

CITY OF BESSEMER

ZONING ORDINANCE

ORDINANCE No. 3391

Adopted By

THE CITY COUNCIL FOR THE CITY OF BESSEMER

September 16, 2008

(1) **Generally.** To provide areas for retail and service establishments convenient and compatible with the character of adjacent residential neighborhood.

(2) **Permitted Uses.**

- (a) Appliance, small repair.
- (b) Art supply and frame shop.
- (c) Auto parts store; no service, installation, repair, or dismantling.
- (d) Bank, financial institution, neighborhood in nature.
- (e) Barber and beauty shops.
- (f) Bicycle shop.
- (g) Car wash.
- (h) Card, book and gift shops.
- (i) Child & Adult day care center.
- (j) Clothing store.
- (k) Convenience store.
- (l) Dance studio.
- (m) Drug store.
- (n) Duplicating service.
- (o) Florist/excluding greenhouse.
- (p) Grocery store.
- (q) Hardware store.
- (r) Jewelry store.
- (s) Laundromat, dry-cleaning pick-up or plant.
- (t) Office building; business, public or professional in nature less than 5,000 square feet of floor area.
- (u) Paint and wallpaper stores.
- (v) Pet shop.
- (w) Photographic studio.
- (x) Restaurant.
- (y) Shoe store and repair.
- (z) Sporting goods store.
- (aa) Tailor shop.
- (bb) Transit station, taxi station.
- (cc) Other neighborhood retail and service establishments in accord with the intent of this district.

(3) **Uses Permitted On Review.**

- (a) Fire station, police station.
- (b) Automobile service station.
- (c) Commercial parking lot.
- (d) Lounges/bars.

(4) **District Regulations.**

- (a) See District Development Criteria Section.
- (b) See Off-Street Parking and Loading Requirements Section.
- (c) See Sign Regulations Section.

(5) **Development Plan Requirements.**

SECTION 6 USE REGULATIONS FOR INDUSTRIAL DISTRICTS

SECTION 6.1 I-1 LIGHT INDUSTRIAL DISTRICT

- (1) **Generally.** To provide for light industrial facilities, distribution, warehousing, etc.
- (2) **Permitted Uses.**
 - (a) Light industrial, fabricating, processing, assembling and manufacturing uses, but expressly prohibiting uses which are in lower class districts and those uses which are especially detrimental to property or to the health and safety beyond the district by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
 - (b) Bottling and distribution plant.
 - (c) Distribution yards for gasoline and fuel oil tank trucks, provided that all bulk storage tanks and loading platforms shall be set back from the adjoining property lines a distance of not less than one hundred fifty (150) feet.
 - (e) Heavy equipment sales and services.
 - (f) Highway maintenance yards and buildings.
 - (g) Helistops. (Permitted on Review Only)
 - (h) Laundry and dry cleaning plants.
 - (i) Service of agricultural machinery, automobiles, buses, trucks, boats, boat trailers, pre-fabricated structures, and mobile homes.
 - (j) Service stations with garages.
 - (k) Signs and billboards, provided that such uses meet the requirements of Signs and Use Regulations of Section.
 - (l) Truck or bus terminal facilities.
 - (m) Wholesaling, warehousing, lumber yards storage and those businesses which are incidental thereto, including building materials yards, provided that the operation does not involve the storage of any materials of an explosive nature and provided that there is no open storage of junk or salvage materials of any type in connection with the operation.
 - (n) Any use permitted under C-1 Commercial.
- (3) **Uses Permitted Upon Review.**
 - (a) Uses permitted in C-1 through C-4 Business Districts.
- (4) **District Regulations.**
 - (a) See District Development Criteria Section.
 - (b) See Off-Street Parking and Loading Requirements Section.
 - (c) See Sign Regulations Section.
- (5) **Development Plan Requirements**
 - (a) Development shall be in accord with approved development plan as described elsewhere in the Ordinance.