

## **AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF OPELIKA, ALABAMA**

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### **SECTION 7.3 SPECIFIC DISTRICT REGULATIONS**

The following pages contain specific regulations for each district including uses permitted, uses prohibited, required lot area, density limitations, setbacks, and height limitations.

#### **Date of Amendments:**

<b>October 12, 1995</b>	<b>Ordinance No. 138-95</b>	<b>(add GC-1, GC-2 zones to matrix)</b>
<b>January 7, 1997</b>	<b>Ordinance No. 100-97</b>	<b>(C-3 - from allowed to conditional)</b>
<b>January 20, 1998</b>	<b>Ordinance No. 102-98</b>	<b>(Gateway - sign regs, ISR, etc.)</b>
<b>December 1, 1998</b>	<b>Ordinance No. 135-98</b>	<b>(Gateway - Ext. materials, uses, etc)</b>
<b>October 19, 1999</b>	<b>Ordinance No. 124-99</b>	<b>(R-2, R-3 from allowed to conditional, etc)</b>
<b>October 3, 2000</b>	<b>Ordinance No. 125-00</b>	<b>(add Adult Businesses to matrix)</b>
<b>December 19, 2000</b>	<b>Ordinance No. 135-00</b>	<b>(Setbacks, GC-1, GC-2, M-1, M-2,etc)</b>
<b>September 18, 2001</b>	<b>Ordinance No. 160-01</b>	<b>(Apartment and Townhouse Uses)</b>
<b>November 6, 2001</b>	<b>Ordinance No. 165-01</b>	<b>(Planned Residential Developments)</b>
<b>January 8, 2002</b>	<b>Ordinance No. 102-02</b>	<b>(No Billboards, Ext. Mats. GC-1 &amp; GC-2, etc.)</b>
<b>January 21, 2003</b>	<b>Ordinance No. 101-03</b>	<b>(Single family homes allowed in commercial districts)</b>

## A. District Regulation

The following regulations govern the yard and area requirements for each district.

AREA REQUIREMENTS <sup>1</sup>	DISTRICTS														
	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1 <sup>5-10</sup>	GC-2 <sup>5-10</sup>
Minimum Lot Size (s.f.)	43,560	15,000	7,500	7,500	7,500	7,500	7,500							20,000	10,000
Dwelling Units Per Acre <sup>2,3</sup>	1	4	4	9	9	16	16	16 <sup>4</sup>	16	16					
Minimum Lot Width(ft.)	100	100	60	60	60	60	60	60	60	60	60	60	60	150	100
Front Yard Setback(ft.)	50	35	25	25	25	25	25	None	30	30	40	40	20	40 <sup>7</sup>	40 <sup>7</sup>
Rear Yard Setback(ft.)	50	30	25	20	20	20	20	None	30	20	30	30	30	20 <sup>7</sup>	20 <sup>7</sup>
Side Yard Setback(ft.)	25	12	10	10	10	10	10	None	10	10	30	30	30	20 <sup>7</sup>	20 <sup>7</sup>
Maximum Building Area (%)	25	25	40	40	40	60	60	100	40	50	50	50	50	--	--
Max. Impervious Surface Area (%)														70	75
Max. Building Height(ft.)	35	35	35	45	45	45	45	75	75	75	75	75	75	75	75
Maximum Height of Signs	35	35	35	45	45	45	45	75	75	75	75	75	75	30	30

### Notes:

1. Area requirements will be applied for each conditional use for uses such as townhouses, patio homes, garden homes, or any other use requiring conditional approval by the Planning Commission.
2. Maximum dwelling units allowed is to be determined as a factor of lot size, fractional number of units allowed per acre, lot coverage allowed, and building height limitations.
3. Densities may be increased by the Planning Commission through conditional use review by a maximum of 25%.
4. For residential development in commercial districts area requirements of R-5 shall apply. However, the Planning Commission may require greater conditions where deemed necessary in its review.
5. GC-1 and GC-2 Overlay districts, Lighting requirements: Light or glare from any operation and all lighting for parking areas or for the external illumination of buildings or grounds shall be directed or located in a manner such that direct or indirect illumination from the source of light shall not exceed one footcandle measured from any property line adjoining a residential

zoning district. Outside lights for nonresidential properties/uses must be made up of a light source and reflector so that acting together the light beam is controlled and not directed across an adjacent property. It is the intent of this provision to prevent light from spilling over to adjacent properties in amounts that can create negative impacts. Lighting plans shall be reviewed and approved by the Planning Commission (see Section 7.6 B.2.15). The Planning Commission requires that appropriate lighting in accordance with the latest recommendations of the Illuminating Engineering Society (IES) guidelines be followed. It is recommended that for lighting parking areas, the developer use a vertical burn, super metal halide, forward projection fixture using a cut-off type housing, i.e. shoe-box type housing. In addition, it is recommended that the poles be made of metal and of a platinum color to lessen their visibility during the day and that the height of the poles not exceed 25 feet.

