

EXECUTIVE SUMMARY FOR REVISIONS TO THE SR 119 OVERLAY DISTRICT

REORGANIZED ARTICLE.

New SR 119 Ordinance	Existing SR 119 Ordinance
Establishment of District	Name and Description (Sec. 111-91)
Intent	Permitted Uses (Sec. 111-91)
Applicability	Special Exception Uses (Sec. 111-91)
Conflicting Ordinance	Prohibited Uses (Sec. 111-91)
Compliance	Permitting and Approvals (Sec. 111-91)
Nonconformities	Development Guidelines (Sec. 111-91)
Development Plan	Establishment of District Boundaries
Use Regulations	Intent
Access Standards	Applicability
New Streets	Compliance
Pedestrian Access	Development Plan
Site Standards	Permitted Uses
Building Standards	Special Exception Uses
Parking Standards	Prohibited Uses
Screening Standards	Modifications
Fence and Wall Standards	Building Standards
Signs	Architectural Treatment Standards
Additional Regulations	Access Standards
Definitions – changed name to be consistent with Zoning Ordinance	Parking Standards
Signs	Screening, Fence and Wall Standards
	Grading and Drainage Standards
	Streetscape Zones
	Sidewalk Requirements
	Additional Regulations
	Glossary

ESTABLISHMENT OF DISTRICTS

Moved the southern boundary of the overlay district to align with the southern city limits, and removed reference to 500’ from 119. As before, parcels included in the overlay will be shown on a map (updated map attached).

Name and description. There is henceforth a special district in the City of Alabaster to be known as "The SR119." The area shall be 500 feet from the centerline of the State Route 119 from Highway 31 to Mission Hills Road (County Road 80), but shall exclude any portion of a recorded residential subdivision listed below:

1. ~~Siluria.~~
2. ~~Buck Creek Landing.~~
3. ~~Scottsdale.~~
4. ~~Mountain Lakes.~~
5. ~~Green Valley.~~

- 6. ~~Willow Glen.~~
- 7. ~~Meadowview.~~

The State Route 119 Overlay District shall be defined as all properties in the corporate limits of the City of Alabaster located on lots, parcels and tracts that have frontage upon the right-of-way along State Route 119 from U.S. 31 **to the southern corporate limits of the City of Alabaster**. In addition, some parcels are included within the State Route 119 Overlay District that have off-street access to State Road 119 through a parcel.

The State Route 119 Overlay District boundaries are assigned according to the map shown in Figure 1. The Overlay District includes all lots, parcels, and tracts within this boundary.

INTENT

Clarified that the intent is based on police powers and that certain types of development are to be prioritized, including more neighborhood-focused uses (v and vi).

~~The intent of the State Route 119 Overlay District is to improve the architectural and visual appearance of the State Route 119 corridor by establishing minimum development standards and regulations for properties within the overlay district.~~

- a. **The regulations in this State Route 119 Overlay District are designed for the following purposes:**
 - i. **To promote the general health, safety and welfare of the community;**
 - ii. **To improve the architectural and visual appearance of the State Route 119 corridor by establishing minimum development standards and regulations for properties within the overlay district;**
 - iii. **To promote small, incremental development, alongside larger developments;**
 - iv. **To promote infill redevelopment and new development that results in a walkable, vibrant, and diverse commercial corridor;**
 - v. **To provide unique places for people to live, work, shop, play and learn; and**
 - vi. **To provide small-scale mixed-use development adjacent to otherwise residential areas.**

APPLICABILITY

Removed unnecessary references to base zoning districts.

~~The State Route 119 Overlay District is intended to serve as an overlay district to the established base zoning districts in the City of Alabaster Zoning Ordinance. Base zoning districts within the State Route 119 Overlay District are listed in Table 3.1. Except as modified by the State Route 119 Overlay District, the provisions of the base zoning district shall apply to all development within the boundary of the State Route 119 Overlay District. In cases where any of the State Route 119 Overlay District requirements conflict with base zoning requirements, the applicable State Route 119 Overlay District requirements shall apply.~~

Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance or Subdivision Standards, the requirements in this article prevail. Development must comply with all relative federal, state, and local regulations and ordinances regarding health and safety.

Removed table 3.1: Existing Zoning Districts within the State Route 119 Overlay District

CONFLICTING ORDINANCES

Moved this section to the front, and shortened and clarified it.

Except as modified by the State Route 119 Overlay District, the provisions of the base zoning district shall apply to all development within the boundary of the State Route 119 Overlay District. Where there appears to be a conflict between these standards and any other sections of the Zoning Ordinance or Subdivision Standards, the requirements in this article prevail.

COMPLIANCE

Simplified references by referring to table only, added columns to align with all sections of the ordinance, and added reference to adaptive reuse. Also applied the least burdensome standards (screening, fence and wall, sign, and additional regulations) to minor repairs and renovations, which are currently exempt from meeting any standards.

The standards and guidelines apply to all new construction and redevelopment improvements in the State Route 119 Overlay District that require building permits, as well as any other parcel that is aggregated for development with a parcel shown in **Figure 1**.

These provisions shall not apply to public schools, nor to previously approved projects regarding preliminary site development plans or construction plans.

Overlay compliance will be based on two triggers- the physical expansion /renovation of the building and the value of building improvements:

- a. Physical expansion / renovation - the percentage of increase of the building(s) total gross floor area in relation to the existing square footage. A renovation is any structural alteration, expansion, enlargement or remodeling; or
- b. Value of improvements - the percentage of the value of building improvements in relation to the assessed values of all buildings.
- c. NOTE: Repairs or reconstruction to existing building components, including AC repairs, water/wastewater/drainage repairs, and roof repairs do not account to be considered as expansion/value of improvements.

Compliance with the State Route 119 Overlay District standards and regulations shall be required **as shown in Table 1**.

Table 1: Compliance and Applicability (updated table with new column headings to match standards shown later in ordinance).

Project Type		Access Standards	New Streets	Pedestrian Access	Site Standards	Building Standards	Parking Standards	Screening Standards	Fence and Wall Standards	Sign Standards	Additional Regulations
New Construction	New construction on a vacant parcel	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies
	New structure is built on a lot with existing buildings	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies
Minor Repairs & Renovations	Adaptive reuse	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Applies	Applies	Applies	Applies
	Renovations/expansions that add less than 25% to the building's total gross floor area or that increase the building's current assessed value by less than 25%	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply Applies	Does not apply Applies	Does not apply Applies	Does not apply Applies
Moderate Redevelopment	Renovations/expansions that increase the existing building's total gross floor area by 25% to 50% more than its existing gross floor area (measured in square feet)	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply Applies	Does not apply Applies	Does not apply Applies	Does not apply Applies
	Renovations/expansions where the value of the building improvement equates to 25% to 50% more than the current assessed value of the building	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply	Does not apply Applies	Does not apply Applies	Does not apply Applies	Does not apply Applies

Major Redevelopment	Renovations/expansions that increase the existing building's total gross floor area by more than 50% than its existing gross floor area (measured in square feet)	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies
	Renovations/expansions where the value of the building improvement equates to more than 50% than the current assessed value of the building	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies	Applies

NONCONFORMITIES

Gave this its own section instead of subsection. Clarified that the Zoning Ordinance's section on nonconforming uses applies here.

