

AMENDMENT 2023-11-001

TO ORDINANCE 140 (7-12-2004)

**ZONING ORDINANCE OF ECLECTIC, ALABAMA
IN ACCORDANCE WITH CODE OF ALABAMA 1975,
TITLE 11, CHAPTER 52**

BE IT ORDAINED that the Zoning Ordinance of the Town of Eclectic; Section 404 "Classification of Uses", is hereby amended to now read as follows:

Table of Permitted Uses – Table 4-1

Residential Table is replaced with the following:

4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I	Notes
Residential								
Single Family Dwelling, Detached	P	P	P		C			
Guest, Employee or Security Dwelling or Loft	C	C	C		C		C	
Multifamily – Dwelling, Duplex, Condo, Townhouse or Apartments	C	C	C		C		C	Must have sewer
Home Occupation	C	C	C		C			
Manufactured Dwelling	C	C	C				C	
Manufactured Dwelling Park	C	C						
Personal Care Home, Type I (less than 6 individuals)	C	C				C		Must have sewer Lot size requirement
Personal Care Home, Type II (less than 19 individuals)	C	C				C		Must have sewer Lot size requirement
Personal Care Home, Type III (19 or more individuals)	C					C		Must have sewer Lot size requirement

ADOPTED AND APPROVED this the 20 day of November, 2023.

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I	Notes
Residential								
Single Family Dwelling, Detached	P	P	P		C			
Guest Cottage	P	P	P					
Employee Residence	P	P	P	P				
Security Quarters	R			P				
Dwelling, Condo		P			P			
Dwelling, Duplex	C	P	P					
Dwelling, Multifamily	C	C	C					Must have sewer
Dwelling, Loft	P	P			P			
Dwelling, Townhouse		P	P					Must have sewer
Home Occupation	P	P	P		P			
Manufactured Dwelling	P	P	P					
Manufactured Dwelling Park	C	C						
Personal Care Home, Type I (less than 6 individuals)	C	C				C		Must have sewer Lot size requirement
Personal Care Home, Type II (less than 19 individuals)	C	C				C		Must have sewer Lot size requirement
Personal Care Home, Type III (19 or more individuals)	C					C		Must have sewer Lot size requirement
Civic and Public								
Assembly Halls	C			P	C	C		
Cemetery and Mausoleum	C	C				P	C	
Club or Lodge, Membership				P	C	C		
Club or Lodge, Not for Profit				P	C	C		
Convent, Monastery or Seminary	C			C	C	P		
Cultural Facility	C	C	C	C	C	C	C	
Hospice - Care facility	C	C		P				
Hospice - Office			P	P	P	P		
Hospital	C	C		C		P		
Places of Worship	P	P	C	P	C	P		

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I
Public Uses/Facilities	P	P	P	P	P	P	P
Schools, Public or Private	C		C	P		P	
Shelter, Homeless						C	
Shelter, Temporary	C		C	C		C	
University or College	C			C		C	
Schools, Vocational and Nonacademic	C		C	C		C	
Recreation							
Amusement, Indoor	C		C	P	C		P
Amusement, Outdoor	C		C	C	C		C
Amusement Park	C				C		C
Golf Course	C	C				C	C
Recreation Center, Private	C			P		P	C
Shooting Range, Indoor	C			C	C	C	C
Shooting Range, Outdoor	C						C
Tennis Center or Club	C	C	C	C		C	
Theater, Drive-in	C			C			C
Theater, Indoor	C			P	P		
Theater, Outdoor	C			P	C		
Agriculture							
Agriculture, Limited	P						
Apiculture	P						
Chipmill	C						P
Equestrian, Commercial	P						
Equestrian, Private	P						
Farming - Animal Raising, Care &/or Production	P						
Hobby Farm - less than 5 acres	P	C					
Forestry	P						
Groves &/or Crops	P						

Notes

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I
Greenhouse and Nursery, Wholesale	P			P			P
Produce Stand	P		P	P	P		
Commercial and Personal Services							
Artisans	C		P	P	P		
Arts and Crafts Sales	C		P	P	P		
Auction Houses	P		C	P	C		P
Auto/Truck Paint and Body Shop				C			P
Auto/Truck Rental			C	C			
Auto/Truck Repair, Major				C			P
Auto/Truck Repair, Minor	C		C	C	C		P
Auto/Truck Sales, New and Used	C			P			C
Auto/Truck Service Station			C	P	C		P
Auto/Truck Tire Sales and Installation			C	C	C		P
Auto/Truck Upholstery Shop			C	P			P
Auto/Truck Wash and Detail Facility	C		C	C	C		P
Banks and Financial Institutions			C	P	C	P	P
Banquet Facility			C	P	P	P	
Barber and beauty shop	C		P	P	P		
Bed and Breakfast Homestay	P	C	C				
Bed and Breakfast Inn - limit to four individuals	P	C	C	C	C		
Boarding or Rooming House - limit to four individuals	P	C	C				
Boat, Trailer and Marine Sales	C			P			P
Boat/Marine Repair, Major				C			P
Boat/Marine Repair, Minor	C		C	C	C		P

