

SECTION 7.3 SPECIFIC DISTRICT REGULATIONS

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

A. District Regulation.

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

AREA REQUIREMENTS	DISTRICTS												
	R-1	R-1A	R-2	R-3 ¹	R-4/M	R-5/M	C-1	C-2	C-3	M-1	M-2	I-1	GC ⁵⁻⁹
Minimum Lot Size (vs.) 10,000	43,560	30,000	15,000	10,000	7,500	7,500							20,000
Dwelling Units Per Acre ^{2,3}	1	1.25	2.5	3.5	9	16	16 ⁴	16	16				
Minimum Lot Width (ft.)	100	90	80	70	60	60	60	60	60	60	60	60	150
Front Yard Setback (ft.)	50	40	35	30	25	25	None	30	30	40	40	20	40 ⁷
Rear Yard Setback (ft.)	50	35	30	25	20	20	None	30	20	30	30	30	20 ⁷
Side Yard Setback (ft.)	25	20	15	10	10	10	None	10	10	30	30	30	20 ⁷
Maximum Building Area (%)	25	25	25	40	40	60	100	40	50	50	50	50	
Max. Impervious Surface Area (%)													70
Max. Building Height (ft.)	35	35	35	35	45	45	75	75	75	75	75	75	75
Maximum Height of Signs	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Livable Floor Area Single Family	800	800	800	800	800	800		800	800	800	800	800	800

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. The placement of a single family residence should be in context with the scale and character of the existing neighborhood.
3. Maximum dwelling units allowed is to be determined as a factor of lot sizes, fractional number of units allowed per acre, lot coverage allowed, and building height limitations.
4. Densities may be increased by the Planning Commission through conditional use review by a maximum of 25%.
5. 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.

¹ Date of Amendment: July 15, 2014- R-3 any final subdivision plat recorded prior to September 17, 2013 shall meet the following area requirements: Min. Lot Size 7,500 sf, Min. Lot Width 60 ft.; and Front Yard Setback 25 ft. Any deviation from area requirements prior to September 17, 2013 shall be considered by the Board of Zoning Appeals

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6. GC Overlay district, Lighting Requirements: Light or glare from any operation and all lighting for parking areas or for the external illumination of buildings 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 foot-candle 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 amount 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 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 heights of the poles not exceed 25 feet.
7. GC Overlay District, 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. GC 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 Planning Department. If these Gateway Corridor requirements and Landscape coincide or overlap, the most restrictive regulation shall take precedence.
 - a) GC Overlay District: 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 Overlay District: 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 includes 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 rights-of-way. 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-1A	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	
RESIDENTIAL																
Single-Family	A	A	A	A	A	A	A	A	C	A	A	N	N	A	A	
Duplex	N	N	N	C	A	A	A	A	N	N	N	N	N	N	C	
Apartments	N	N	N	N	C	C	C	C	C	C	C	C	N	C	C	
Townhouse	N	N	N	N	C	C	C	C	C	C	C	N	N	N	C	
Patio Houses	N	N	N	N	C	C	C	C	N	C	C	N	N	N	C	
Mobile Home	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	
Mobile Home Park & Subdivision	N	N	N	N	N	C	N	C	N	N	N	C	N	N	N	
Houses For Handicapped or Infirm																
Child Care Homes	N	N	N	N	C	C	C	C	N	C	C	N	N	A	C	
Group Homes	C	C	C	C	C	C	C	C	N	C	C	N	N	A	C	
Domiciliary	C	C	C	C	A	A	A	A	N	C	C	N	N	C	C	
Miscellaneous Rooms for Rent																
Rooming House, Boarding House	N	N	N	C	A	A	A	A	N	A	A	N	N	N	C	
Tourists Home, Bed & Breakfast Inn	N	N	N	N	N	N	N	N	A	A	A	N	N	A	C	
Hotel, Motels, and Similar Business	N	N	N	N	N	N	N	N	A	A	A	N	N	A	C	
Recreational Vehicle Park	C	C	N	N	N	C	N	C	C	N	N	N	N	N	C	
Temporary Emergency, Construction and Repair Residences	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	
COMMERCIAL																
No Storage & Display of Goods Outside																
Fully enclosed Building																
less than 100,000 Square Feet GLA	N	N	N	N	N	N	N	N	A	A	A	C	N	N	A	
more than 100,000 Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C	
Adult Businesses																
Body Art (Tattoo & Piercing)	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N	
Package Liquor Store	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	

USES	DISTRICTS														
	R-1	R-1A	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
COMMERCIAL CONTINUED															
Storage and Display of Goods Outside Fully Enclosed Building Allowed															
All Other Less Than 100, 000 Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C
All Other More Than 100,000 Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	C
Truck Stop	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Mobile Home Sales	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Truck and Tractor Sales	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C

Offices, Clinical, Research and Services Not Primarily Related To Goods or Merchandise

Operation Designed to Attract and Serve Customer or Clients on Premises such as Office of Attorney, Physicians, Other Professions, Insurance, Stock Broker, Government Building, etc.	N	N	N	N	N	N	N	N	A	A	A	C	N	A	A
Office of Physicians or Dentist	N	N	N	N	N	N	N	N	A	A	A	C	N	A	A
Banks	N	N	N	N	N	N	N	N	A	A	A	A	N	A	A
Banks with Drive-in Windows	N	N	N	N	N	N	N	N	N	A	A	A	N	A	A

Office of Contractor

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

Automobile Related

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

Car Wash

Self-Service, unattended, open bay	N	N	N	N	N	N	N	N	N	C	A	A	N	N	N
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Bus Station

	N	N	N	N	N	N	N	N	N	C	A	A	N	N	C
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Day Care Center

	N	N	N	N	C	C	C	C	C	A	A	A	N	A	C
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Dry Cleaner

	N	N	N	N	N	N	N	N	A	A	A	A	N	N	C
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USES	DISTRICTS													
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1

same lot where they are stored.