1. Section 111-39 of the Alabaster City Code of Ordinances (nonconforming uses of land and buildings) shall apply to this overlay district. Where there appears to be a conflict between that section and the requirements in this article, the requirements in this article prevail.
2. All non-conforming existing developments and businesses in this overlay district on the effective date of this ordinance shall be continued and approved without resubmission, shall be permitted to renew existing licenses without restriction, and continue ongoing construction and development provided that:
 - a. No change shall be permitted to allow any other non-conforming business type, building, or new business of a different non-conforming use.
 - b. No change to existing construction or renovation plans shall be permitted that materially differ from the plans approved prior to the effective date of this [ordinance].
 - c. Any non-conforming use that has been abandoned for a continuous period of more than 90 days, or whose business license has expired and was not timely renewed, shall thereafter be required to comply with this ordinance. Applicants shall reference the SR 119 Overlay District requirements regarding more specific guidance on non-conforming developments.

1) Grandfathered Dwelling Units.

No changes to this subsection other than moving it. Note, this allows existing single-family dwelling units to legally exist in the overlay and exempts them from the requirements.

The provisions of this section shall not apply to any single-family dwelling unit legally existing on the effective date of this ordinance. Such a dwelling unit shall not be deemed nonconforming because of its inability to meet the requirements of this section.

DEVELOPMENT PLAN

Made minor changes to the information that must be contained on the development plan, as well as an attached list of written statements. Cleaned up references to Building Official, City Staff, and Zoning Coordinator to refer only to Zoning Administrator. Added provision allowing the Zoning Administrator to escalate to the commission at their discretion.

An applicant should meet with ~~City staff~~ the Zoning Administrator to discuss a proposed site plan for general conformance with the State Route 119 Overlay District and the Alabaster Forward Comprehensive Plan prior to preparation and submission of a site plan.

Prior to issue of a building permit, business license, or any subdivision or resurvey of existing property, each person, business, applicant or property owner desiring to locate a business, build or alter a structure, or subdivide or develop land within the State Route 119 Overlay District must submit to the ~~building official~~ Zoning Administrator for approval a development and/or business plan for each parcel or tract of land proposed to be developed or utilized.

A development plan containing the following information and the following additional items and information shall be filed with each application for the State Route 119 Overlay District. The following requirements are in addition to, and not in lieu of, the requirements of Section 111-13 (Zoning Amendments) in the City of Alabaster Zoning Ordinance:

- i. The specific location or the tract of property within the State Route 119 Overlay District.
- ii. Names and addresses of all landowners whose property adjoins said parcel or tract, as shown in the tax assessor's records of Shelby County, Alabama.
- iii. The location of all buildings proposed to be constructed within the tract, or the existing structures intended to be utilized.
- iv. Existing and proposed access ways and roads, both public and private, including means of vehicular ingress and egress from the public or private roads.
- v. The number of parking spaces and dimensions of all parking areas.
- vi. The location, size and dimensions of functional open space and buffers.
- vii. The location, building height, number of floors, and floor area of all buildings.
- viii. The distance between each building and the front, rear and side building setbacks.
- ix. Exterior lighting, fire hydrants and stormwater retention and detention facilities.
- x. Location of all existing and proposed public utilities as the same relates to the development of the property.
- xi. Location and dimensions of all off-street parking spaces and loading facilities.
- xii. Location of proposed screening, walls, fences and garbage storage facilities.
- xiii. Location of all existing and proposed easements.
- xiv. Location of all sidewalks or multi-use trail (if applicable).
- xv. Parking, driveway and sidewalk paving materials.
- xvi. Sufficient information and detail to clearly demonstrate that all applicable requirements and standards of the State Route 119 Overlay District are fully satisfied.

The Development Plan shall include the following written statements and other matters and shall be included on site plan(s) where locations are requested:

- i. A current survey and legal description of the subject property.
- ii. The proposed density of land use for the subject property with tabulations by acreage and the percentage of the property to be occupied by each use, including functional open space.

- iii. A landscaping and buffer plan that shows the location and dimensions of all buffers and landscaping areas, as well as the type and size of plant material proposed for those areas.
- iv. Proposed sign regulations and a signage plan that shows the type, size and location of all building wall and freestanding signs proposed for the development.
- v. When required by the city, a comprehensive traffic analysis indicating the probable effect of the proposed development on traffic patterns and capacities of adjacent streets in the immediate area, prepared by a registered professional engineer.
- vi. A fire protection plan, showing the location of all proposed fire hydrants and fire access lanes, as well as a description of all fire protection measures and devices for structures.
- vii. Written certification from the appropriate county department regarding the adequacy of sanitary sewage disposal for the site.
- viii. Deed restrictions and/or covenants – must be deposited with the office of the probate judge of Shelby County and copies provided to the Zoning Administrator.

~~Prior to the issuance of a building permit for improvements and/or structures in the State Route 119 Overlay District, the plans and specifications for the improvements and/or structures shall be submitted to and approved by the planning and zoning coordinator and/or the appointed architecture review board identified for the State Route 119 Overlay District in the zoning application.~~

The Zoning Administrator, after certifying the applicant's compliance with these regulations together with all Zoning Regulations and Building Codes of the City of Alabaster, shall approve said application or development plan for a specified SR119 district improvement or business license, upon finding that the same complies with these regulations.

MODIFICATIONS TO DEVELOPMENT PLAN

Removed unnecessary language that conflated modifications with variances. Clarified the process to allow administrative approval of minor modifications and to send major modifications to the Planning and Zoning Commission, whereas current ordinance is less clear. In both cases, kept the use of “shall approve” language, in line with longstanding best practices. Did not change definitions of major and minor modifications. Added provision allowing the Zoning Administrator, at their discretion, to escalate minor modifications to the commission to determine compliance.