6. GC-1 and GC-2 Overlay districts, General Sign Requirements: Billboards, portable signs, and off-premise signs (including portable sign faces mounted on permanent structures) are prohibited. Wall signs shall not extend above the top of the building wall. Two or more signs are allowed to be erected on one sign pole or freestanding support structure; however, the signs must be joined together and securely fastened by bolts or other fasteners whereby the signs appear as one sign. In this type of freestanding sign, spacing or open gaps between signs are prohibited. Reader boards attached to freestanding signs shall be no larger than 50% of the principal sign.

(a) GC-1 and GC-2 districts, signs for single lot general businesses: The maximum total display area for all general business signs on any single lot with 30,000 square feet or less of floor area shall not exceed 200 square feet. Commercial uses with over 30,000 square feet of floor area, maximum total signage is calculated at 1.6 square feet of sign area for each lineal foot of business frontage, not to exceed 320 square feet. No one freestanding sign shall exceed 100 square feet per sign face. No one freestanding sign shall exceed a height of 30 feet.

(b) GC-1 and GC-2 districts, Signs for group developments (see definition, Section 2.2): A group development is permitted no more than one freestanding sign per street frontage. No one freestanding sign shall exceed 140 square feet of sign face. It is recommended that a multiple use identification sign be used (see definition, Section 2.2). The maximum total display for all general business signs for each tenant is calculated at 1.6 square feet of sign area for each lineal foot of business frontage, not to exceed 100 square feet. A freestanding sign for a tenant of a group development is prohibited.

(c) Convenience stores selling gasoline or gasoline service stations, in addition to other permitted signs: A total of 100 square feet of copy area is permitted on the canopy and spandrells of a gasoline-convenience station with 6 or less pumps or multiple square feet of copy area is allowed. Copy area shall be limited to the brand name and logo of the oil company. The signs shall be constructed as an integral part of the canopy and spandrell structures and shall not extend above the roof line of the canopy. Each car wash may have one building wall sign not to exceed 24 square feet of copy area identifying the car wash. An information-instruction sign not to exceed 15 square feet is permitted on the wall adjacent to the entrance to the car wash.

(d) Single building housing multiple profit centers/franchises/subtenants as secondary businesses having a shared entrance: No one freestanding sign shall exceed 140 square feet of sign face. The maximum total area for each secondary business wall sign is 16 square feet. The maximum total area for all general business signs shall not exceed 200 square feet. This type of commercial use is allowed no more than one freestanding sign per street frontage.

(e) Nonconforming Signs: It is prohibited to install any new sign(s) on a lot where a nonconforming sign exists unless the lot conforms with the provisions of this ordinance. A nonconforming sign shall be removed if there is a change in the primary use of the property or more than 50% reconstruction or additions is performed on the property.

