

## COMMERCIAL PROPERTY FOR SALE

Zoned B3

**kw** ALABAMA  
GULF COAST  
KELLERWILLIAMS.

**KEARA HUNTER**  
REALTOR®

# 9727 Spanish Fort Blvd, Spanish Fort

## SECTION 5.3 B-3, GENERAL BUSINESS DISTRICT

**5.3.1 Purpose and intent.** The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets.

**5.3.2 Permitted uses.** The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.10: Commission Site Plan Approval:

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| <ul style="list-style-type: none"> <li>(a) All uses permitted under the B-2</li> <li>(b) Air conditioning sales and service</li> <li>(c) Amusement arcade</li> <li>(d) Animal clinic/kennel</li> <li>(e) Arboretum</li> <li>(f) Auto convenience market</li> <li>(g) Automobile service station</li> <li>(h) Bakery, wholesale</li> <li>(i) Ball field</li> <li>(j) Bicycle sales and service</li> <li>(k) Bowling alley</li> <li>(l) Business machine sales and service</li> <li>(m) Business school or college</li> <li>(n) Butane gas sales</li> <li>(o) Cemetery</li> <li>(p) City hall or courthouse</li> <li>(q) Country club</li> <li>(r) Department store</li> <li>(s) Discount/variety store</li> </ul> | <ul style="list-style-type: none"> <li>(t) Drug store</li> <li>(u) Elevator maintenance service</li> <li>(v) Exterminator service office</li> <li>(w) Farmer's market/truck crops</li> <li>(x) Firing range</li> <li>(y) Fitness center or gym</li> <li>(z) Florist</li> <li>(aa) Fraternity or sorority house</li> <li>(bb) Fruit and produce store</li> <li>(cc) Funeral home</li> <li>(dd) Golf course</li> <li>(ee) Golf driving range</li> <li>(ff) Grocery store</li> <li>(gg) Landscape sales</li> <li>(hh) Marine store and supplies</li> <li>(ii) Miniature golf</li> <li>(jj) Mini warehouse</li> <li>(kk) Night club, bar, tavern</li> <li>(ll) Nursery</li> </ul> | <ul style="list-style-type: none"> <li>(mm) Office equipment and supplies sales</li> <li>(nn) Park or playground</li> <li>(oo) Pawn shop</li> <li>(pp) Pet shop</li> <li>(qq) Plumbing shop</li> <li>(rr) Printing/publishing establishment</li> <li>(ss) Restaurant sales and supplies</li> <li>(tt) Riding academy</li> <li>(uu) Rug and/or drapery cleaning service</li> <li>(vv) Seafood store</li> <li>(ww) Sign shop</li> <li>(xx) Skating rink</li> <li>(yy) Stone monument sales</li> <li>(zz) Swimming pool (outdoor)</li> <li>(aaa) Taxidermy</li> <li>(bbb) Teen club or youth center</li> <li>(ccc) Tennis court (outdoor)</li> <li>(ddd) Wildlife sanctuary</li> <li>(eee) YMCA, YWCA</li> </ul> |
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