8. Modifications to Development Plan

- a. It is the intent of this section to provide for flexibility in the development of the property submitted for the 119-overlay district, and to approve minor modifications administratively. Any standard within the State Route 119 Overlay District may be modified, so long as:
 - i. The intent of the standard is being met,
 - ii. The modification results in better urban design for the corridor as a whole, and
 - iii. The modification does not impede or burden existing or future development of adjacent properties.
- b. **Modifications shall be defined as:**
 - i. Major modification: A "major modification" in the development plan shall be defined as any deviation of ten percent or more from that which was shown on the final development plan, or any change in the location of any building or structure by more than ten feet in any direction.
 - ii. Minor modification: A "minor modification" in the development plan shall be defined as any deviation of up to ten percent from that which was shown on the final development plan, or any change in the location of any building or structure by up to ten feet in any direction.

c. Approval of Modifications:

- i. Major modifications shall be approved by the planning and zoning commission if compliant with the regulations and intent set forth in this overlay district and all other applicable regulations.
- ii. Minor modifications shall be approved administratively by the Zoning Administrator if compliant with the regulations and intent set forth in this overlay district and all other applicable regulations. At the discretion of the Zoning Administrator, minor modifications may be referred to the planning and zoning commission to determine compliance. The planning and zoning commission shall then be responsible for determining compliance and issuing approval or disapproval of the proposed modification.

USE REGULATIONS

Added a statement that allows existing single-family dwellings to be altered or expanded, but excludes new single family dwellings from being constructed.

Made minor edits to permitted, special exception, and prohibited uses. The project team considered using the B-3 permitted uses, but as written, that would introduce several prohibited uses potentially resulting in unwanted nonconforming properties. Added alternative financial services, body art and piercing establishments, massage parlors, medical cannabis dispensary, and tattoo establishment to prohibited uses. Added thrift stores and gold and silver object dealer to special exception uses. (Please note that the Additional Regulations section later adds regulations to these uses, including location requirements.)

- Any existing single-family dwellings are permitted and may be altered or expanded. No new single-family dwellings are permitted.
- Permitted uses: In addition to the requirements set forth by the base zoning district of the individual parcel, within the State Route 119 Overlay District no business license shall be issued, nor shall any building, structure, or land be used or structure shall be erected, structurally altered, or enlarged except for one or more of the permitted uses herein cited and subject to the conditions stated herein:
 - i. Art gallery.
 - ii. Art studio.
 - iii. Art/hobby supply.
 - iv. Assisted living establishments.
 - v. Bakery/confections/candy.
 - vi. Banking/finance.
 - vii. Barber/beauty shop.
 - viii. Book shop.
 - ix. Business office.
 - x. Places of Worship
 - xi. Child care/adult care center.
 - xii. Coffee shop/tea room.
 - xiii. Dance/gymnastics/martial arts/music academy.
 - xiv. Toy shop.
 - xv. Discount/department store.
 - xvi. Drugstore/pharmacy.
 - xvii. Dry cleaning pickup.
 - xviii. Dwellings when part of a mixed-use development.

- xix. Furnishings (flooring/furniture).
- xx. Gift shop.
- xxi. Government office.
- xxii. Grocery store (< 10,000 sq. ft.).
- xxiii. Hardware store.
- xxiv. Home decorating shop.
- xxv. Hotel/motel.
- xxvi. Indoor recreation.
- xxvii. Mail and packaging service.
- xxviii. Medical/dental clinic.
- xxix. Mixed use buildings (multiple permitted uses, including residential, may be mixed within one building).
- xxx. Multifamily residential.
- xxxi. Off-premises alcoholic beverage sales.
- xxxii. Photography shop/supply.
- xxxiii. Professional office.
- xxxiv. Public/private non-profit.
- xxxv. Research/laboratory/testing.
- xxxvi. Restaurant, drive-thru.
- xxxvii. Restaurant, seated in.
- xxxviii. Restaurant, takeout.
- xxxix. Retail.
 - xl. Shoe shop/repair.
 - xli. Shopping center.
 - xlii. Sporting goods.
 - xlili. Stationary, stamps.
 - xliv. Tailor/seamstress.
 - xlvi. Upper story residential.

- Special exception uses in the State Route 119 Overlay District include the following:

- i. Bed and breakfast.
- ii. Catering.
- iii. Climate control storage units.
- iv. Coin-operated laundry.
- v. Commercial > 35,000 sq.ft.
- vi. Convenience store/gas station.
- vii. Dwellings (multifamily, townhouse).
- viii. Funeral home.
- ix. Gold or silver object dealer.
- x. On-premises alcoholic beverage sales (bars/lounges).
- xi. Utilities (electric/gas, etc.).
- xii. Retail with outdoor storage.
- xiii. Radio/TV broadcast studio.
- xiv. Outdoor recreation.
- xv. Thrift stores.

xvi. Use not listed that otherwise could meet the intent of the overlay.

- Prohibited uses. Prohibited uses in the State Route 119 Overlay District include the following:
 - i. **Alternative financial services.**
 - ii. Auto repair (major/minor).
 - iii. Automobile dealerships and used car lots (new/used).
 - iv. **Body art establishment.**
 - v. **Body piercing establishment.**
 - vi. Carwash.
 - vii. Dwellings (single-family, two-family, townhouse, multifamily).
 - viii. Flea markets.
 - ix. **Massage parlors.**
 - x. **Medical cannabis dispensary.**
 - xi. Newsstand/magazines.
 - xii. Pawn shop.
 - xiii. Radio/TV Antennae.
 - xiv. **Tattoo establishment.**
 - xv. Temporary vendors (does not include mobile food vendors).
 - xvi. Tobacco/Vape products/CBD Oil product sales exceeding 10 percent gross sales.
 - xvii. **Use not listed that otherwise could not meet the intent of the overlay.**

ACCESS STANDARDS

Removed spacing between driveways section and driveway access standards since they are dictated by ALDOT and their Access Management Manual. Updated driveway access language.

~~Cross Access (old language)~~

~~Cross access, which allows for vehicles to pass between properties without entering the public right of way, shall be required. Parking lots for non-residential developments that have direct access to State Route 119 shall have at least one vehicular connection to adjacent properties (cross access) unless:~~

- ~~○ Access is deemed infeasible or inappropriate due to topography or physical constraints by the City Engineer.~~
- ~~○ Access may not be successfully achieved due to conflicts with the neighboring property or property owner. In such cases, installing a driveway to the adjacent property and providing a recorded easement that will allow access to the adjacent property in the future is sufficient.~~

~~Joint Access (old language)~~

~~Joint access, which is a shared driveway that provides access to multiple properties via the one driveway, is encouraged.~~

~~An easement agreement that provides for the mutual right of ingress and egress for both property owners shall be recorded with the Register of Deeds and be referenced on a final plat and any restrictive covenants shall be referenced on the site plan.~~

New Regulation

- a. **Cross Access**

- i. Cross access, facilitating vehicular passage between properties without utilizing the public right-of-way, is mandated.
 - ii. Non-residential developments with parking lots directly accessing State Route 119 must establish at least one vehicular connection to adjacent properties (cross access), unless:
 - i. Access is determined unfeasible or unsuitable due to topographical or physical constraints, as assessed by the City Engineer.
 - ii. Access is unattainable due to conflicts with neighboring properties or owners. In such instances, installation of a driveway to the adjacent property and provision of a recorded easement ensuring future access suffices.
- b. Joint Access:
- i. Encouragement of joint access, characterized by a shared driveway facilitating access to multiple properties.
 - ii. A recorded easement agreement, granting mutual right of ingress and egress for all property owners involved, must be deposited with the office of the probate judge of Shelby County.
 - iii. The easement agreement must be referenced on the final plat, and any restrictive covenants must be cited on the final plat.

