

CHART OF PERMITTED USES / City of Florence, AL

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Residential															
Apartments (permitted in B-2 and B-3 zones and the East Florence Historic District only on second floor or above).			R	R			R	R	R	R					
Assisted Living Facility (6 or more residents. Subject to Section V, Multi-Family Regulations)			R	R											
Bed and Breakfast (Permitted in R-1 and R-2 zones located within an Historic building and/or Historic District as listed on the National or State Register, w/BZA approval)	X	X	R	R						R					
Dwelling, single-family	R	R	R	R						R	R				
Home occupation/Major (see Section VI)	X	X	X	X			X	X		X	X				
Hotel or Motel							R	R	R	R					
Mobile Home Park (see Appendix B, Code of Florence)			R												
Residence hall, dormitories			R	R											
Rooming or boarding house. Group Homes, Recovery/Halfway Houses			R	R						R					
Accessory Use	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Retail and Wholesale Trade															
Antique store, retail				R	R	R	R	R		R					
Appliance store, including radio, TV and Stereos						R	R	R							

Approved by Planning Commission and City Council

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Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Audio / Video Equipment & Accessories (Excluding Appliances)					R	R	R	R		R				Conditional Overlay Zoning / As Require	Planned Unit Development District / Appro
Automobile and truck sales and repair: But not including commercial wrecking dismantling or auto-salvage yard; outdoor display areas shall comply with the requirements for off-street parking facilities							R					R			
Automobile Full Service Station -- Where the primary function is the retail sale of gasoline and accessory automotive items, and where the installation of accessories and automotive services are performed by an on-premises attendant.							R					R			
Bait store or sales, live bait							R		R						
Bakery, retail				R	R	R	R	R	R	R					
Bakery, wholesale												R	R		
Bike Shop sales and service (non-motorized)				R	R	R	R	R	R	R					
Boat sales, accessories and service (outdoor display areas shall comply with the requirements for off-street parking facilities)							R		R			R			
Bookshop (less than 2500 sq. ft.)				R	R	R	R	R	R	R					
Bookstore (greater than 2500 sq. ft.)							R	R							
Building materials, glass and specialties store							R	R				R			
Retail and Wholesale Trade (cont)															
Business machines, sales and repair						R	R	R							
Camera and photographic supplies				R	R	R	R	R	R	R					
Carpet and floor coverings						R	R	R							
Cigar Bar							R	R		R					

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Cigar Bar Selling Alcohol (See Chapter 3, Alcoholic Beverages, Code of the City of Florence)							R	R		R					
Clothing, wearing apparel and accessories (less than 2500 sq. ft.)				R	R	R	R	R	R	R					
Clothing, wearing apparel and accessories (greater than 2500 sq. ft.)							R	R							
Conference Facility							R								
Convenience Store						R	R	R	R	R					
Convenience Store Selling Alcohol (See Chapter 3, Alcoholic Beverages, Code of the City of Florence)						R	R	R	R	R					
Delicatessan / Ice Cream / Tea Room				R	R	R	R	R	R	R					
Department store							R	R							
Discount variety store (less than 2500 sq. ft.) Limited to sale of items which may be sold by any other use in this district					R	R	R	R		R					
Discount variety store (greater than 2500 sq. ft.) Limited to sale of items which may be sold by any other use in this district							R	R							
Drugstore							R	R							
Fabric store					R	R	R	R		R					
Farm equipment and supplies store							R						R		
Farm produce market						R	R		R	R					
Floral shop				R	R	R	R	R	R	R					
Food Market (less than 2,500 sq. ft.)					R	R	R	R	R	R					
Furniture store, retail (less than 2,500 sq. ft.)						R	R	R		R					
Furniture store, retail (greater than 2,500 sq. ft.)							R	R							

Special Overlay Zoning / As Required by Planning Commission and City Council

Special Development District / Approved by Planning Commission and City Council

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Garden supplies and landscape sales					R	R	R		R	R		R		Condition	Planned Un
Gift shop / Gourmet Shop (less than 2,500 sq. ft.)				R	R	R	R	R	R	R					
Gift shop / Gourmet Shop (greater than 2,500 sq. ft.)						R	R	R							
Grocery store, retail							R		X						
Hardware store, retail (less than 2,500 sq.ft.)					R	R	R	R		R					
Hardware store, retail (greater than 2,500 sq.ft.)							R	R							
Hobby Shop (less than 2,500 sq.ft.)				R	R	R	R	R	R	R					
Hobby supply store (greater than 2,500 sq.ft.)							R	R							
Home Décor (less than 2,500 sq.ft.)					R	R	R	R		R					
Home Improvement Center							R								
Retail and Wholesale Trade (cont)															
Home medical equipment rental and retail (including, but not limited to, oxygen and respiratory therapy equipment, wheelchairs, hospital beds, ambulatory aids, etc.)				R	R	R	R	R							
Jewelry store, includes repair of jewelry, watches and clocks					R	R	R	R		R					
Lawnmower sales and repair							R								
Lounge							R			R					
Marine stores and supplies							R		R						