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

Services and Enterprises Related to Animals

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

Laundromat

Laundromat	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N
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Agricultural, Mining, Quarrying Operation

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

Miscellaneous Public & Semi Public Facilities

Post Office	N	N	N	N	N	N	N	N	C	C	A	A	N	N	C
Airport	C	C	N	N	N	N	N	N	N	N	N	A	N	A	C
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	N	A	N	A	N

Open Air Markets

Farm and Craft Market	C	C	N	N	N	N	N	N	N	N	A	N	N	N	N
Produce Market	C	C	N	N	N	N	N	N	C	N	A	N	N	N	N
Flea Market	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N

Horticulture Sales w/Outdoor Display

Horticulture Sales w/Outdoor Display	C	C	N	N	N	N	N	N	N	C	C	C	N	N	N
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USES

DISTRICTS

		R-1	R-1A	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		
Commercial Greenhouse Operations																		
No on-premise sales		C	C	N	N	N	N	N	N	N	C	A	A	N	N	N		
On-premise sales permitted		C	C	N	N	N	N	N	N	N	C	A	A	N	N	N		
Funeral Home																		
		C	C	N	N	N	N	N	N	N	A	A	N	N	A	C		
Cemetery																		
		C	C	N	N	N	N	N	N	N	N	C	C	N	A	N		
Mausoleum																		
		C	C	N	N	N	N	N	N	N	N	C	C	N	A	N		
Columbarium																		
		C	C	N	N	N	N	N	N	N	N	C	C	N	A	N		
Crematorium																		
		C	C	N	N	N	N	N	N	N	N	C	C	N	A	N		
Medical Related																		
Medical or Dental Clinic		N	N	N	N	N	N	N	N	A	A	A	N	N	A	C		
Pharmacies		N	N	N	N	N	N	N	N	A	A	A	N	N	A	C		
Medical Research Laboratories		N	N	N	N	N	N	N	N	N	A	A	A	A	A	C		
Retail Medical Supply		N	N	N	N	N	N	N	N	A	A	A	A	N	A	C		
<u>Date of Amendments:</u>																		
September 1, 1992	Ord. No. 131-92	(add Recreational Vehicle Park)																
December 6, 1995	Ord. No. 138-95	(add GC-1, GC-2 zones to matrix)																
January 4, 1995	Ord. No. 101-95	(further amending uses Funeral, Cemetery, Mausoleum, & Crematorium)																
July 19, 1995	Ord. No. 122-95	(add Mausoleum and Crematorium)																
																	<u>Date of</u>	
																		<u>Amendments:</u>
December 6, 1995	Ord. No. 137-95	(Add Storage Section)								February 18,	Ord. No. 102-14	(Add Micro-breweries						
January 7, 1997	Ord. No. 100-97	(C-3 allowed to conditional)								July 2, 2014	Ord. No. 118-14	(Combine GC1 & 2)						
January 20, 1998	Ord. No. 102-98	(Gateway-sign regulations, IRS, etc.)								September 17, 2014	Ord. No. 124-14	(GC Lot wdt 100 to150 ft)						
December 1, 1998	Ord. No. 135-98	(Gateway-Ext. materials, uses, etc.)																
October 3, 2000	Ord. No. 125-00	(add Adult Businesses to matrix)																
December 19, 2000	Ord. No. 135-00	(Setbacks, GC-1, GC-2, M-1, M-2, etc.)																
May 1, 2001	Ord. No. 144-01	(R-4 Rear Yard Setback 20)																
September 18, 2001	Ord. No. 160-01	(Apartment and Townhouses Uses)																
November 6, 2001	Ord. No. 165-01	(Planned Residential Development)																
January 8, 2002	Ord. No. 102-02	(Materials in GC-1 and GC-2)																
January 21, 2003	Ord. No. 101-03	(Change Single Family C to A in C1,2,2 I1, GC)																
June 19, 2007	Ord. No. 108-07	(Light Manufacturing in C-2)																
November 7, 2007	Ord. No. 118-07	(Add R-1A, Residential Uses, etc.)																
November 17, 2009	Ord. No. 121-09	(Change Airport to A in I1 zoning)																
July 20, 2010	Ord. No. 112-10	(Add Package Liquor Store)																
November 3, 2010	Ord. No. 122-10	(I-1 to Allowed Attract & Serve Customers or Clients Premis)																
November 3, 2010	Ord. No. 123-10	(Add Recreational Commercial Fishing A in R-1 only)																
February 1, 2011	Ord. No. 101-11	(Add 7.3 A Minimum Livable Floor Area (Single Family) 800 SF)																
August 16, 2011	Ord. No. 111-11	(Amend Restaurants add Lounge(also called bars/nightclubs)																
September 20, 2011	Ord. No. 115-11	(Sign Height Amendment)																
September 20, 2011	Ord. No. 116-11	(Add 7.3 Body Art,Tattoo & Piercing)																
September 18, 2013	Ord. No. 114-13	R1A MLW 90, SYS 20, R2 Units 2.5, MLW 80. SYS 15, R3 MLS 10, 000, Units 3.5, MLW 70, FYS 30																

