

# Zoning Ordinance

## Section 61.0 District Area, Yard, Height, and Setback Regulations

The ordinance shall be known as the *Zoning Ordinance of Wetumpka, Alabama*, and the map herein referred to as the *Zoning Map of Wetumpka, Alabama*. The map and all explanatory matter thereon are hereby adopted and made a part of this ordinance. Such map shall be filed in the office of the City Clerk and shall show thereon the date of adoption of this ordinance and of any amendments thereto. To find the Zoning Districts go to [www.cityofwetumpka.com](http://www.cityofwetumpka.com) under the Building Department click on the zoning map link, or call the Building Department 334-567-1303 or the City Planner at 334-567-1313.

### Zoning Districts

R-H (Rural-Holding) R-1 (Low density Residential) R-2 (Low-density Residential)  
 R-2.6 (Low-density Residential) R-3 (Medium-density Residential) R-4 (High-density Residential) R-5 (High-density Residential) B-1 (General Business) B-2 (Local Business) B-3 (Central Business) B-4 (Business Conservation) M-1 (Light Industrial)M-2 (Heavy Industrial)

### Section 61.0 District Area, Yard, Height, and Setback Regulations

The following regulations govern the minimum lot size, minimum lot width at building line, yard setback, and height for each district, subject to Section 63.0: Supplemental Use Regulations; Section 80.0: Front Yard Setback Modifications; Section 82.0: Height Limitations; and Section 84.0 Mobile Home Parks.

| Requirements            |        |        |       |          |          |       |           |           |       |           |           |           |        |
|-------------------------|--------|--------|-------|----------|----------|-------|-----------|-----------|-------|-----------|-----------|-----------|--------|
| Used Districts          | R1     | R2     | R2.6  | R3       | R4       | R5    | B1        | B2        | B3    | B4        | M1        | M2        | RH     |
| Density                 | Low    | Low    | Med   | Med      | High     | High  | Gen       | Local     | CBD   | Local     | LT        | Hvy       | Ag     |
| Min Lot Size-ft         | 14,000 | 10,000 | 7,200 | 7,200[a] | 6,000[b] | 7,500 | [d]       | [d]       | [c]   | [d]       | [d]       | [d]       | 43,560 |
| Min Lot Width-ft        | 100    | 75     | 60    | 50       | 50       | 50    | [d]       | [d]       | [c]   | [d]       | [d]       | [d]       | [d]    |
| Front Yard Setback ft   | 35     | 20     | 20    | 20       | 20       | 25    | 50        | 20        | 0[f]  | 20        | 40        | 40        | 40     |
| Rear Yard Setback:      |        |        |       |          |          |       |           |           |       |           |           |           |        |
| Main Structure          | 30     | 30     | 20    | 15       | 15       | 25    | 20        | 20        | n/a   | 20        | 20        | 50        | 50     |
| Acc. Structure          | 10     | 10     | 10    | 5        | 5        | 10    | 10        | 10        | n/a   | 10        | 10        | 10        | 10     |
| Side Yard Setback       | 12     | 10[h]  | 10[h] | 8/5      | 8/5      | 10    | 30/10 [g] | 20/10 [g] | 0[ft] | 20/10 [g] | 30/10 [g] | 40/10 [g] | 10     |
| Max Building Height -Ft | 35     | 35     | 35    | 35       | 45       | 15    | 45        | 45/75*    | 50    | 45        | 35        | 45        | 35     |

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### Continue : Section 61.0 District Area, Yard, Height, and Setback Regulations Chart

*\* Buildings exceeding 45 feet in height will require conditional use approval through the Wetumpka Planning Commission and City Council*

[a] Except for dwellings listed in Section 63 (accessory dwelling, patio/garden home, townhouse, and multiplex).

[b] Except for dwellings listed in Section 63 (accessory dwelling, patio/garden home, townhouse, multiplex, and apartment).

[c] Lots must be of sufficient size to provide adequate space required for the normal operation of the uses permitted.

