

CITY OF SPANISH FORT	USE DISTRICTS R=BY RIGHT P=PLANNING COMMISSION APPROVAL S=SPECIAL EXCEPTION PC=PLANNING COMMISSION AND CITY COUNCIL APPROVAL														
	R-1	R-2	R-3A	R-3B	R-3C	R-3D	R-4	B-1	B-2	B-3	B-4	B-5	M-1	T-1	C-1
6.4 TABLE OF PERMITTED USES AND CONDITIONS															
Accessory buildings and uses, including home occupations and home swimming pools, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this Ordinance are met.	R	R	R	R	R	R	R	R	R	R	R	R			
Accessory dwellings on Lots of Record of five (5) acres or more.	R	R	R												
Adult Books, adult videos, or similar products.															
Agriculture and related farming operations, including horticulture, plant nurseries, gardening, field crops and orchards.								R	R	R			R		
Ambulance/EMS service									R	R					
Amusement and recreation services: must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:															
Amusement park													S		
Amusement arcade.											P	R			R
Archery range											P	P			
Baseball batting range											P	P			
Billiard or pool hall											P	P			
Bowling alley											P	P			
Fairgrounds, circus or carnival											P	P			
Golf course	P	P	P	P	P	P	P	P	P	P	P	P			
Golf course, miniature											P	P			
Golf driving range											P	P			
Pistol or rifle range, enclosed within a structure											P	P			
Racquetball or tennis courts, indoor											R	R	R		
Skating rink - indoor											R	R			
Tennis courts, outdoor.	P	P	P	P	P	P	P	P	P	P	P	P	P		
Theater, indoor											R	R			
Theater, outdoor/drive-in.															

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6.4 TABLE OF PERMITTED USES AND CONDITIONS	R-1	R-2	R-3A	R-3B	R-3C	R-3D	R-4	B-1	B-2	B-3	B-4	B-5	M-1	T-1	C-1
Antique store, not including repairing and refinishing.								P	R	R					R
Apothecary, limited to the sale of pharmaceuticals and medical supplies.								P	R	R					R
Apparel and accessory store.								P	R	R					R
Appliance store.								R	R						
Armory.										S		S			
Art gallery or museum.								P	R	R					R
Art supplies.								P	R	R					R
Asphalt products manufacture.													S		
Auditoriums, stadiums, coliseums, and other such places of public assembly.									PC	PC					
Automobile and truck laundry, including steam cleaning.													R		
Automobile and truck repair garage, mechanical and body; must be conducted in a structure which shall not have any opening, facing the residential district other than a stationary window, within 100 feet of a residential district, and which shall not store or otherwise maintain any parts or waste materials outside such structures.										R		R			
Automobile and truck sales and service; but not including commercial wrecking dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities.										R		R			
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary function is retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.								P	R		R				

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Automobile laundry, where the primary function is washing automobiles, but not including trucks or trailers; all wastes shall be discharged directly into the sewer.											P				
Automobile parts sales, except used parts.											R		R		
Automobile wrecking and salvage; shall be enclosed within a													S		
Bait store or sales (live bait); enclosed within a structure.										P	P				
Bakery, retail.									P	R	R				R
Bakery, wholesale.													R		
Bank or Credit Union, including drive-in.								R	R	R	R				R
Barber and beauty supplies and equipment sales.									R	R		R		R	
Barber shop or beauty parlor.								R	R	R	R	R			R
Bed and Breakfast.	P	P	P	P				P	P	P	P	R			
Bicycle sales, service and repair.								R	R	R					R
Blueprinting and photostating shop.								R	R	R					R
Boat construction, storage, service and repair, wet and dry, major; need not be enclosed within a structure.													R		
Boat docking only of pleasure boats as an accessory use to a permitted principal use.			S					R	R						
Boat dry storage; pleasure boats having lengths not greater than 31 feet.											S		R		
Boat sales, accessories and service.										R		R			
Book store.								P	R	R					R
Bottling works.												P			
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.										R		R			
Bus and railroad terminal facilities.													P		
Business machines sales and service.								S	R	R		R			
Business school or college.								PC	PC		PC				
Butane and other liquefied petroleum gas products sales; need not be enclosed within a structure.								P	P		R				