NEW STREETS

Created a new section called “new streets” to govern any new streets built within the State Route 119 Overlay District.

This requires new streets to have a 5’ sidewalk on both sides of the street, have a landscaped buffer strip with trees spaced 30’ on center, and parking on at least one side of the street.

New Regulation

The requirements of this section govern all new streets built within the Overlay District. These regulations supersede any conflicting requirements in the Alabaster Subdivision Regulations.

- Streets must connect to other streets, forming a network. The City Engineer is authorized to permit a deviation to this requirement, permitting a dead-end street terminating in a cul-de-sac.
- Connectivity for pedestrians must be created and maintained, even when there is no vehicular connectivity; and
- Streets must be designed as follows:
 - Streets must have a sidewalk on both sides of the street, and it must be a minimum of five feet in width.
 - Streets must have a landscaped planting strip with street trees between the sidewalk and the curb. The landscaped planting strip must be a minimum of four feet in width. Street trees must be planted at a maximum spacing of 30 ft on center.
 - Streets must have parking on at least one side of the street, and it may be parallel or diagonal. Parallel parking must not exceed eight feet in width.
- Intersection curb radii shall be **15 feet** or as recommended by the City Engineer, but in no case to exceed **25 feet**.

PEDESTRIAN ACCESS

Drafted new pedestrian access section to replace Streetscape Zones section of the old ordinance.

- Developments shall provide a continuous walkway connection at least five feet (5') in width from the public sidewalk or right-of-way to the customer entrances of all principal buildings on the site.
- For properties fronting State Route 119, a public access easement with a minimum width of 20 feet shall be required for the construction of multi-use trails to enhance pedestrian and non-vehicular connectivity between developments.
- Developments adjacent to multi-use trails shall provide a direct connection from the trail to the development's internal pedestrian circulation system.
- For trails and sidewalks that are proposed in the Comprehensive Plan, the Alabaster Trails and Sidewalk Study, or any other adopted city document but not yet constructed, the development plan shall make provisions for a connection to the trail or sidewalk and the applicant shall be responsible for constructing the connection.
 - A grassy swale or landscape planting area shall be located to provide a separation between the edge of pavement or curb to the trail. The minimum separation shall be ten feet (10'), except in cases where the City Engineer deems that placement of the trail adjacent to a concrete curb is warranted, based on similar facilities in the immediate vicinity, constraints with available rights-of-way or conflicts with existing buildings.
 - The City Engineer may approve a payment of a fee (see Fees-in-Lieu Pedestrian Access Installation Program below) instead of installation of the multi-use trail or sidewalk if the installation is impractical because:
 1. A stormwater drainage ditch or similar utility prevents the installation of the multi-use trail or sidewalk, and neither the pedestrian facility nor the utility can be reasonably relocated to accommodate the pedestrian facility and the utility;
 2. The topography would require the construction of a retaining wall more than two feet (2') high to accommodate the multi-use trail or sidewalk;
 3. Impending road widening;
 4. Other unusual circumstances that would make the installation requirement of a multi-use trail or sidewalk unreasonable.
- Multi-building developments shall provide clear and safe walkways of at least five feet (5') in width that connect all buildings on the site. Buildings not intended for routine customer access or intended solely for drive-up services are excluded from this requirement.
- Where the required walkways specified in this article cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete. Painted concrete is not acceptable in this application.
- Pedestrian connections to adjacent developments shall be provided. If adjacent properties are undeveloped, the development plan shall indicate how future connections will be provided.
- Fees-in-Lieu Pedestrian Access Installation Program
 - The fee-in-lieu shall be equal to the cost of the multi-use trail or sidewalk improvements that would otherwise have been required, as determined by the City engineer.

- The applicant must be informed of the amount to be paid upon issuance of the building permit and payment shall be made prior to issuance of the Certificate of Occupancy.
- A fee paid under this section must be used to install a multi-use trail, sidewalk, or curb ramp within the State Route 119 Overlay District.
- The City may refund the fee to the applicant if it is not spent within 10 years of the date of its collection.

SITE STANDARDS

Moved setbacks out of Building Standards and placed them under a new section called SITE STANDARDS.

- Setbacks. Buildings must be set back from lot boundaries according to [Table 2: Building Standards Table by Building Type](#).

Added a new buffer standard for residential districts under-site standards.

- Buffers. A 20-ft. landscaped buffer is required when abutting a residential district.

BUILDING STANDARDS

Building standards have been simplified. See new regulations below. Note, first floor height has been changed from 14' to 12'.

- Buildings should not exceed the height of sixty feet (60') and must have a minimum first floor height of 12 feet (12'). Building height should be measured from the average grade at the building setback.
- The main building entrance must face a street, and be accessible by public sidewalk, along the street on which the building fronts.
- One functional entry must be provided for every 80 feet of façade and must lead to habitable space.
- Building facades facing side streets are exempt from entry frequency requirements if the side façade is under 50 feet in length.

New glazing requirements:

- Ground floor of building facades must be configured as follows:
 - Clear glass is required on all facades fronting State Route 119, as determined by [Table 2: Building Standards Table by Building Type](#). The glazing area is calculated between two feet and ten feet above the adjacent sidewalk.
 - On corner lots with frontage on State Route 119, the glazing shall turn the corner facing the secondary street a minimum of 20 feet (20') in length along the property frontage.

Glazing Requirements pulled from the "Building Standards by Type" Table

- **Reduced glazing requirements from 65-85% for commercial and mixed-use buildings. Provided additional guidance for glazing for stories above the ground floor (15%).**

Building Type	Commercial Use or Mixed-Use	Commercial greater than 35,000 sq ft	Civic or Institutional Use
Minimum % glazing of street wall:			
First floor	50%	30%	40%
Additional floors	15%	15%	15%

Removed the following reference from the existing Overlay District.

- ~~Material changes shall happen along a horizontal line or where two forms intersect.~~

Revised building material section to discuss durable materials instead of a laundry list of permitted and prohibited materials.

Building facades must use durable materials. Durable materials include aluminum composite material (ACM), brick, insulated metal panels, stone, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, cementitious siding, wood, slate, metal roofing, tile. Vinyl is not considered a durable material.

Consolidated building massing to the following regulation, removed definitions from the existing ordinance.