7. For GC-1 and GC-2 Overlay districts, Setbacks. The setback requirements may be varied by the Planning Commission as part of development plan approval (see Section 7.6), if an alternative access roadway/driveway is provided/available so that access is not taken directly from the designated corridor. It is recommended that access be provided via a perpendicular access road in order to protect the integrity of the subject corridor.
8. For GC-1 Overlay district, Off Street Parking Landscape requirements. In addition to requirements set forth in *Section X, Landscape Regulations* of the Opelika Zoning Ordinance, the following buffer and landscape requirements apply. A 6 foot parking lot buffer shall be planted between the property line and edge of parking lot (asphalt) consisting of medium and understory trees, and shrubbery as listed in Section 10.6, D. 2. b) of the *Landscape Regulations*. Off Street parking lots fronting on a public right of way shall provide a 15 foot wide planting area between the property line and edge of parking lot. The planting area shall consist of plants as listed in Section 10.6, D. 2. b) of the *Landscape Regulations*. Off-street parking lots with 25 parking spaces or more shall designate parking lot islands and/or peninsulas as planting areas. The planting areas shall be located to divide and break up expanses of parking stalls, and the size of each planting area shall be sufficient to accommodate growth of trees and shrubs. Each planting area shall consist of at least 1 canopy tree or 1 medium tree with each consecutive planting area alternating these types of trees. The remaining planted area shall be planted to capacity with shrubs or other approved plantings. Landscape plans shall be approved by City Horticulturists. If these Gateway Corridor requirements and Landscape Regulations coincide or overlap, the most restrictive regulation shall take precedence.
9. GC-1 and GC-2 Overlay districts: All utility meters, ground-mounted air conditioning and similar mechanical units shall be screened so as not to be visible beyond the boundaries of the site. Plans must be approved by relevant utility company for safety.
10. For new construction in the GC-1 and GC-2 Overlay Districts: Fifty percent (50%) or more of the surface area of the façade to be used on new buildings shall be natural in appearance. Preference is given to materials such as wood, brick, stucco, or glass. Second choice of materials include other siding that simulates natural materials. A statement shall be submitted to the Planning Department and Building Official for review. The use of simulated exterior materials must have Planning Commission approval. A natural material or approved simulated exterior material shall cover the wall(s) of a building(s) facing all public right-of-ways. The side or rear of a building visible to a gateway roadway shall be reviewed by the Planning Commission to determine the extent of utilizing the natural material or approved simulated exterior material. Trims, building details, dumpster gates, etc. may be made of a man-made material with Planning Commission approval.



**B. Uses Allowed**

Uses allowed in each zoning district are determined from the following matrix. Categories for each use are

1. Allowed - Allowed by right. Applicant need only submit the necessary plans for review to the zoning administrator.
2. Conditional Use - Further review required by the Planning Commission as directed by Section 8.17 of this ordinance.
3. Not Allowed - Use not allowed in this zone.

Allowed - A      Conditional - C      Not Allowed - N

**C. Use Categories**

USES	DISTRICTS																
	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC-2		
<b>RESIDENTIAL</b>																	
Single-Family1	A	A	A	A	A	A	A	C	A	A	N	N	A	A	A		
Duplex	N	N	C	A	A	A	A	N	N	N	N	N	N	C	C		
Apartments	C	N	C	C	C	C	C	C	C	C	C	N	C	C	C		
Townhouse	N	N	C	C	C	C	C	C	C	C	N	N	N	C	C		
Patio Houses	N	N	C	C	C	C	C	N	C	C	N	N	N	C	C		
Planned Residential Development	N	N	C	C	C	C	C	N	N	N	N	N	N	N	C		
Zero-Lot-Line House		N	N	C	C	C	C		N	C	C	N	N	N	C	C	
Other Higher Density		N	N	C	C	C	C		C	C	C	N	N	N	C	C	
Mobile Home	N	N	N	N	A		A	N	N	N	N	N	N	N	N		
Mobile Home Park & Subd.	C	N	N	N	C		C	N	N	N	C	N	N	N	N		
<b>Houses For Handicapped or Infirm</b>																	
Child Care Homes	N	N	N	C	C		C	C	N	C	C	N	N	A	C	C	
Group Homes	C	C	C	C	C		C	C	N	C	C	N	N	A	C	C	
Domiciliary	C	C	C	A	A		A	A	N	C	C	N	N	C	C	C	
<b>Miscellaneous Rooms for Rent</b>																	
Rooming House, Boarding House	N	N	C	A	A		A	A	N	C	C	N	N	N	C	C	
Tourists Home, Bed and Breakfast Inn		N	N	C	A	A		A	A	N	A	A	N	N	N	C	C
Hotels, Motels, and Similar Business	N	N	N	N	N		N	N	A	A	A	N	N	A	C	C	
Recreational Vehicle Park	C	N	N	N	C		N	C	N	N	N	N	N	N	C	C	

1 Conditional use review before the Planning Commission is required for new single-family home construction in the C-1, C-2, C-3, or I-1 districts.