[d] Lots must be of sufficient size to provide adequate parking and loading space as outlined in Sections 51.0 through 51.5, in addition to the space required for the other normal operation of the uses permitted.

[f] No setback -- the property line is a required build-to line.

[g] Adjacent to a residential district only, the wider distance will prevail.

[h] On corner lots this distance shall be doubled.

### Section 62.0 Uses Allowed

**Uses allowed in each district are determined from Table 6-1, Chart of Uses Allowed.**

**Categories for each use are:**

- ◆ **Permitted (Y).** Allowed as of right; applicant need only submit the necessary plans for review to the Building Inspector
- ◆ **Special Exception (E).** Use is subject to review and decision by the Board of Adjustment in accordance with Section 105.0 of this Ordinance.
- ◆ **Conditional Use (C).** Use is subject to review by the Planning Board and decision by the City Council in accordance with Section 94.0 of this Ordinance
- ◆ **Statutory Review (R).** Use is subject to review by the Planning Board and decision by the City Council in accordance with Section 11-52-11 of the Code of Alabama, 1975, as amended, and Section 95.0 of this Ordinance.
- ◆ **Not Permitted (N).** Use not allowed in this district.
- ◆ Subject to Supplemental Use District Regulations (\*) in accordance with Section 63.0 of this Ordinance.

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| RESIDENTIAL USES:               |    |            |    |    |    |    |    |    |    |    |    |    |
|---------------------------------|----|------------|----|----|----|----|----|----|----|----|----|----|
| Zoning Districts                | R1 | R2         | R3 | R4 | R5 | B1 | B2 | B3 | B4 | M1 | M2 | RH |
|                                 |    | <b>2.6</b> |    |    |    |    |    |    |    |    |    |    |
| <b>SINGLE-FAMILY DWELLING</b>   | Y  | Y          | Y  | Y  | Y  | N  | N  | N  | Y  | N  | N  | Y  |
| <b>PATIO HOME*</b>              | N  | E          | Y  | Y  | Y  | N  | N  | N  | Y  | N  | N  | N  |
| <b>DUPLEX</b>                   | N  | C          | Y  | Y  | Y  | N  | N  | N  | C  | N  | N  | N  |
| <b>TOWNHOUSE*</b>               | N  | N          | Y  | Y  | Y  | N  | N  | N  | C  | N  | N  | N  |
| <b>MULTIPLEX*</b>               | N  | N          | Y  | Y  | Y  | N  | N  | N  | N  | N  | N  | N  |
| <b>APARTMENTS*</b>              | N  | N          | N  | Y  | Y  | E  | E  | E  | N  | N  | N  | N  |
| <b>UPPER STORY APARTMENTS</b>   | N  | N          | N  | N  | N  | N  | Y  | Y  | C  | N  | N  | N  |
| <b>ACCESSORY DWELLING*</b>      | E  | E          | E  | E  | E  | N  | N  | N  | N  | N  | N  | N  |
| <b>COMBINATION DWELLING</b>     | N  | N          | N  | N  | N  | Y  | Y  | Y  | Y  | E  | E  | N  |
| <b>EMERGENCY CARE HOME</b>      | N  | N          | E  | E  | E  | N  | N  | N  | N  | N  | N  | E  |
| <b>FAMILY CARE HOME</b>         | N  | N          | E  | E  | E  | N  | N  | N  | N  | N  | N  | E  |
| <b>MOBILE HOME PARK</b>         | N  | N          | N  | N  | Y  | N  | N  | N  | N  | N  | N  | C  |
| <b>ASSISTED LIVING FACILITY</b> | N  | N          | N  | C  | Y  | Y  | Y  | N  | N  | N  | N  | Y  |
|                                 |    |            |    |    |    |    |    |    |    |    |    |    |
| INSTITUTIONAL USES:             |    |            |    |    |    |    |    |    |    |    |    |    |
| Zoning Districts                | R1 | R2         | R3 | R4 | R5 | B1 | B2 | B3 | B4 | M1 | M2 | RH |
|                                 |    | <b>2.6</b> |    |    |    |    |    |    |    |    |    |    |
| <b>AIRPORT</b>                  | N  | N          | N  | N  | N  | N  | N  | N  | N  | C  | C  | C  |
| <b>ANIMAL SHELTER</b>           | N  | N          | N  | N  | N  | Y  | E  | N  | N  | N  | N  | Y  |
| <b>CEMETERY</b>                 | N  | N          | N  | N  | N  | E  | N  | N  | N  | N  | N  | Y  |
| <b>COMMUNITY CENTER</b>         | N  | E          | E  | Y  | Y  | Y  | Y  | Y  | C  | N  | N  | Y  |
| <b>COMMUNITY SERVICE CLUB</b>   | N  | N          | N  | N  | N  | E  | E  | E  | N  | N  | N  | C  |
| <b>DAY CARE CENTER</b>          | N  | N          | N  | N  | N  | E  | Y  | Y  | C  | E  | E  | C  |
| <b>DAY CARE HOME</b>            | E  | E          | E  | E  | E  | N  | N  | N  | C  | N  | N  | E  |
| <b>HELIPORT</b>                 | N  | N          | N  | N  | N  | C  | C  | N  | N  | Y  | Y  | C  |
| <b>HOME INSTRUCTION</b>         | E  | E          | E  | E  | E  | N  | N  | N  | E  | N  | N  | E  |
| <b>HOSPITAL</b>                 | N  | N          | N  | N  | N  | Y  | Y  | Y  | N  | E  | N  | Y  |

