

Sec. 2. - Districts.

For the purpose of this ordinance the City of Montgomery and its police jurisdiction is hereby divided into the types of districts designated as follows:

Residence zone	R-125
Residence zones	R-100, R-85
Residence zones	R-75-s, R-75-d, R-75-m
Residence zones	R-65-s, R-65-d, R-65-m
Residence zones	R-60-a, R-60-d, R-60-s, R-60-m
Residence zone	R-50
Residence zones (mobile dwellings)	R-99-p, R-99-s
Residence zones (townhouse)	R-20-t, R-24-t
Residence zone (planned unit development)	PUD
Residence zone (patio-garden home)	PGH-35
Residence zone (patio-garden home)	PGH-40
Central business districts	B-1-a, B-1-b
Business district (single stores)	B-2
Highway commercial district	B-3
Planned commercial (local)	B-4
Planned commercial (community)	B-5

Light industry	M-1
Industrial park (planned area)	M-2
General industry	M-3
Office complex (zero lot lines)	O-0
Office district	O-1
Office park (planned area)	O-2
Institutional area	Inst.
Agricultural area (residential agricultural)	Agr-I
Agricultural area (general agricultural)	Agr-II
Waterfront recreation	WR
Utility district	U
Flood hazard district	FH

(Ord. No. 31-73; Ord. No. 69-83, § 1, 9-27-1983)

Sec. 5. - Uses.

In each district no other use other than the types specified as "permitted" shall be approved upon application to the administrative official. Uses specified as "permitted on appeal" are special exceptions, and uses specified as "restricted" are variances, and no permit shall be issued for such uses except with the written approval of the board of adjustment and subject to such conditions as said board may require to preserve and protect the character of the district.

(Ord. No. 69-83, § 1, 9-27-1983)

Sec. 2. - Residential districts.

Very Low Density R-125, R-100, R-85

Item	Districts		
	[R-125]	[R-100]	[R-85]
Classes of structures or uses permitted	A	A	A
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses prohibited	B, C, D, E & G	B, C, D, E & G	B, C, D, E & G
Required lot area, width, etc.:			
Minimum lot area, onefamily, square feet	20,000	14,000	12,000
Minimum lot width at building line, feet	125	100	85
Minimum depth of front yard, feet	50	35	35
Minimum depth of rear yard, feet	40	30	30
Minimum width of each side yard, feet	20	12	10
Side yard abutting a street	50	35	30
Maximum building area, percent of gross lot area	20%	25%	25%
Maximum building height:			
Feet	35	35	35

Stories	2	2	2
Off-street parking requirements:			
Car spaces per family dwelling unit	3	2	2

Class.

"A" Single-family dwellings.

"B" Residential structures containing two family units.

"C" Residential structures containing two, three or four family units.

"D" Apartments for any number of families.

"E" Lodges and clubs, not operated for a profit; offices; hotels.

"F" Agriculture and poultry and livestock raising, but not including the operation of chicken brooder houses, and provided no structure, pen or corral housing animals is located closer than 200 feet to any property line.

"G" Any commercial or industrial use not specifically permitted.

R-75-s, R-75-d, R-75-m

Item	Districts		
	R-75-s	R-75-d	R-75-m
Classes of structures or uses permitted	A	A & B	A, B, C, D & H
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses restricted	B, C, D, E, G & H	C, D, E, G & H	E & G
Required lot areas, width, etc.:			

Minimum lot area, one family, in sq. ft.	10,000	10,000	10,000
Each additional family		2,500	2,500
Minimum lot width at building line, in ft.	75	75	75
Minimum depth of front yard, in ft.	30	30	30
Minimum depth of rear yard, in ft.	30	30	30
Minimum width of each side yard, in ft.	10	10	10
Side yard abutting a street	30	30	30
Maximum building area, percent of gross lot area	40%	40%	40%
Maximum building height:			
Feet	35	35	35
Stories	2	2	2
Off-street requirements:			
Car spaces per family dwelling unit	2	2	2

Class.

"A" Single-family dwellings.

"B" Residential structures containing two family units.

"C" Residential structures containing two, three or four family units.

"D" Apartments for any number of families.

"E" Lodges and clubs, not operated for a profit; offices; hotels.

"F" Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 feet to any property line.

"G" Any commercial or industrial use not specifically permitted.

"H" Townhouses.

R-65-s, R-65-d, R-65-m

Item	Districts		
	R-65-s	R-65-d	R-65-m
Classes of structures or uses permitted	A	A & B	A, B, C, D & H
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses restricted	B, C, D, E, G & H	C, D, E, G & H	E & G
Required lot areas, width, etc:			
Minimum lot area, one family, in sq. ft.	8,400	8,400	8,400
Each additional family		2,000	2,000
Minimum lot width at building line, in ft.	65	65	65
Minimum depth of front yard, in ft.	30	30	30
Minimum depth of rear yard, in ft.	30	30	30

Minimum width of each side yard, in ft.	10	10	10
Side yard abutting a street, feet	30	30	30
Maximum building area, percent of gross lot area	40%	40%	40%
Maximum building height:			
Feet	35	35	35
Stories	2	2	2
Off-street requirements:			
Car spaces per family dwelling unit:	1	1	1

Class.

