional District (2)
B-1	Neighborhood Business District
B-2	General Business District
M-1	Light Industrial District
M-2	Heavy Industrial District
SD	Special District

Who decides where the districts will be?

The location and extent of the districts is determined by the **Shelby County Planning Commission**. The Planning Commission was established by Act Number 82-693 of the Legislature of Alabama. There are seven members of the Planning Commission; each appointed to six year terms by the Shelby County Commission.

The Planning Commission normally acts on a zoning or rezoning of property after a formal request has been made and a land use study of the area has been performed by the planning staff of the Shelby County Department of Development Services.