	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC-2		
Temporary Emergency, Construction and Repair Residences	A	A	A	A	A	A	A	A	A	A	A	A	A	C	C		
<b>COMMERCIAL</b>																	
No Storage & Display of Goods Outside																	
Fully enclosed Building																	
Less Than 100,000 Square Feet GLA		N	N	N	N	N	N		A	A	A	C	N	N	A	A	
More Than 100,000 Square Feet GLA	N	N	N	N	N		N	N	C	C	C	C	N	N	C	C	
Storage and Display of Goods Outside																	
Fully Enclosed Building Allowed																	
Automobile Sales	N	N	N	N	N		N	N	N	N	C	C	N	N	N	C	
Mobile Home Sales	N	N	N	N	N		N	N	N	N	C	C	N	N	N	N	
Truck and Tractor Sales	N	N	N	N	N		N	N	N	N	C	C	N	N	N	C	
All Other Less Than 100,000 Square Feet GLA	N	N	N	N	N		N	N	C	C	C	C	N	N	C	C	
All Other More Than 100,000 Square Feet GLA	N	N	N	N	N		N	N	C	C	C	C	N	N	C	C	
Adult Businesses		N	N	N	N	N		N	N		N	N	C	C	N	N	N
<b>Offices, Clinical, Research and Services Not Primarily Related To Goods or Merchandise</b>																	
Operation Designed to Attract and Serve Customer or Clients On Premises such as Office of Attorney, Physicians, Other Professions, Insurance and Stock Brokers, Government Building, etc.	N	N	N	N	N		N	N	A	A	A	C	N	N	A	A	
Offices of Physicians or Dentist	N	N	N	N	N		N	N	A	A	A	C	N	A	A	A	
Banks	N	N	N	N	N		N	N	A	A	A	A	N	N	A	A	
Banks with Drive-in Windows	N	N	N	N	N		N	N	N	A	A	A	N	N	A	A	

**USES**

**DISTRICTS**

R-1 R-2 R-3 R-4 R-4M R-5 R-5M C-1 C-2 C-3 M-1 M-2 I-1 GC-1 GC-2

**Office of Contractor**

With Equipment and Material Yard	N	N	N	N	N	N	N	N	N	C	A	A	N	N	C
Without Equipment and Material Yard	N	N	N	N	N	N	N	A	A	A	A	A	N	C	C

**Automobile Related**

Automobile Maintenance Establishment	N	N	N	N	N	N	N	N	C	C	A	A	N	C	C
Automobile Repair	N	N	N	N	N	N	N	N	N	C	A	A	N	N	C
Automobile Service Station	N	N	N	N	N	N	N	N	C	C	A	N	N	N	C
Convenience Store with Gas Station/Automatic Car Wash	N	N	N	N	N	N	N	N	C	C	A	N	N	C	C

**Manufacturing, Processing, Creating  
Repairing, Renovating, Painting, Clearing  
Assembling of Goods, Merchandise and  
Equipment**

All Operations Conducted Within Fully Enclosed Building	N	N	N	N	N	N	N	N	N	C	A	A	N	C	C		
Operations Conducted Within or Outside Fully Enclosed Building	N	N	N	N	N	N	N	N	N	C	A	A	N	C	C		
Social, Fraternal clubs and Lodges and Union Halls, and Similar Uses		C	N	N	C	C	C	C		A	A	A	N	N	C	C	C

**Recreation, Amusement, Entertainment**

Bowling Alleys and Skating Rinks	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C
Indoor Fitness Center	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C
Indoor/Outdoor Fitness Center	N	N	N	N	N	N	N	N	A	A	A	N	N	C	C
Billiard and Pool Halls	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C
Movie Theater	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C

**Activity Conducted Primarily Outside  
Enclosed Buildings or Structure**

Private Owned Outdoor Recreational Facilities such as Golf and Country Clubs, Swimming or Tennis Clubs, etc.	C	N	N	N	N	N	N	N	N	A	N	N	N	C	C
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**USES**