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Market; located indoors, utilized by one or more vendors offering an eclectic mix of stalls ranging from butchers and fresh vegetables sales as well as eating establishments, coffee bars, and general merchandise. Does not include the term "Flea Market".							R	R		R					
Mobile home sales (outdoor display areas shall comply with the requirements for off-street parking facilities)							R								
Motorcycle sales and service							R		R	R					
Music store				R	R	R	R	R	R	R					
Office equipment and supplies, retail (less than 2,500 sq.ft.)					R	R	R	R							
Office equipment and supplies, retail (greater than 2,500 sq.ft.)							R	R							
Optical goods					R	R	R	R		R					
Package liquor store					R	R	R	R	R	R					
Paper supplies, retail							R	R							
Pawn shop (Includes Cash Title business)							R								
Pet shop					R	R	R	R		R					
Pharmacy (less than 2,500 sq ft)				R	R	R	R	R	R	R					
Restaurant / Carry-out/Take-Out/Delivery;					R	R	R	R	R	R					
Restaurant / Drive-in;							R		R						
Restaurant / Fast-food							R	R	R						
Restaurant / Full Menu					R	R	R	R	R	R					

Conditional Overlay Zoning / As Required by Planning Commission and City Council

anned Unit Development District / Approved by Planning Commission and City Council

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Restaurant / Specialty Menu					R	R	R	R	R	R					PI
Restaurant supplies sales							R					R			
Seafood store						R	R		R	R					
Shoe store					R	R	R	R		R					
Skates, Skateboard and accessories				R	R	R	R	R	R	R					
Specialty Beverage Store					R	R	R	R	R	R					
Sporting goods store, retail (less than 2,500 sq.ft.)						R	R	R	R	R					
Sporting goods store, retail (greater than 2,500 sq.ft.)							R	R							
Retail and Wholesale Trade (cont)															
Stone monument sales: (Cutting and processing of merchandise is restricted to I-1 zones)							R					R			and City Council and City Council
Tire store							R								
Tobacco store					R	R	R	R	R	R					
Toy store (less than 2,500 sq ft)					R	R	R	R		R					
Toy store (greater than 2,500 sq ft)							R								
Travel trailer / RV sales (outdoor display areas shall comply with the requirements for off-street parking facilities)							R								
Services															
Ambulance service							R					R			
Appliance Repair Shop					R	R	R								
Automotive and truck fleet rental							R					R			

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Automobiles and truck fleet maintenance shops and garages							R					R		Conditional Overlay Zoning / As Required by Planning Commission and Planned Unit Development District / Approved by Planning Commission	
*Automobile Service and Repair garage - but not including commercial wrecking, dismantling or auto salvage yard, or storage yard							R								
Automobile Towing Service with Temporary Storage of Inoperable Vehicles (Must be enclosed with a fence at least seven (7) ft in height and adequate to obstruct view, noise, and passage of persons. Material for chain link or similar fencing shall obstruct view from adjoining properties or rights-of-ways. In addition, a buffer planting screen shall be required adjacent to the fencing and shall be eight (8) ft high within two years of planting)												R	R		
Automobile and truck body repair							R					R			
Bank				R	R	R	R	R	R	R					
Barber or beauty shop / Nail Salon				R	R	R	R	R	R	R					
Barber and beauty supplies and equipment sales							R								
Business schools and colleges						R	R								
Car wash / Quick Lube / Brake Repair					R	R	R								
*Cemetery	X	X	X	X	X	X	X								
Church: Including educational and accessory buildings, accessory uses and parking areas	X	X	X	R	R	R	R	R		R					
City hall								R							
Clinic, dental or medical				R	R	R	R	R	R	R					
Conference Facility							R								
Contractor / Sub-Contractor							R					R			