"A" Single-family dwellings.

"B" Residential structures containing two family units.

"C" Residential structures containing two, three or four family units.

"D" Apartments for any number of families.

"E" Lodges and clubs, not operated for a profit; offices; hotels.

"F" Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

"G" Any commercial or industrial use not specifically permitted.

"H" Townhouses.

R-60-s, R-60-d, R-60-m, R-60-a

Item	Districts			
	R-60-s	R-60-d	R-60-m	R-60-a

Classes of structures or uses permitted	A	A & B	A, B, C, D & H	A, B, C, D & H
Classes of structures or uses permitted on appeal	B & F	C & F	E & F	E & F
Classes of structures or uses restricted	C, D, E, G & H	D, E, G & H	G	G
Required lot area, width, etc.:				
Minimum lot area, one family, in sq. ft.	7,200	7,200	7,200	7,200
Each additional family	1,500	1,500	None	
Minimum lot width at building line, in ft.	60	60	60	60
Minimum depth of front yard, in ft.	20	20	20	20
Minimum depth of rear yard, in ft.	20	20	20	20
Minimum width of one side yard, in ft. (see note)	10	10	10	10
Minimum width of other side yard, in ft. (see note)	5	5	5	5
Side yard abutting a street	20	20	20	20

Maximum building area, percent of gross lot area	50%	50%	60%	60%
Maximum building height:				
Feet	35	35	35	35
Stories	2	2	2	2
Off-street requirements:				
Car spaces per family dwelling unit	1	1	1	1

Class.

"A" Single-family dwellings.

"B" Residential structures containing two family units.

"C" Residential structures containing two, three or four family units.

"D" Apartments for any number of families.

"E" Lodges and clubs, not operated for a profit; offices; hotels.

"F" Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

"G" Any commercial or industrial use not specifically permitted.

"H" Townhouses.

Note: Minimum distance between main structures shall be 15 feet.

R-50 District

Item	[District]
	R-507

Classes of structures or uses permitted	A
Classes of structures or uses permitted on appeal	B & F
Classes of structures or uses prohibited	C, D, E & G
Required lot area, width, etc.:	
Minimum lot area, one family, square feet	6,000
Each additional family	1,200
Minimum lot width at building line, feet	50
Minimum depth of front yard, feet	20
Minimum depth of rear yard, feet	20
Minimum width of one side yard, feet (See note)	9
Minimum width of other side yard, feet (See note)	5
Side yard abutting street, feet	9
Maximum building area, per cent of gross lot area	50%
Maximum building height:	
Feet	35
Stories	2
Off-street parking requirements:	
Car spaces per family dwelling unit	1

Class.

"A" Single-family dwellings.

"B" Residential structures containing two family units.

"C" Residential structures containing two, three or four family units.

"D" Apartments for any number of families.

"E" Lodges and clubs, not operated for a profit; offices; rooming and boarding houses; hotels; parking lots.

"F" Agriculture and poultry and livestock raising, but not including the operation of chicken brooder houses, and provided no structure, pen or corral housing animals is located closer than 200 feet to any property line.

"G" Any commercial or industrial use not specifically permitted.

Note: Minimum distance between main structures—14 feet.

Mobile Dwelling Park R-99-p, Mobile Dwelling Subdivision R-99-s

Item	Districts	
	R-99-p	R-99-s
Classes of structures or uses permitted	A, B, C, D & F	A, C, & D
Classes of structures permitted on appeal	none	none
Classes of structures or uses prohibited	E	B, E, & F
Densities:		
Maximum mobile dwellings per acre	8	6
Minimum lot size, square feet	4,000*	6,000*
Clearances:		
Side, feet	20	25
End, feet	15	20

Enclosed storage space required, per mobile dwelling, cubic feet	200	0
Off-street parking requirements:		
Parking spaces per mobile dwelling lot	2	2
Required open space, percent of gross area	13%	10%
Prior approval by planning commission	Required	Required

Class:

"A" Mobile dwellings.

"B" Office and service uses associated with the operation of mobile dwelling parks.

"C" Accessory structures, self-service laundries.

"D" Lodges and clubs, not operated for a profit.

"E" Any use or structure not specifically permitted.

"F" Travel trailer parks, in areas designated for travel trailer parks.

*In no case shall a mobile dwelling be placed on a lot less than three times the area of the mobile dwelling.

