

H-Z Holding Zone District	
Permitted Uses	Conditional Uses
Any use in existence at time of zoning the subject property "Holding Zone District"	Single-family structures on 1 acre or greater
Raising and grazing of animals, no commercial feed lots	Accessory structures and uses
Nurseries, greenhouses or growing of crops, no wholesale/retail sales conducted on premises	
Forestry	

A-R Agricultural-Residential District	
Permitted Uses	Conditional Uses
Any use in existence at time of zoning the subject property "Agricultural-Residential District."	Single-family structures on 2 acres or greater with average lot size of 3 acres.
Raising and grazing of animals, no commercial feed lots.	Accessory structures and uses.
Non-commercial greenhouses or growing of crops, no wholesale/retail sales conducted on premises.	Outdoor recreation
Forestry	

A-1 Agricultural District	
Permitted Uses	Conditional Uses
Single-family dwellings including mobile homes on lots of 1 acre minimum size	Outdoor recreation
Nurseries or home gardens	Transportation, communication and utility
Greenhouses	Child care institution
Church or other place of worship, buildings located at least 25 feet from any side lot line	Libraries
Public school, elementary or high, or a parochial school having curriculum with similar courses as public school, but not providing residential accommodations for students; provided that buildings be located at least 25 feet from any side lot line	
Home occupations	
Accessory structures and uses	
Truck crops	
Grazing	
Growing crops in the open	
Horticulture	
Raising animals, but not including feed lots	
Dairy operations	
Accessory structures and uses provided that structures to house farm animals and poultry be at least 100 feet from any property line	
Animal clinics	
Kennels provided that open pens or runs are located at least 75 feet from any lot line.	
Accessory dwellings for persons employed on premises	
Fur bearing animals; structures to keep such animals at least 75 feet from any lot line	

E-1 Single-Family Estate District	
Permitted Uses	Conditional Uses
Single-family dwellings, except that mobile homes are not permitted	Outdoor recreation
Nurseries or home gardens, provided that no sales be made on premises	
Noncommercial greenhouse	
Church or other place of worship, provided buildings be located at least 50 feet from any side lot line.	
Public school, elementary or high, or a parochial school having curriculum with similar courses as public school, but not providing residential accommodations for students; provided that buildings be located at least 50 feet from any side lot line	
Home occupations	
Accessory structures and uses	

E-2 Single-Family Estate District	
Permitted Uses	Conditional Uses
Any use permitted in the E-1 Single-Family Estate District	Outdoor recreation

R-1 Single-Family District	
Permitted Uses	Conditional Uses
Any use permitted in the E-2 Single-Family Estate District	Outdoor recreation

R-2 Single-Family District	
Permitted Uses	Conditional Uses
Any use permitted in the R-1 Single-Family District	Outdoor recreation

R-4 Multi-Family District	
Permitted Uses	Conditional Uses
Any use permitted in the R-1 Single-Family District	Outdoor recreation
Two-family dwelling	Child care center
Multiple Dwelling	Libraries
Rooming or boarding house	
Fraternity or Sorority	
Private club or lodge, excepting one, the chief activity being a service customarily carried on as a business	
Condominiums, townhouses, row houses will be permitted when the total site includes a minimum of 2 acres and provided site plan, deed restrictions and covenants bear approval of the Shelby County Planning Commission	

R-5 Multi-Family District	
Permitted Uses	Conditional Uses
Any use permitted in the R-4 Multiple Dwelling District	Outdoor recreation
Religious, educational, charitable or public institution or building, except a penal or mental institution	Child care center
	Libraries



ZONING DISTRICTS IN SHELBY COUNTY, ALABAMA

Information for this publication is taken from the **Zoning Regulations of Shelby County, Alabama**. You should consult the Zoning Regulations for specific information regarding zoning in Shelby County. You can obtain a copy from the Planning Services Division, Shelby County Development Services

O-I (2) Office and Institutional District (2)	
Permitted Uses	Conditional Uses
A public-semi-public or private office	Outdoor recreation
Sales office, provided the merchandise shall not be stored on the premises	Transportation, communication and utility
Research or testing laboratories compatible with other permitted uses	
A clinic, sanitarium, convalescent home or hospital, except one used for the treatment of animals.	
Church or school	
Child care center	
Child care institution	
Auditorium, library and museum operated by non-profit organizations	
Establishments rendering business or related services associated with the permitted uses of the district including, but not limited to, restaurants, selling office supplies and business forms and machines	
Accessory structures and uses, including commercial uses clearly incidental to the permitted use of the premises which are carried on wholly within a main or accessory building	