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Correctional or penal institution												X			
Court house								R							
Services (cont)															
Depot, passenger, bus or rail							R								
Dry cleaning					R	R	R	R	R	R					
Exterminators						R	R								
Federal office buildings							R	R							
Fire station	R	R	R	R	R	R	R	R	R	R	R	R	R		
Funeral home or mortuary				R	R	R	R	R							
Furniture repair: Including upholstering and refinishing						R	R	R		R					
Health & Fitness Center / Spa (less than 2,500 sq ft)				R	R	R	R	R	R	R					
Health & Fitness Center / Spa (greater than 2,500 sq ft)					R	R	R	R	R	R					
Heating and Air equipment sales and service							R						R		
Hospital / Nursing Home / Assisted Living (including accessory buildings and parking)				X											
Interior decorating / Frame shop				R	R	R	R	R		R					
Laboratory, dental or medical				R	R	R	R	R		R					
Laundry, linen or diaper service							R					R			
Laundry, self-service						R	R			R					
Loan office (Home Mortgage)				R	R	R	R	R		R					
Locksmith					R	R	R	R		R					
As Required by Planning Commission and City Council															dict / Approved by Planning Commission and City Council

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Nursery, day care or kindergarten	X	X	X	X	R	R								Conditional Overlay Zoning / A	Planned Unit Development Distr
Office				R	R	R	R	R	R	R		R	R		
Optician				R	R	R	R	R	R	R					
Orthopedic brace and artificial limb sales					R	R	R	R							
Photographic studio				R	R	R	R	R		R					
Printing / Publishing / Quick Copy Service (Excludes Newspaper Printing and Publishing)						R	R	R		R		R			
Rental services (Home Owner Equipment)							R					R			
Rental services (Commercial & Industrial)												R			
Rug cleaning						R	R								
Schools / Parochial and / or private	X	X	X	X											
Schools / Public, elementary and/or secondary	X	X	X	X											
Services (cont)															
Self-storage facility. When constructed in B-2 Zones, must contain two (2) acre min land area and be structurally screened where development adjoins public r.o.w. in order to adequately obstruct view from the general public and limited to one driveway per three hundred (300) fronting feet. Screening shall be a minimum of six (6) feet in height and constructed of decorative concrete products, pebbled panels, or masonry							R					R			
Self Storage Facility (Indoor / No Minimum Area)							R					R			
Shoe repair shop					R	R	R	R		R					
Sign shop							R	R							

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Asbestos products manufacturing													R		
Asphalt products manufacturing													R		
Automobile manufacturing													R		
Automobile Parts and Accessories manufacturing												R	R		
Battery manufacturing													R		
Beverage manufacturing (does not include Micro-Brewery)												R	R		
Boat building												R	R		
Boiler or tank works												R	R		
Manufacturing (cont)															
Brooms and brushes manufacturing												R	R		
Butane and other liquefied petroleum gas products storage and sales												R	R		
Caustic soda manufacturing													R		
Cement, lime, gypsum and plaster manufacturing													R		
Cheese Manufacturing												R	R		
Chemicals, (heavy or industrial) manufacturing and/or processing													R		
Clay and clay products manufacturing												R	R		
Clothing manufacturing												R	R		
*Concrete and concrete products manufacturing												R	R		
Cotton compress													R		

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Cotton ginning and baling													R		
Creamery (includes Ice Cream Manufacturing)												R	R		
Detergents, soaps and by-products using animal fat, manufacturing													R		
Disinfectant, insecticide or poison													R		
Drug manufacturing												R	R		
Dyestuff manufacturing													R		
Electroplating												R	R		
Explosives, fireworks, and gunpowder manufacturing and / or storage.													R		
Felt manufacturing													R		
Fertilizers manufacturing or processing and storage													R		
Food products manufacturing												R	R		
Foundry, (Includes shredding process)													R		
Foundry, (Excludes crushing and shredding process)												R	R		
Frozen food manufacturing												R	R		
Fungicides manufacturing													R		
Glass manufacturing												R	R		
Glass products manufacturing from glass stock												R	R		
Grain drying or feed manufacturing from refuse, mash or grain													R		

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Grain milling, storage and elevators													R		
Graphite manufacturing													R		
Manufacturing (cont)															
Hair products manufacturing or processing													R		
Hardware manufacturing												R	R		
Ice manufacturing												R	R		
Insulation manufacturing or fabrication												R	R		
Linoleum manufacturing												R	R		
Mattress manufacturing and rebuilding												R	R		
Meat slaughtering and / or packing													R		
Metal ingots, pigs, casting, sheets or bars manufacturing													R		
Metal products fabrication												R	R		
Micro-Brewery or Micro-Distillery							R	R	R	R		R			
Millwork and similar wood products							R					R	R		
Mobile Home Manufacturing												R	R		
Novelty and Souvenir Manufacturing												R	R		
Office Equipment and Supplies Manufacturing												R	R		
Oils and fats manufacturing; animal and vegetable													R		
Packing and gasket manufacturing												R	R		