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Cabinet or carpenter shop.									R			R			
Cafe, grill, lunch counter delicatessen, but not including night club, bar, tavern and drive-in restaurant.								P	R	R	R				R
Camera and photographic supply store.								P	R	R					R
Candy, nut and confectionery store.								P	R	R					R
Canvas products manufacture.									R			R			
Carting, express, crating, hauling, storage.												R			
Catering shop or service.									R	R					R
Cellular type radio and telephone antennas and associated equipment, co-located on existing towers or water storage facilities.	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Cellular type radio and telephone antennas and associated equipment, located inside structures or buildings, hidden or camouflaged from public view.								P	P	P	P	P	R	R	R
Cellular type radio and communications towers with antennas and associated equipment.									PC	PC	PC	PC	PC	P	
Cemetery, subject to requirements of the Special Provisions.								PC	PC	PC	PC	PC			
Chemicals manufacture or processing.													S		
Churches and related accessory buildings.	P	P	P	P	P	P	P	P	P	P	P	P			
City hall, police station, courthouse, federal office building and similar public building.								PC	PC	PC					R
Clay and clay products manufacture; need not be enclosed within a structure.													R		
Clinic, dental, medical or psychiatric for humans.								R	R	R	R				
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business.								R	R	R		R			
Club, country club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park, recreation area, and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line.	P	P	P	P	P	P	P	P	P	P	P	P			
Cold storage plant.									R	R		R			
College sorority or fraternity house.								PC	PC						

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College, business college, or university, provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line.										PC	PC				R
Computer, cell phone and other consumer electronics repair and service.									P	R	R		R		R
Concrete and concrete products manufacture; need not be enclosed within a structure.													P		
Contractor's storage yard for vehicles, equipment, materials and supplies; need not be enclosed within a structure, but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided.													P		
Convenience store including gasoline dispensing.									P	R					
Convenience store without fuel sales.									P	R	R				
Dairy equipment sales.													R		
Dairy products sales.									P	R	R				R
Department store.									R	R					
Drive-in restaurant.									P	R					
Drug store.									R	R					
Dry cleaning shop, including self-service.									P	R		R			R
Dry goods or fabric store.									P	R	R				
Dwelling, multi-family.						R	R		S	S	S				
Dwelling, Single-family.	R	R	R	R	R			S	S	S					
Dwelling, two family.				R	R			S	S	S					
Electric power generating plant.													S		
Electric power substation; need not be enclosed within a structure, but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen.	S	S	S	S	S	S	S	S	S	S	S	S			
Electric repair shop.									R			R			
Electric supply store.									R	R					
Elevator maintenance service.									R			R		R	R
Escort Service.															
Exterminator service office.									R			R			
Farm and garden equipment and supply store.									R	R					

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Farmer's market enclosed within a structure.									R	R					
Fertilizer manufacture and processing.															
Fire training and associated facilities. No building or structure be located within 100 feet of a property line.								PC	PC	PC		PC			
Fireworks, retail or wholesale.										R		R		R	
Fix-it shop, including small appliance repair.										R		R		R	
Floor covering sales and service.									R	R					R
Floral shop.								P	R	R					
Food locker plant, including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.													R		
Food products processing plant.													P		
Food products, wholesale storage and sales.											P		R		
Freight depot, railway or truck.													R		
Frozen food manufacture and packaging.													R		
Funeral home, mortuary or undertaking establishment.								P	P		R				
Furniture and home furnishing store, including office furniture and equipment.								R	R						
Furniture, home furnishings and home décor accessories, new or used. Must be enclosed within a structure. Store area not to exceed 10,000 square feet.								P	R	R					
Furniture repair, including upholstering and refinishing.									R	R		R			
Gas regulator station.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R
Gift shop.									P	R	R				
Glass products manufacture.													S		
Glass products sales and service.									R	R					
Grain milling, storage and elevators.													S		
Grocery store, retail.								P	R	R					
Gymnasium, commercial.									R	R		R			
Hardware store, retail.								P	R	R					
Heating and air conditioning equipment, supplies and service.									R	R		R			
Hiking and nature trail.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	R
Hobby shop and supply store.									P	R	R				
Home occupation.	R	R	R	R	R	R	R	R	R	R	R				
Hospital, clinic, convalescent or nursing home, extended care facility or sanitarium for humans.										PC	PC				
Hotel or motel												R			
Ice plant.												R			