Old Language

~~Buildings should relate in mass and scale to existing development along State Route 119. For development with long frontages, monotonous facades should be avoided. The following shall apply to the State Route 119 Overlay District:~~

- ~~Blank walls facing streets shall be prohibited. All buildings should incorporate architectural treatments to suitably articulate and break up building mass along the State Route 119 and along sides of the building clearly visible from the street.~~
- ~~The maximum length of an uninterrupted (or blank) façade plane shall not exceed thirty feet (30') in length.~~
- ~~Widths of buildings are encouraged to consist of three (3) or four (4) structural bays (sections divided by architectural vertical elements). Building wall offsets, windows, projections and recesses up to 4 feet (4'), pilasters, or a change in material or color shall be used to break up the mass of a single building into bays.~~

New Regulation

- Façade elements above the ground floor may project into yards.

Added the following new regulation:

- Commercial activities, including food service and seating, may occupy yards.

Revised Table 1: Building Standards Table by Building Type.

- Added a new column for commercial uses greater than 35,000 sq ft.
- Reduced first floor height from 14' to 12'.
- Reduced glazing requirements from 65-85% for commercial and mixed-use buildings. Provided additional guidance for glazing for stories above the ground floor (15%).

Table 1: Building Standards Table by Building Type

Building Type	Commercial Use or Mixed-Use	Commercial Uses Greater Than 35,000 sq ft	Civic or Institutional Use
Setbacks:			
Minimum building front setback line ¹	Twenty feet (20')	N/A	Twenty feet (20')
Maximum building front setback line	Seventy feet (70')	N/A	Seventy feet (70')
Minimum building side setback line ²	Five feet (5')	N/A	According to base zoning
Minimum rear building setback line ³ :			
Adjacent to residential	Twenty feet (20')	Twenty feet (20')	According to base zoning
Adjacent to non-residential	Five feet (5')	Five feet (5')	Five feet (5')
Building Configuration:			
Maximum building height	Sixty feet (60')		
Minimum first floor height	Twelve feet (12')		
Minimum % glazing of street wall ⁴ :			
First floor ⁵	50%	30%	40%
Additional floors	15%	15%	15%

¹ Exceptions to front setback: exceptions may be made for recesses up to 5' for articulation of the building façade and up to 20' for seating areas.

² Exceptions to side setbacks: side setbacks with street frontage, on corner lots, shall follow front setbacks.

³ Exception to rear setbacks: development abutting property with an existing residential use shall comply with the applicable landscaping and buffer standards of Article VIII of the City of Alabaster Zoning Ordinance.

⁴ Corner lot glazing: On corner lots with frontage on State Route 119, the glazing shall turn the corner facing the secondary street a minimum of 20 feet (20') in length along the property frontage.

⁵ The glazing area is calculated between two feet and ten feet above the adjacent sidewalk.

PARKING STANDARDS

- Added reference to minimum required parking spaces in Article VI of the City of Alabaster Zoning Ordinance.
- Revised half-module of parking in front of building to allow for one full module of parking.
- Stated that buildings of 35,000 square feet or more (to accommodate future big-box stores) are omitted from the on-street parking location requirement.

New Regulation

- Minimum required vehicular parking (as required by Article VI of the City of Alabaster Zoning Ordinance) may be fulfilled in the following locations:
 - New parking spaces provided on-site shall be located behind or beside the buildings on all properties.
 - One module of parking (two rows of stalls and a two-way drive aisle) is permitted between the building and the street.
 1. Buildings of 35,000 square feet or more are omitted from this on-street parking location requirement with approval from the Zoning Official.
 - Parking spaces that are provided on-street must correspond to the lot frontages.
 1. On-street parking may be restricted in proximity to intersections, driveways, fire hydrants, and other utilities.

Added the following parking lot location requirements.

- Parking spaces that are provided on-street must correspond to the lot frontages.
 - On-street parking may be restricted in proximity to intersections, driveways, fire hydrants, and other utilities.
- Parking spaces leased from a public or private facility.
 - A shared parking agreement (access agreement) with the parking facility owner is required.
- Added the following Parking Access Requirement.
 - a. Parking Access
 - i. Where parking access is only available from the front lot line, driveways are limited to 20 feet in width.
 - Businesses requiring delivery vehicles must have a separate area for these vehicles, with no parking allowed in the required parking spaces for customers, in accordance with the requirements for specific uses set forth in Section 111-191 of the City of Alabaster Zoning Ordinance (Loading Areas).
- Since the State Route 119 Overlay District was originally created, Section 111-265 of the City of Alabaster Zoning Ordinance (Landscaping Requirements for Vehicular Areas in High-traffic Corridors) was updated, so this section has been cleaned up to reflect that. Note, no major changes have been made to the parking lot landscaping section.
- Parking Lot Lighting – the height of exterior lighting fixtures has been revised from 14’ to 20’.
 - a. No exterior lighting fixtures shall exceed twenty feet (20’) in height measured from grade level and shall be designed and installed as to direct the beam of light away from any adjacent residential areas and onto the property it serves.

SCREENING STANDARDS

No changes were made, all old regulations related to screening were consolidated to this section.

FENCE AND WALL STANDARDS

- Added the following requirements for clarity.
 - a. When erected on a lot line, all of the fence and any of its supporting structures must be contained within the lot.
 - b. The supporting members and post must be on the insides, and smooth or flat faces on the outside. If two faces are used, each face must be in the same type and finish.
- Moved regulations for retaining walls under this section. Provided clarification for vegetation screening requirements.

Retaining walls which exceed eight feet (8') in height and are visible from public property shall be visibility screened with vegetation covering no less than 50% of the retaining wall.

GRADING AND DRAINAGE STANDARDS

- Removed the Grading and Drainage sections of the old ordinance since it is dictated by the Subdivision Regulations.

SIGNS

- Added a new sign section. Key things to note are below.
 - The following regulation was added. "No sign will be regulated for content or type as assigned by content. Signs will only be regulated for size, structural type, number, and location."
 - Signs are regulated by Table 2: General Sign Restrictions, Table 3: Specific Monument Sign Regulations, and Table 4: Specific Attached Sign Regulations.
 - Cabinet signs, off-premise signs, and pole signs are prohibited.
 - Attached Signs:
 - RPC consolidated awning section from the old ordinance, it now falls under Table 4: Specific Attached Sign Regulations. Note, legally the requirements of the awnings outlined in the old ordinance are not enforceable (they are based on aesthetics and not the health, safety and welfare of the public), so they were removed.
 - Window signs are only permitted to cover 20% of each window. Glass must permit at least 90% light transmission on first floor, and 75% on all upper floors – this prohibits window wraps.
 - Signs within the State Route 119 Overlay District are regulated independently by two use categories: (1) single tenant, and (2) multiple tenant buildings and campuses.