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| INSTITUTIONAL USES:           |    |    |    |    |    |    |    |    |    |    |    |    |
|-------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|
| Zoning Districts              | R1 | R2 | R3 | R4 | R5 | B1 | B2 | B3 | B4 | M1 | M2 | RH |
| 2.6                           |    |    |    |    |    |    |    |    |    |    |    |    |
| NURSING CARE FACILITY         | N  | N  | N  | N  | N  | Y  | Y  | N  | N  | N  | N  | Y  |
| PLACE OF WORSHIP              | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | N  | N  | Y  |
| PUBLIC ASSEMBLY CENTER        | N  | N  | N  | N  | N  | R  | R  | R  | N  | N  | N  | R  |
| PUBLIC FACILITY               | R  | R  | R  | R  | R  | R  | R  | R  | R  | R  | R  | R  |
| PUBLIC UTILITY FACILITY       | R  | R  | R  | R  | R  | R  | R  | R  | R  | R  | R  | R  |
| REHABILITATION FACILITY       | N  | N  | N  | N  | N  | Y  | E  | N  | N  | N  | N  | C  |
| SCHOOL                        | R  | R  | R  | R  | R  | R  | R  | R  | R  | N  | N  | R  |
| COMMERICAL USES:              |    |    |    |    |    |    |    |    |    |    |    |    |
| Zoning Districts              | R1 | R2 | R3 | R4 | R5 | B1 | B2 | B3 | B4 | M1 | M2 | RH |
| 2.6                           |    |    |    |    |    |    |    |    |    |    |    |    |
| BANK/FINANCIAL SERVICE        | N  | N  | N  | N  | N  | Y  | Y  | Y  | C  | Y  | Y  | N  |
| BROADCAST STUDIO              | N  | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | N  |
| BUSINESS/PROFESSIONAL OFF.    | N  | N  | N  | N  | N  | Y  | Y  | Y  | Y  | Y  | Y  | N  |
| BUSINESS SUPPORT SERVICE      | N  | N  | N  | N  | N  | Y  | Y  | Y  | Y  | Y  | Y  | N  |
| CAR WASH                      | N  | N  | N  | N  | N  | Y  | Y  | E  | C  | E  | E  | N  |
| COMMERCIAL SCHOOL             | N  | N  | N  | N  | N  | Y  | Y  | Y  | N  | E  | E  | N  |
| CONVENIENCE STORE             | N  | N  | N  | N  | N  | Y  | Y  | Y  | C  | N  | N  | N  |
| DEFERRED PRESENTMENT SERVICE* | N  | N  | N  | N  | N  | Y  | N  | N  | N  | N  | N  | N  |
| ENTERTAINMENT, INDOOR         | N  | N  | N  | N  | N  | Y  | Y  | E  | N  | N  | N  | C  |
| ENTERTAINMENT, OUTDOOR        | N  | N  | N  | N  | N  | E  | E  | N  | N  | N  | N  | C  |
| FARM SUPPORT BUSINESS         | N  | N  | N  | N  | N  | Y  | Y  | N  | N  | E  | N  | Y  |
| GARDEN CENTER, NURSERY        | N  | N  | N  | N  | N  | Y  | Y  | N  | N  | N  | N  | Y  |
| GENERAL RETAIL, ENCLOSED      | N  | N  | N  | N  | N  | Y  | Y  | Y  | C  | N  | N  | N  |
| GENERAL RETAIL, UNENCLOSED.   | N  | N  | N  | N  | N  | E  | E  | E  | N  | N  | N  | N  |
| FUNERAL HOME                  | N  | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | C  |
| HOME OCCUPATION               | E  | E  | E  | E  | E  | N  | N  | E  | E  | N  | N  | E  |
| HOME IMPROVEMENT CENTER       | N  | N  | N  | N  | N  | Y  | Y  | N  | N  | N  | N  | N  |