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Ice Vending machines, as an accessory use only, in conjunction with a convenience store or other retail establishment.								P	P	P	P	P			
Institution for children or the aged, day care.									P	P		P			
Junk yard including storage, baling or sale of rags, paper, iron or junk; need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided.													S		
Kennels for small animals; enclosed within a structure									R			R			
Kennels for small animals; need not be enclosed within a structure									P			R			
Kindergarten, playschool or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met.	P	P	P	P	P	P		R	R	R		R			R
Laboratory, medical or dental.									R	R		R			R
Laboratory, scientific.									R	R		R			
Landscape garden sales; need not be enclosed within a structure.									R	R		R			R
Laundry and dry cleaning pick-up station.								P	R			R			
Laundry and dry cleaning plant.															
Laundry, linen supply or diaper service.									R	R		R			
Laundry, self-service.								P	R			R			
Lawnmower sales, service and repair.									R	R					
Leather goods or luggage goods.									R	R					
Library.								PC	PC	PC					R
Liquor, wine or beer sales not to be consumed on premises and meeting local and state requirements.								PC	PC	PC	PC				R
Loan office.								P	R	R					R
Locksmith.								R	R				R		
Lodging, boarding or rooming houses.								P	P	P	P	R			
Lumberyards and building materials; need not be enclosed within a structure.										R		R			
Machine shop.												R			
Machinery, tools and construction equipment, sales and service.										R		R			
Mail order house.								R			R	R			
Manufactured/mobile home (One on a single lot).															

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6.4 TABLE OF PERMITTED USES AND CONDITIONS															
Manufactured/mobile home park.							P								
Manufactured/mobile home subdivision.							P								
Manufacturing, extractive, including all natural mineral deposits except oil and gas.													P		
Manufacturing, general: the processing, fabrication, repair and servicing of any commodity or product. The following types of activities are permitted only by special exception and must have approval of the Board of Adjustment upon recommendation by the Planning Commission and must be located in accordance with the policies of the City.															
(a) Manufacturing of: acetylene gas (or storage thereof); acid; asbestos; ammonia; bleaching powder; chlorine; asphalt or asphalt products; cement; lime; gypsum; plaster-of-paris; coal tar or tar derivatives; creosote or creosote treatment; clay tile or vitrified products; emery cloth or sandpaper; glue; size or gelatine; linoleum; matches; paint; oil; shellac; turpentine; varnish; rubber; plastics; soca compounds.															
(b) Petroleum refining; tanning, curing or storage of hides and skins; boiler works, foundry or forge operation; incineration, reduction or dumping of offal, dead animals, garbage or refuse; fat rendering; junk, iron, rags storage and baling; distillation of bones, coal or wood.															
(c) Any other uses, not listed above, that, by reason of the emission of odors, dust, smoke, gas, noise or vibration, is unsuitable for location in more restrictive districts. Any such use must meet all applicable local, state and federal regulations regarding permissible levels of emission.													S		
Manufacturing, repair, assembly or processing establishments of a light industrial nature, including, but not limited to, the following:															
Confectionery, food, frozen dessert and milk products processing and manufacturing.													R		