Notes

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I	Notes
Building and Construction Trades Office and Shop	C		C	C			P	
Building Supplies, Retail	C			C	C		P	
Check Cashing & Loan Office			C	P	C			
Clinic, Medical or Dental			C	P	C	C	C	
Clinic and Hospital, Veterinary	P		C	P	C	P		
Consignment Shop			C	P	C			
Convalescent or Nursing Facility	C	C	C	P		P		
Convenience Store, No Gas Sales			C	P	C			
Convenience Store, With Gas Sales			C	P	C			
Data Processing			C	P	C			
Day Care, Type I (Less than 6 children)	C	C	C			C		Must have sewer Lot size requirement
Day Care, Type II (less than 16 children)	C		C	P		P		Must have sewer Lot size requirement
Day Care, Type III (more than 16 children)	C		C	P		P		Must have sewer Lot size requirement
Day Labor Employment Office			C	P	C			
Dry Cleaning and Laundry, General			P	P	P			
Dry Cleaning and Laundry Station			C	P	C			
Emergency Care Clinic			C	P	C	P		
Employment Agency			C	P	C	P		
Equipment Sales, Service and Rental			C	P		P	C	
Extermination Service			C	P			C	
Farm Equipment Sales and Service	P			P			P	

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I
Film and Video Studio			C	P	C	C	C
Flea Market - in open or Farmers Mkt	C			C			C
Fruit and Vegetable Market	C		C	C	C		
Funeral Home	C			P		C	
Furniture and Home Furnishing Sales			C	P	P		
Gift and Antique Shop	C		P	P	P		
Greenhouse and Nursery, Retail	C			P	C		
Grocery or Food Store	C		C	P	C		
Health and Fitness Facility			C	P	C		
Hotel, Motel or Inn				P	C		
Kennel, Boarding or Breeding	P			C			
Kennel, Private	P			C			
Laboratory - Medical or Dental	C			P	C	P	P
Laundry, Coin Operated			C	P	C		
Lawnmower Sales and Service	C		C	P			P
Lounge/Bar				C	C		
Mail and Packing Store			C	P	C		C
Manufactured and Mobile Home Sales				P			C
Massage Therapy			P	P	P		
Nursery and Garden Supply, Retail	C			P			
Nursery, Wholesale	C			P			
Office, Business and Professional			C	P	P	P	
Office, Medical and Dental			C	P	P		
Office, Veterinary	C		C	P	C		

Notes

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I
Outdoor Cafe, Private Property			C	C	C		
Outdoor Cafe, Public Property			C	C	C		
Package and Liquor Store				P	C		
Paint, Glass and Wallpaper Store			C	P	P		
Parking Lot, Commercial			C	P	C	C	
Pawn Shop			C	P	C		
Personal Services	C		C	P	C		
Pharmacy or Drug Store			C	P	C		
Print Shop			C	P	C	P	
Pub/Tavern				C	C		
Recording Studio				P	C		
Recreational Vehicle Park	C						
Repair Services, Accessory			C	P	C		
Repair Services, General			C	P	C		
Repair Services, Limited			C	P	C		
Restaurant, Accessory			C	P			P
Restaurant, General			C	P	P		
Restaurant, Specialty			C	P	P		
Restaurant, Specialty with table served alcohol only			C	P	P		
Restaurant - Lounge/Bar				P	C		
Restaurant - Pub/Tavern				P	C		
Restaurant, Take Out			C	P	C		
Retail Sales, General			C	P	C		
Tattoo and Body Piercing Shop			C	P	C		
Taxidermy	C		C	P	C		
Television and Radio Studio	C		C	P	C	C	
Upholstery Shop			C	P	C		

Notes

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Use Category	AG	R	STM	GB	DH	OI	I
Used/Second Hand Merchandise Shop			C	P	C		
Video Game and Amusement Parlor			C	P	C		
Video Sales and Rental			C	P	C		
Wine Boutique			C	P	C		
Wedding chapel	C			P	C		
Manufacturing and Industrial							
Auto, Vehicle and Truck Storage and Maintenance Facility				P			P
Beverage Production and Bottling							P
Building and Construction Trades Office and Shop				P			P
Building Supplies, Wholesale				P			P
Bulk Storage, Flammable							P
Bulk Storage, Non-flammable							P
Cold Storage and Distribution							P
Computer Assembly	C		C	P	C		P
Concrete Batching and Asphalt Plant							P
Contractor's Storage Yard and Office	C						P
Dispatch Agency or Office			C	P	C		P
Distribution and Warehousing							P
Dry Cleaning and Laundry Plant							P
Equipment Storage, Outdoor							P
Express or Parcel Delivery Service							P
Food Processing							P

Notes

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I
Furniture Repair and Refinishing	C		C	P			P
Hazardous Waste Disposal Facility							C
Junk, Salvage or Auto Wrecking Yard							C
Manufacturing, Heavy							C
Manufacturing, Light	C			C			P
Moving, Storage and Transfer							P
Outdoor Advertising and Sign Fabrication							P
Publishing, Printing and Binding				C			P
Recycling Collection Box			C	C	C	C	P
Recycling Collection Center							P
Recycling Collection/Processing Facility							P
Self Service Storage	C		C	C			P
Tire Retreading and Recapping				P			C
Towing Service	C		C	C			C
Warehousing and Distribution, General (15000 AND UNDER SQ FT)				C			C
Warehousing and Distribution, General OVER 15000 SQ FT)							C
Wholesale, General				C			

Notes

No outside storage

No outside storage

TABLE INSET: 4-1 Table of Permitted Uses

Use Category	AG	R	STM	GB	DH	OI	I
Communications, Mining, Transportation and Utilities							
Airport	P						P
Heliport	P						P
Mining and Extraction	C						C
Telecommunications and Digital Exchange	C			C			P
Telecommunication Towers	C			C			P
Terminal, Truck, Freight							P
Utility Plant	C						P
Utility, Major	C						P
Utility, Minor	C						P
Wireless Comm. Facilities	C			C			P
Accessory and Temporary Uses							
Accessory Uses	P	P	P	P	P	P	P
Temporary Building or Structure	P	C	C	C	C	C	P
Temporary Use or Special Event	C	C	C	C	C	C	C

Notes