New Regulations

- **Signs**

Signs must comply with Article VII of the City of Alabaster Zoning Ordinance, with the following exceptions and additions that are required by this section.

- a. No sign will be regulated for content or type as assigned by content. Signs will only be regulated for size, structural type, number, and location.
- b. General Requirements. All on-premises signs in the State Route 119 Overlay District must conform with the following regulations:
 - a. Permitted sign types are limited by land use and the following restrictions according to Table 3: General Sign Restrictions, Table 4: Specific Freestanding Sign Regulations, and Table 5: Specific Attached Sign Regulations.
 - b. Clearance. All signs must meet the following clearance to the lowest portion of the sign:
 - i. Minimum eight feet above sidewalks; or
 - ii. Minimum 14 feet clear above vehicular area
 - c. Double sided. All signs may be double-sided by right if the configuration of the sign permits. The second sign does not affect the calculation of height and width.

Table 3: General Sign Restrictions

Sign Type	State Route 119
Freestanding Signs	
Monument	Permitted
Sign number	Per Sec. 16.e
Max. area	Per Sec. 16.e
Max. height	Per Sec. 16.e
Shopping center bonus	
Max. area	160 sq. ft
Max. height	150% of sec. 16.e
Off-Premise	
Sign number	n/a
Max. area	n/a
Max. height	n/a
Attached Signs	
Awning	Permitted
Sign number	1 sloping panel plus 1 valence per awning
Max. area	75% of sloping panel; 85% of valence


Max. copy height	24 in. on sloping panel; 8 in. on valence
Canopy or Marquee	Permitted
Sign number	1 per canopy or marquee
Max. area	2 sq. ft. per linear foot of storefront
Max. copy height	24 in. max.
Projecting	Permitted
Sign number	2 per tenant
Max. area	12 sq. ft.
Max. copy height	24 in.
Sculptural	Permitted
Sign number	1 per tenant
Max. area	12 sq. ft.
Max. copy height	n/a
Wall	Permitted
Sign number	1 per tenant
Max. area	30% of the facade area
Max. copy height	Per Sec. 5-156
Window	Permitted
Sign number	Multiple per tenant
Max. area	20% of each window area, neon is limited to 24 in. in width and 12 in. in height
Max. copy height	12 in.

c. Freestanding Sign Requirements.

- a. Additional sign restrictions apply per sign type according to this section and Table 4: Specific Freestanding Sign Regulations. Freestanding signs must be separated from all driveways, parking aisles, loading aisles, parking spaces, and loading spaces. Freestanding signs must be securely fastened to the ground so that there is no danger that either the sign or the supportive structure may be moved and cause injury to persons or property.
- b. The maximum area and height for each freestanding sign is according to Table 3: General Sign Restrictions and Table 4: Specific Freestanding Sign Regulations.
- c. Monument signs may contain areas for manual changeable copy or electronic message centers, provided such sign area does not exceed fifty percent (50%) of the sign face area. Electronic message centers subject to the regulations set forth in Sec. 111-235 (Electronic Message Center Signs) in the City of Alabaster Zoning Ordinance, with the following exceptions and additions that are required by this section:

- i. EMC are prohibited within the State Route 119 Overlay District, except for properties with direct frontage on State Route 119.
- d. The following signs are prohibited: Cabinet (box signs), off-premises business signs, and pole signs.

Table 4: Specific Freestanding Sign Regulations


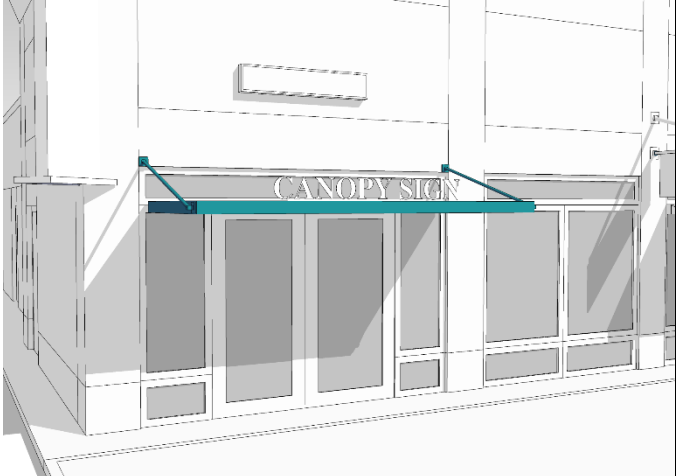
Monument Sign	
Requirements	<ul style="list-style-type: none"> a. Signs must be set back so that it does not obstruct the view of motor vehicle operators entering a public roadway from any parking area, service drive, alley, or other thoroughfare. In no case shall a monument sign be set back less than five (5) feet. b. Monument signs must be constructed of durable materials. c. The sign must be attached directly to the ground by its entire base. d. The sign must have a minimum of 50 square feet of landscaped area at the base of the sign. If the sign is located in a median, the median must be a minimum of 10 feet wide and 50 feet long. 

d. Attached Sign Requirements

- a. Additional sign restrictions apply per sign type according to this section and the requirements of Table 5: Specific Attached Sign Regulations and Illustrations. Attached signs must be securely fastened to the building or to some other substantial supportive structure attached to the building so that there is no danger that either the sign or the supportive structure may be moved and cause injury to persons or property. Any signage material placed over an existing sign is considered temporary and subject to the conditions of Section 111-233 of the City of Alabaster Zoning Ordinance (Permit Exceptions; Exempt and Temporary Signs).
- b. Maximum number of attached signs. Except as provided for exempt signs, attached signs are restricted to building facades facing a public street or a customer parking lot. The maximum number of attached signs per building facade are as follows:
 - i. One roof sign or wall sign or one canopy sign or marquee sign per tenant;
 - ii. One awning sign per ground floor window;
 - iii. One projecting sign per tenant or one sculptural sign per tenant; and
 - iv. Except as provided for neon signs displayed in windows in subsection (e.i) below no limit on the number of window signs.

- c. Wall signs. The maximum area and height for each wall sign is according to **Error! Reference source not found.**, Table 5: Specific Attached Sign Regulations and Illustrations and the following requirements.
 - i. Wall signs may not project more than 12 inches from the building wall and may not extend beyond the limits of the building.
- d. Window signs. In addition to **Error! Reference source not found.**, Table 5: Specific Attached Sign Regulations and Illustrations window signs are subject to the following requirements.
 - i. Neon signs are limited to one per tenant, require an electrical permit and must comply with Underwriters Laboratory (UL) or equivalent standards. Neon signs are prohibited in the residential, institutional, B-1 Business District.

Table 5: Specific Attached Sign Regulations and Illustrations

Wall Sign	
Requirements	<ul style="list-style-type: none"> a. Signs may not project more than one foot from the building. b. The maximum sign area is limited to 30% of the façade. c. Wall signs may be externally illuminated. d. Fixtures must be shielded to prevent glare. e. Conduit, raceways and wiring may not be exposed.
	