by Planning Commission and City Council

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Paints, pigments, enamels, japans, lacquers, putty, varnishes, whiting, and wood filler manufacturing or fabrication													R	Conditional Overlay Zoning / As Required by	Planned Unit Development District / Approved
Paper products manufacturing													R		
Paper, pulp, cellulose and rayon manufacturing													R		
Petroleum and petroleum products manufacturing, processing or storage													R		
Plastic fabrication												R	R		
Plastics manufacturing												R	R		
Potash works													R		
Printing and Publishing (Includes Newspaper)							R	R				R	R		
Rubber or gutta-percha manufacturing, processing or reclaiming													R		
Sawmill or planing mill													R		
Scrap Metal Processing													R		
Shoe manufacturing												R	R		
Shoe polish or stove polish manufacturing													R		
Soda and washing compound manufacturing													R		
Sugars and starches manufacturing													R		
Syrup manufacturing													R		
Manufacturing (cont)															
Tar manufacturing or distillation													R		
Textile mill												R	R		

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Tool and dye manufacturing												R	R	As Required by Planning Commission and City Council	As Required by Planning Commission and City Council
Toy manufacturing												R	R		
Trailer manufacturing												R	R		
Welding shop												R	R		
Wood preserving by creosote or other impregnation treatment												R	R		
Wood processing machinery manufacturing												R	R		
Cultural / Entertainment / Recreation															
Amusement, commercial: Including Skateboard Park, Batting Cages and similar private recreational facilities.							R		R	R	X				
Amusement / Youth Center (Indoor)							R								
Amusement / Youth Center (Indoor, less than 2,500 sq.ft)					R	R	R			R					
Art Gallery or Museum				R	R	R	R	R		R					
Art Gallery Selling Alcohol (Subject to Chapter 3, Alcoholic Beverages, Code of the City of Florence)							R	R		R					
Billiard parlor							R	R	R	R					
Bowling Alley							R	R	R	R					
Carnival or Circus or Petting Zoo; As a temporary permit issued by the Building Official; Such permit to be good for period not exceeding 7 days & renewal for not more than one such period.							R				X	R	R		
Civic Center (includes Coliseum)							R	R		R	X				
Club or lodge, private				R	R	R	R	R		R					

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Club or Lodge private Class I (Subject to Chapter 3, Alcoholic Beverages, Code of the City of Florence)					R	R	R	R		R				Conditional Overlay Zoning /	Planned Unit Development Distri
Club or Lodge private Class II (Subject to Chapter 3, Alcoholic Beverages, Code of the City of Florence)							R			R					
Event Center (less than 5,000 sq. ft.): An establishment primarily utilized for special events including receptions, performances, meetings, civic groups, etc; and, may also provide food service as needed for said special events. <i>Within an R-B Zone, there shall be no amplified music or noise after 9:00 PM.</i>				R	R	R	R	R		R					
Event Center: An establishment primarily utilized for special events including receptions, performances, meetings, civic groups, etc; and, may also provide food service as needed for said special events.							R	R		R					
*Golf course: But not including commercial miniature courses or commercial driving ranges											X				
*Golf course, commercial driving range or miniature courses							R		R	R					
Library			R	R	R	R	R	R							
Park or playground, Municipal	R	R	R	R	R	R	R	R	R	R	R				
Performance Facility (may allow the sale of Alcohol subject to Chapter 3, Alcoholic Beverages, Code of the City of Florence)							R	R		R					
Recreation center, Municipal	R	R	R	R	R	R	R	R	R	R	R				
Cultural / Entertainment / Recreation (cont)															
Skating Rink							R		R	R					
Sports Training Facility (Indoors-Less than 2,500 sq. ft)				R	R	R	R	R		R	R	R			

Zoning Classifications	R-1	R-2	R-3	R-B	B-1	B-1H	B-2	B-3	H-1	SD	FAR	I-1	I-2	CO	PUD
Sports Training Facility (Including outdoor sports)					R	R	R				R	R			
Theater,Community				R	R	R	R	R		R					
Theater, indoor							R	R							
Water Park							R		R	R					
Zoo											X				
Transportation/Communication/ Utilities															
Commercial Parking, shared and off-premises (Subject to Section VI)					R	R	R	R				R	R		
*Electric substation: See specified conditions, Section IV	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Gas regulator station	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
*Pipeline or electric transmission line: Rights-of-way for pipelines or electric transmission lines of Forty-four (44) kv potential and above over and across private property	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Railroad right-of-way: But not including shops, yards, team tracks	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Water storage	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Water or sewage pumping station	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Wireless Communication Facility (Subject to Chapter 19, Article IV, Code of the City of Florence)	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Resources Production or Extraction															
*Animal Raising (Small)												R			

Overlay Zoning / As Required by Planning Commission and City Council

Development District / Approved by Planning Commission and City Council