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Clothing and garment manufacturing.													R		
Laboratories for testing materials,															
Chemical analysis, and photographic processing.													R	R	
Musical instruments and parts manufacturing.													R		
Scientific, optical and electronic equipment assembly and manufacturing.													R		
Souvenirs and novelties manufacturing.													R		
Toy, sporting goods and athletic goods manufacturing.													R		
Marine stores and supplies.												R	R	R	
Massage Parlor.															
Massage Therapy Services provided by an Alabama State Licensed Massage Therapist only.								R	R	R	R			R	
Metal products fabrication.														R	
Millwork and similar wood products manufacture.													R		
Modular Home	R	R	R	R											
Motorcycle sales, service and repair.											R	R	R	R	
Music store.								P	R	R					R
News stand.								P	R	R					
Night club, bar, tavern and cocktail lounge when separate from a restaurant.								P	P	R	P				
Office equipment and supplies, manufacture.													R		
Oil and gas exploration and production activities.													P		
Oil well equipment, supplies and machinery; need not be enclosed within a structure.													R		R
Paint and wallpaper store.								R	R						
Painting and decorating contractor.									R	R					
Palm Reader, Fortune teller and like businesses.															
Paper supplies, wholesale.									R	R					
Public Park and Ride facility owned and operated by the State, County or Municipal government, including a permanent structure for an office and/or waiting area, related to the principal use.								P	P		P				
Park or playground, including recreation centers; need not be enclosed within a structure.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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6.4 TABLE OF PERMITTED USES AND CONDITIONS															
Passenger depot, railway or bus.										P	P		R		
Pawn shop.										P	P				
Pet shop.										R	R				R
Photographic processing.										P	P		R		R
Picture framing and/or mirror silvering.										R	R	R			R
Pipe storage; need not be enclosed within a structure but must be screened.															R
Planned Unit Development, fixed dwelling.	PC	PC	PC	PC	PC	PC									
Planned Unit Development, manufactured/mobile home.							PC								
Plastic fabrication.													S		
Plastic manufacture.													S		
Plumbing equipment, supplies, sales, and service.										R	R		R		
Police training facilities and police firing range.									PC	PC	PC		PC		R
Police substation and Fire Station.	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	R
Post office, public or privately owned.									PC	PC	PC				
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.									S	R	R				R
Public dog pound; need not be enclosed within a structure.									PC				PC		
Public utility production and maintenance building with proper screening.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R
Public utility substation with proper screening.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R
Radio and television sales, service and repair store.									R	R		R		R	
Radio and television station and transmitting tower.														P	
Radio and Television Studio, no tower.										R	R				
Railroad facilities; need not be enclosed within a structure.															
Recreational areas that are compatible with residential areas with regard to size and type or recreational activity and are community based, such as baseball, t-ball, softball, football, and soccer.	P	P	P	P	P	P	P	P	P	P	P		P		R
Recreational vehicle park.										PC					R
Reducing, exercise, karate, gymnastic, health club or other body fitness type salon.									P	R	R				R
Restaurant supplies and sales.										R			R		
Restaurant.									P	R	R	R			
Riding academy; need not be enclosed within a structure.															

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6.4 TABLE OF PERMITTED USES AND CONDITIONS															
Roofing and sheet metal shop.														R	
Rug and/or drapery cleaning service.														R	
Sand and gravel storage yard; need not be enclosed within a structure but must be screened.														R	S
Sawmill or planing mill.														S	
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama.	S	S	S	S	S	S	S	S	S	S	S	S	S		
Seafood processing plant.															
Seafood store, retail.								P	R	R					
Sewage disposal plant; need not be enclosed within a structure.													PC		R
Shipbuilding and repair yard; need not be enclosed within a structure.														S	R
Shoe repair shop.								R	R						R
Shoe store, retail.								P	R	R					
Sign shop.								S	P	R			R		R
Small engine repair shop.								R	R						
Sporting goods store.								R	R						
Stockyard; need not be enclosed within a structure.															R
Stone cutting and processing merchandise sold at retail.														R	R
Stone monument sales, retail.								R	R				R		R
Studio for dance or music.							P	R	R	R					
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting.							R	R	R	R					R
Surgical or dental supplies manufacture.													R		R
Surgical or dental supplies.								R	R				R		
Tailor shop.								R	R	R					R
Tattoo Parlor															
Taxi dispatching station.										P					
Taxi terminal/storage and repair of vehicles.										R			R		
Taxidermy shop.								P					R		
Teen club or youth center.								S	S						

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6.4 TABLE OF PERMITTED USES AND CONDITIONS	R-1	R-2	R-3A	R-3B	R-3C	R-3D	R-4	B-1	B-2	B-3	B-4	B-5	M-1	T-1	C-1
Telephone equipment storage including shops and garage; need not be enclosed within a structure but must provide adequate screening.															R
Telephone exchange.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R
Temporary uses, including the sale of Christmas trees, seasonal fruit and vegetables from roadside stands, and similar uses.								P	P						R
Tobacco store.								P	R	R					PC
Toy store.								P	R	R					
Trade school or college.								PC	PC				PC		
Transit vehicle storage and servicing; need not be enclosed													S		
Travel trailer, camper, farm equipment and implements and mobile home sales (new and used); need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening facing the residential district other than a stationary window													R	R	
Utility company storage facility; need not be enclosed within a structure but must provide adequate screening.														R	
Veterinary service and animal clinic, must be enclosed within a structure, including, but not limited to, indoor dog pens, runs and enclosures with adequate provisions to limit noise and								P	R						
Warehouse and storage facilities, major.														R	
Warehouse and storage facilities, minor; mini-type do-it-yourself storage facilities; facilities must not open to the street; screening is required.										P	P			R	
Water or sewage pumping station.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Water storage; need not be enclosed within a structure.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Welding shop.										R			R		
Well drilling company.													R		
Zoo; need not be enclosed within a structure.													S		