Canopy Sign	
Requirements	<ul style="list-style-type: none"> a. Canopy signs may be externally illuminated. b. Fixtures must be shielded to prevent glare. c. Conduit, raceways and wiring may not be exposed to view from the sidewalk.
	

Awning Sign

Requirements

- a. Signs on awning valences must maintain a one-inch border.



Marquee Sign

Requirements

- a. Marquee signs may occur parallel to the facade or at the corner of the building on buildings over one story in height.
- b. Sign may extend up to 6 feet above the parapet.
- c. Bottom of the sign must be 12 feet above the sidewalk.



Window Sign

Requirements

- a. The following window signs are permitted: letters painted directly on the window, hanging signs behind the glass, and vinyl applique letters applied to the window. Appliques must consist of individual letters or graphics with no visible background.
- b. Window signs shall cover no more than 20% of any one window.
- c. Window glass must permit at least ninety (90) percent light transmission on the first floor and at least seventy-five (75) percent light transmission on all upper floors.



Projecting Sign

Requirements

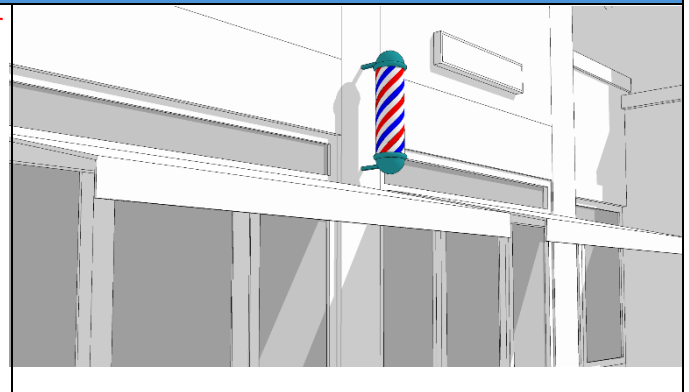
- a. Projecting signs may project up to three feet from the facade.
- b. Cabinet signs are prohibited.



Sculptural Sign

Requirements

- a. Signs may include painted, vinyl or extruded copy or graphics on a sculptural object.
- b. Signs may be attached to wall, parapet or roof of a building and must include a supporting structure which is not computed as part of the allowable sign area.
- c. The bottom of sign must be a minimum of 8 feet above the sidewalk.



- e. Signs within the State Route 119 Overlay District are regulated independently by two use categories: (1) single tenant, and (2) multiple tenant buildings and campuses.
 - a. Single tenants may choose to utilize any two of the following types of signs and are subject to the requirements of Table 3 except for the following:
 - i. Attached signs.
 1. No sign on a building façade may exceed 80 feet in length.
 - ii. Monument signs.
 1. Lots having less than 150 feet of street frontage may have one monument sign per street frontage. The maximum surface area is 30 square feet per side, with a total area of 60 square feet. The maximum height of the monument sign is ten feet (10').
 2. Lots having more than 150 feet of street frontage may have two monument signs per street frontage. There must be 200 feet between signs for lots with more than 200 feet of street frontage. The maximum surface area is 30 square feet per side, with a total area of 60 square feet. The maximum height of the monument sign is 10 feet (10').

- iii. Shopping Center Bonus. Each shopping center, or multiple business located on a single parcel, may have one monument sign for each 500 feet of road frontage with the following dimensions. Individual businesses may not have separate monument signs.
 1. Maximum height is 20 feet.
 2. Maximum width is 15 feet.
 3. Maximum surface area is 160 square feet, or 80 square feet per side.
 4. When a shopping center is located on a corner, an additional monument sign, not to exceed ten feet (10') in height, nor 48 square feet in surface area, is allowed which will be a monument style sign identifying the name of the shopping center only.
- f. Multiple tenant buildings and campuses may utilize the following types of signs. The sign may be located along any street or highway frontage.
 - a. Monument signs.
 - i. One monument sign is permitted per frontage. If the street frontage exceeds 500 feet, a second sign may be permitted. The maximum area for all monument signs is 80 square feet per side. The maximum height is 20 feet.
 - ii. Each vehicular entrance to the property may have one monument sign not exceeding 80 square feet per side.
 - b. Maximum allowable area.
 - i. For sites with 500 feet or less of road frontage, the maximum sign area per frontage is 300 square feet.
 - ii. For sites with more than 500 feet of road frontage, the maximum sign area per frontage is 600 square feet.
 - iii. Individual businesses within a shopping center or multiple tenant building may erect wall signs and projecting signs per the standards of Table 2 and Table 4. Individual businesses may not have separate monument signs.
- g. No illuminated sign is permitted within 100 feet of any residential district. No sign located within 300 feet of a residential district may be illuminated between the hours of 10:00 p.m. and 6:00 a.m.

ADDITIONAL REGULATIONS

- **Added additional Artisan Manufacturing regulations.**
 - Outdoor storage. Any activity storing materials outdoors shall construct an opaque fence to screen the ground-level view from any public right-of-way or of any residential or retail use. Materials shall not be piled or staked higher than the opaque fence.
- **Added additional Gold or silver object dealers regulations. These are written to allow jewelry stores to open with proper spacing between them**
 - Purpose. It is recognized that the services offered by gold and silver object dealers may provide an opportunity for individuals to potentially transfer stolen property. Therefore, the general purpose and intent of these regulations are to provide separation, development and operational standards for gold or silver object dealers in the City of Alabaster in order to

mitigate the negative impacts associated with such businesses and to serve the public safety and welfare of residents and businesses within the city.