**DISTRICTS**

**R-1 R-2 R-3 R-4 R-4M R-5 R-5M C-1 C-2 C-3 M-1 M-2 I-1 GC-1 GC-2**

Golf Driving Range, Miniature Golf, Skateboard Park, Bicycle Race Tract	C	N	N	N	N	N	N	N	C	A	N	N	N	N	C
Horse Back Riding Stables	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile or Motorcycle Racing Tracts	C	N	N	N	N	N	N	N	N	N	C	N	N	N	N
<b>Day Care Center</b>	N	N	N	C	C	C	C	C	A	A	A	N	A	C	C
<b>Restaurants, Bars, Night Clubs</b>															
No Substantial Carry Out or Delivery Service, No Drive-in Service, No Service or Consumption Outside Fully Enclosed Structure	N	N	N	N	N	N	N	A	A	A	A	A	A	C	C
No Substantial Carry Out or Delivery Service, No Drive-in Service, Consumption Outside Fully Enclosed Structure	N	N	N	N	N	N	N	A	A	A	A	A	A	C	C
Carry Out and Delivery Service, Consumption Outside Fully Enclosed Structure Allowed	N	N	N	N	N	N	N	C	A	A	A	A	N	C	C
Carry Out and Delivery Service, Drive- in Service, Service or Consumption Outside Fully Enclosed Structure Allowed	N	N	N	N	N	N	N	N	A	A	A	A	N	C	C
Carry Out and Delivery Service Only	N	N	N	N	N	N	N	N	A	A	A	A	N	C	C
<b>Car Wash</b>															
Self-Service, unattended, open bay	N	N	N	N	N	N	N	N	C	A	A	N	N	N	C

**USES**

**DISTRICTS**

**R-1 R-2 R-3 R-4 R-4M R-5 R-5M C-1 C-2 C-3 M-1 M-2 I-1 GC-1 GC-2**

**Storage: Storage of goods not related to sale of use of those goods on the same lot where they are stored.**

All storage within completely enclosed structures	N	N	N	N	N	N	N	N	C	C	A	A	N	N	C
Storage inside or outside completely enclosed structure	N	N	N	N	N	N	N	N	N	C	A	A	N	N	C
Mini warehouse	N	N	N	N	N	N	N	N	C	C	A	A	N	N	N
Scrap Materials, Salvage Yard, Junkyard, Automobile Graveyard	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N

**Services and Enterprises Related to Animals**

Veterinarian	C	N	N	N	N	N	N	N	A	A	A	N	N	C	C
Kennel	C	N	N	N	N	N	N	N	N	N	C	N	N	N	N

**Agricultural, Mining, Quarrying Operation**

Agricultural Operations																	
With Livestock	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Excluding Livestock		A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining or Quarrying, including on-site sale of products	C	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N

**Miscellaneous Public and Semi-Public Facilities**

Post Office	N	N	N	N	N	N	N	C	C	A	A	N	N	C	C
Airport	C	N	N	N	N	N	N	N	N	N	A	N	N	N	N
Sanitary Land Fill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Military Reserve or National Guard Center	N	N	N	N	N	N	N	N	N	N	A	N	A	N	N

USES	DISTRICTS															
	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC-2	
<b>Dry Cleaner</b>	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C	
<b>Laundromat</b>	N	N	N	N	N	N	N	A	A	A	A	N	N	N	C	
<b>Open Air Markets</b>																
Farm and Craft Market	C	N	N	N	N	N	N	N	N	A	N	N	N	N	C	
Produce Market	C	N	N	N	N	N	N	C	N	A	N	N	N	N	C	
Flea Market	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	
Horticulture Sales with Outdoor Display	C	N	N	N	N	N	N	N	C	C	C	N	N	N	C	
<b>Funeral Home</b>	C	N	N	N	N	N	N	N	A	A	N	N	A	C	C	
<b>Cemetery</b>	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N	
Mausoleum, Crematorium, Columbarium	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N	
<b>Bus Station</b>	N	N	N	N	N	N	N	N	C	A	A	N	N	N	C	
<b>Commercial Greenhouse Operations</b>																
No on-premise sales		C	N	N	N	N	N	N	N	C	A	A	N	N	N	C
On-premise sales permitted	C	N	N	N	N	N	N	N	C	A	A	N	N	N	C	
<b>Medical Related</b>																
Medical or Dental Clinic	N	N	N	N	N	N	N	A	A	A	N	N	A	C	C	
Pharmacies	N	N	N	N	N	N	N	A	A	A	N	N	A	C	C	
Medical Research Laboratories		N	N	N	N	N	N	N	A	A	A	A	A	C	C	
Retail Medical Supply (includes leasing)	N	N	N	N	N	N	N	A	A	A	A	N	A	C	C	

Notes: 1 - 4 Residential Densities are as allowed for an R-5 Zoning Classification and all R-5 Area Standards apply.