**This requirement applies only to subdivisions with a total area greater than five acres.

Townhouse R-24-t, R-20-t

Item	Districts	
	R-24-t	R-20-t
Classes of structures or uses permitted	A & B	A & B
Classes of structures or uses permitted on appeal	C, D, E & F	C, D, E & F
Classes of structures or uses restricted	G	G

Required lot area, width, etc.:		
Minimum lot area, one-family, square feet	2,400	2,000
Minimum lot width at building line, feet	24	20
Minimum depth of front yard, feet	20	20
Minimum width of each side yard, feet (required only at unattached ends of townhouse complex)	16	10
Maximum building height:		
Feet	35	35
Stories	2%	2%
Off-street parking requirements:		
Car spaces per dwelling unit	2	2

Class:

"A" Single-family dwellings, townhouse, and patio-garden homes.

"B" Residential structures containing two, three, or four units; requirements in accordance with regulations for R-20-t & R-24-t (townhouse) districts.

"C" Residential structures containing two, three, or four units; requirements in accordance with regulations for R-65-m residential district.

"D" Residential structures containing two, three, or four units; requirements in accordance with regulations for R-60-m residential district.

"E" Apartments for any number of families.

"F" Lodges and clubs, not operated for profit. Membership must be limited to residents of the immediate area.

"G" Any use not specifically permitted.

Note: See article VI, section 10.1 for additional requirements applying to townhouses in all zones.

PUD Planned Unit Development

Classes of structures permitted:

Single-family dwellings.

Residential structures containing two, three, or four family units.

Apartments for any number of families.

Townhouses.

Classes of structures permitted with specific recommendation of the planning commission:

Restaurants; stores selling food, general merchandise, apparel, furniture, houseware and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations, barber and beauty shops, shoe repair, banks, post offices, offices, and similar services.

Lodges and clubs, not operated for profit.

Business or professional offices, public buildings, hospitals for humans, veterinary offices and/or hospitals, nursing homes.

Nurseries or kindergartens.

Classes of uses permitted on appeal:

Due to the flexibility and range of authority granted the planning commission in the review and approval of planned unit developments and as planned unit developments are to be developed in accordance with a unified, comprehensive plan that shall provide for all appropriate uses and structures, in planned unit development districts the powers of the board of adjustment shall be limited to the granting of variances as to yard and height requirements and signs where permitted, and shall not include the power to grant special exceptions.

Classes of structures or uses prohibited:

Any commercial, industrial, or agricultural use not specifically permitted by the planning commission when granting final approval of PUD.

Mobile dwellings.

Minimum area:

The minimum area required to qualify for a PUD district shall be not less than 15 contiguous acres of land.

Ownership:

The tract of land for a PUD must be either in one ownership or the subject of an application filed jointly by the owners of all the properties included (the holder of a written option to purchase land shall, for purposes of such application, be deemed to be an owner of such land).

Location of PUD district:

This district shall be applicable to any area of the city or the police jurisdiction thereof where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of the PUD district as stated in article VI of this ordinance.

Land use and density:

Because land is used more efficiently in PUD Districts, improved environmental quality can often be produced with greater number of dwelling units per net acre than usually permitted in traditionally zoned residential districts. The city planning commission, with the technical advice and assistance of the department of planning and development, shall determine in each case the appropriate land use pattern and dwelling unit density for individual projects, including the amount of land to be reserved for common open space and/or recreational uses. These determinations shall be completely documented and justified.

[PUD Planned Unit Development PGH-35, PGH-40]

Item	Districts	
	PGH-35	PGH-40
Classes of structures or uses permitted	A	A
Classes of structures or uses restricted	B, C & D	B, C & D
Required lot area, width, etc.:		
Minimum lot area, one-family square feet	3,500	4,000
Minimum lot width at building line, feet	35	40
Minimum depth of front yard, feet	20	20

Minimum width of one side yard, feet	8*	10**
Minimum width of other side yard, feet	0	0
Minimum depth of rear yard, feet	15	15
Maximum building height:		
Feet	35	35
Stories	2½	2½
Maximum percent cover of building area	100%	100%
Off-street parking requirements:		
Car spaces per family unit	2	2
Prior approval by planning commission of development plan before property is used	Required	Required

Class:

"A" Single-family dwelling, patio-garden homes.

"B" Apartment for any number of families.

"C" Lodges, and clubs, not operated for a profit; offices, hotels.

"D" Any commercial or industrial use not specifically permitted.

*An eight-foot minimum side yard for one side of each patio home unit shall be required.

**A ten-foot minimum side yard for one side of each patio home unit shall be required.

Note: See article VI, [sections 10.7](#) and [10.8](#) for additional requirements applying to patio homes in all zones.

Note: Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, [Section 3-1](#) of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 feet from any residential district boundary or planned unit development

residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.

(Ord. No. 13-64; Ord. No. 31-73; Ord. No. 69-83, § 1, 9-27-1983; Ord. No. 17-2014, § 1, 3-4-2014; 79-2017, 9-5-2017)