- Applicability. For the purposes of this section, the standards of this section apply to new establishments of gold or silver object dealers. An establishment is considered new when no previous gold or silver object dealer existed at that location for a period of 90 consecutive days or greater immediately preceding the filing date of an application for permit under this section. Any properly licensed gold or silver object dealer legally operating at the effective date of this ordinance shall be considered a legal nonconforming use and shall be subject to the provisions of Section 111-39 of the Alabaster City Code of Ordinances (nonconforming uses of land and buildings).
- Discontinuance and termination. Any gold or silver object dealer, whether existing or subsequently granted under this section, that voluntarily discontinues active operation for more than 90 consecutive days; does not maintain a valid city business license for more than 90 consecutive days; or ceases to be licensed by the State of Alabama or any other applicable licensing authority, shall be considered a termination of the use and all privileges and rights held therein.
- Locational requirements.
 1. No gold or silver object dealer (as described and detailed within this section) established after the date of this section shall be located within 2,500 linear feet of any other gold or silver object dealer or pawnshop. The method of measurement that shall be used is a straight line measured from the property line of the site of the proposed business to the closest property line that is already occupied by these businesses.
 2. No gold or silver object dealer shall be located within 500 feet of a residentially zoned district, as measured by a straight line from the property line of the site of the proposed business to the property line of the closest residentially zoned property.
 3. No gold or silver object dealer shall be located within 500 feet of a public building, public or private school, day care center, nursery, preschool, park or playground, church or place of worship, as measured by a straight line from the property line of the site of the proposed business to the property line of the property that is occupied by one of the uses.
 4. No gold or silver object dealer shall be located within 2,500 feet of a pawnshop, as measured by a straight line from the property line of the site of the proposed business to the property line of the closest pawnshop business.
- Development and operational standards.
 1. Hours of operation. The hours of operation shall be limited to the hours between 9:00 a.m. and 6:00 p.m.
- Other requirements.
 1. All gold and silver object dealers are required to obtain a special exception use issued by the board of zoning adjustment, which shall be required prior to the issuance of a business license for said use and prior to occupancy of the premises regarding said use.
- **Added additional thrift store regulations intended to ensure that any dropoff locations are screened and that unattended dropoff bins are not allowed. Consignment shops and similar boutiques are unaffected.**
- Thrift stores.

- Purpose. The general purpose and intent of these regulations are to provide separation, development and operations standards for thrift stores, since they can have a deleterious impact on neighboring properties by lowering property values and adversely affecting rental rates of nearby commercial properties.
- Applicability. For the purposes of this section, the standards of this section apply to new establishments of thrift stores. An establishment is considered new when no previous thrift store existed at that location for a period of 90 consecutive days or greater immediately preceding the filing date of an application for permit under this section. Any properly licensed thrift store legally operating at the effective date of this ordinance that is not in compliance with this section shall be considered a legal nonconforming use and shall be subject to the Section 111-39 of the Alabaster City Code of Ordinances (nonconforming uses of land and buildings).
- Discontinuance and termination. Any thrift store, whether existing or subsequently granted under this section, that voluntarily discontinues active operation for more than 90 consecutive days; does not maintain a valid city business license for more than 90 consecutive days; or ceases to be licensed by the State of Alabama or any other applicable licensing authority, shall be considered a termination of the use and all privileges and rights held therein.
- Locational requirements.
- No thrift store (as described and detailed within this section) established after the date of this section shall be located within 2,500 linear feet of any other thrift store. The method of measurement that shall be used is a straight line measured from the property line of the site of the proposed business to the closest property line that is already occupied by these businesses.
- Development and operational standards.
 1. A thrift store shall be a minimum of 12,000 square feet of total gross floor area and operated by a single tenant.
 2. A designated area inside the building, not visible from the retail area, shall be established for the receipt, sorting, processing, and storage of goods. Donated goods shall be accepted only inside the building and during regular business hours; no donated goods shall be left outside.
 3. Collection areas must be screened and no accumulation of collections or outside storage shall be permitted; they shall be located at the side or rear of the building and not be visible from residentially zoned properties or primary street right-of-way.
 4. Signage prohibiting dumping of merchandise during non-business hours shall be installed in conspicuous locations to the satisfaction of the planning and zoning commission. Signage shall include daytime collection hours for donated goods.
 5. Outdoor storage or display of donated goods or merchandise shall not be permitted.
 6. Donation boxes/bins are not permitted on the premises.
- Other requirements.
 1. All thrift stores are required to obtain a special exception use issued by the board of zoning adjustment, which shall be required prior to the issuance of a business license for said use and prior to occupancy of the premises regarding said use.

DEFINITIONS

Removed the following definitions:

- ~~Arcade~~
- ~~Cornice lines~~
- ~~Stringcourses~~
- ~~Fenestration~~
- ~~Awning/Canopy~~
- ~~Edge Zone/Landscape Zone~~
- ~~Façade~~
- ~~Façade width~~
- ~~Front setback zone~~
- ~~Gallery~~
- ~~Pedestrian zone~~
- ~~Setback~~
- ~~Sidewalk payment in lieu of fee~~
- ~~Structural bays~~
- ~~Subsurface drainage structures~~

Added the following definitions:

- Alternative financial services. Any business, excluding those licensed by an appropriate state or federal agency as a bank, saving and loan association, or credit union, that operates as a check cashing business, pawnshop/pawnbroker, payday loan (deferred presentment) business, or title loan business.
- Artisan production. The shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to electronic goods, food and bakery products; beverages; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production.
- Body art establishment. Any establishment, place or premises in which body piercing or tattooing is offered or performed.
- Body piercing establishment. Any establishment, place or premises in which body piercing is performed.
- Cabinet Sign (also known as a Box Sign): A sign with text or symbols printed on a plastic or acrylic sheet that is mounted on a cabinet or box that houses the lighting source and equipment.
- Donation box/bin. A container, trailer, receptacle or similar device used to temporarily store items or charitable gifts that have been solicited and/or donated from the public.
- Gold or silver object. Any object that contains gold or silver in any amount whatsoever.
- Gold or silver object dealer. Any person engaged in the business of buying or selling tangible objects in gold or silver, or other precious metals of any kind or description, from members of the general public. Included in this definition are buyers of second-hand jewelry and gems. This category does not include coin dealers or antique stores.

- Makerspace. A work, studio, and/or retail space for artisans, craftsmen, and small-scale manufacturers to work in an individual or communal setting, where the activities produce little to no vibration, noise, fumes, or other nuisances more typical in industrial or manufacturing uses.
- Massage parlor. Any building, room, place or establishment, other than a regularly licensed hospital or dispensary, where nonmedical, nonsurgical, non-osteopathic and non-chiropractic manipulative exercises, massages or procedures are practiced upon the human body or any part thereof, for other than cosmetic or beautifying purposes, with or without the use of mechanical or other devices, by anyone not a physician, surgeon, osteopath, chiropractor, or certified massage therapist certified by the state in accordance with the Alabama Massage Therapy Licensure Act of 1996.
- Pole Signs: An on-premises freestanding sign not meeting all of the characteristics of a monument sign. Pole signs are prohibited in the City.
- Tattoo establishment. Any place in which is offered or practiced the placing of designs, letters, scrolls, figures, symbols or any other marks upon or under the skin of any person with ink or any other substance, resulting in the permanent coloration of the skin, including permanent make-up or permanent jewelry, by the aid of needles or any other instrument designed to touch or puncture the skin.
- Thrift store. A store in which the items sold (or given away to the needy) have been obtained through donations or gifts and where the donor receives no monetary compensation upon the sale (or gift) of such merchandise to a thrift shop customer, and where the use is designed to sell donated merchandise at a price below reasonable market value, or where the revenue received from selling same is retained by a charitable or not-for-profit organization or institution.

Modified the definition below:

- Cladding – removed prohibited materials.