B-1 Neighborhood Business District	
Permitted Uses	Conditional Uses
Any use permitted in the O- I(2) Office and Institutional District except residential uses and child care institutions	Outdoor recreation
Greenhouse having a retail outlet on the premises	Transportation, communication and utility
Bakery with sale of all bakery products at retail on the premises only, except, that catering services direct to consumer shall be permitted	
Barber shop, beauty shop, massage or similar personal service shops	
Catering shop	
Dressmaking and tailoring; provided all work is done for individuals, at retail only, and on premises.	
Drugstore	
Medical or dental office or clinic and other professional business or office	
Parking lot and storage or parking garage	
Restaurant or coffee shop; provided that service of food or beverages to patrons waiting in parked automobiles shall not be permitted	
Retail store, limited in character and size to that which is of service to the immediate neighborhood only, except for any such use listed for the first time in the B-2 or M-1 districts	
Service station; except no pump located within 75 feet of a dwelling district, nor and portion of a structure within 30 feet of a dwelling district.	
Shoe repairing, repairing of household appliances and bicycles on an individual service call basis, and other uses of a similar character limited in size and nature to those which serve the immediately surrounding neighborhood	

B-2 General Business District	
Permitted Uses	Conditional Uses
Any use permitted in the B-1 Local Business District; provided however, that the limitations upon extent of service area shall not apply	Outdoor recreation
Automobiles or trailer display and sales room	Transportation, communication and utility
Public garage	
Frozen food locker	
Farm implement display and sales room	
Hospital or clinic for animals, but not including open kennels	
Retail store or shop	
Tavern or drive-in restaurant	
Used car lot	
A shopping center or facility composed of any one or more of the permitted uses or any combination thereof	
Hardware or building materials sales	
Automotive, farm implement or trailer repair or servicing	
Carpentry, painting, plumbing, tinsmithing and electrical shops, provided that all work on the premises is done within a building and all materials stored in a building	

M-1 Light Industrial District	
Permitted Uses	Conditional Uses
Any use permitted in the B-2 General Business District except child care centers	None
Animal hospital or clinic including open kennels	
Contractor's or construction dealers yard	
Grain and feed storage	
Heating fuel or building material storage or wholesaling; provided that materials shall not be extracted or processed on the premises	
Lumber yard	
Warehouse	
Bottling plant or dairy	
Assembly of parts for production of finished equipment	
Manufacturing, fabricating, processing or assembling uses which do not create any danger to health and safety and do not create objectionable noise, vibration, smoke, dust, odor, heat or glare such as:	
a) Boats (less than five ton)	
b) Bolts, nuts, screws, washers, rivets, nails, brads, tacks, spikes, staples, etc.	
c) Clothing	
d) Food, not including animal or poultry slaughter or processing	

M-2 Heavy Industrial District	
Permitted Uses	Conditional Uses
Any use permitted in the M-1 Light Industrial District	Any other use not in conflict with any ordinance of Shelby County provided however that any use not permitted in the M-1 Light Industrial District shall be allowed only by special permit. Said permit may be issued by the Planning Commission
Transportation, communication and utility	

SD Special District	
Special Districts are authorized to provide optional methods of land development which encourages imaginative solutions to environmental design problems. They are also intended to provide a means for establishing uses generally considered to be incompatible with most other land usage.	
Planned Shopping Center District	Drive-in Theaters
A special district created for the purpose of establishing a planned shopping center may be allowed in any district except the R districts	Location of drive in theaters shall be reviewed and approved by the Shelby County Planning Commission and may be permitted in the M-1 Light Industrial District, M-2 Heavy Industrial District, provided that locations be approved by the Planning Commission
Planned Residential District	Cemeteries, Mortuaries, Funeral Homes
A planned residential development, occupying 10 acres or more shall be permitted in any district except the B and M districts	A special district permitted in the A-1 and M-1 Districts, provided that location of all cemeteries shall be reviewed and approved by the Planning Commission
Planned Industrial District	Other Uses
A special district for the purpose of a planned industrial district may be established in any zoned district except the R districts	Uses not covered elsewhere and which are of a nature that is incompatible with most permitted used may be allowed in any district except the R district. Location shall be approved by the Planning Commission
Manufactured Home Communities	Airport or landing field Mausoleum Commercial, recreational or amusement development for temporary or seasonal periods Sanitary landfill Practice golf driving rangers, par three golf course or miniature golf course
Location of manufactured home communities shall be approved by the Shelby County Planning Commission and may be permitted only in the A-1, R-4 or R-5 districts	

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