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|---------------------------|-----|----|----|----|----|----|----|----|----|----|----|----|
| Zoning Districts          | R1  | R2 | R3 | R4 | R5 | B1 | B2 | B3 | B4 | M1 | M2 | RH |
|                           | 2.6 |    |    |    |    |    |    |    |    |    |    |    |
| HOTEL                     | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | N  |
| LIQUOR LOUNGE             | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | N  |
| LIVESTOCK SALES           | N   | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | Y  |
| MEDICAL CLINIC            | N   | N  | N  | E  | E  | Y  | Y  | Y  | N  | N  | N  | Y  |
| MEDICAL SUPPORT SERVICE   | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | Y  |
| MINI-WAREHOUSE            | N   | N  | N  | N  | N  | Y  | Y  | N  | N  | E  | N  | N  |
| MOTEL, ETC                | N   | N  | N  | N  | N  | Y  | Y  | E  | N  | N  | N  | C  |
| OPEN-AIR MARKET           | N   | N  | N  | N  | N  | E  | E  | E  | N  | N  | N  | C  |
| PAWNSHOP*                 | N   | N  | N  | N  | N  | Y  | N  | N  | N  | N  | N  | N  |
| PERSONAL SERVICE          | N   | N  | N  | N  | N  | Y  | Y  | Y  | Y  | N  | N  | N  |
| RECREATION, INDOOR        | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | C  |
| RECREATION, OUTDOOR       | N   | N  | N  | N  | N  | Y  | Y  | E  | N  | N  | N  | C  |
| RECREATIONAL VEHICLE PARK | N   | N  | N  | N  | N  | Y  | N  | N  | N  | N  | N  | C  |
| RESTAURANT, STANDARD      | N   | N  | N  | N  | N  | Y  | Y  | Y  | C  | N  | N  | N  |
| RESTAURANT, FAST FOOD     | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | N  |
| RESTAURANT, TAKE-OUT ONLY | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | N  |
| ROOMING/BOARDING HOUSE    | N   | E  | E  | E  | E  | Y  | Y  | Y  | N  | N  | N  | Y  |
| SEXUALLY ORIENTED EST.    | N   | N  | N  | N  | N  | Y  | N  | N  | N  | N  | N  | N  |
| SHOPPING CENTER, MAJOR    | N   | N  | N  | N  | N  | Y  | Y  | N  | N  | N  | N  | N  |
| SHOPPING CENTER, MINOR    | N   | N  | N  | N  | N  | Y  | Y  | N  | N  | N  | N  | N  |
| STUDIO                    | N   | N  | N  | N  | N  | Y  | Y  | Y  | Y  | E  | N  | N  |
| TOURIST HOME/BED & BRFS.  | N   | E  | E  | E  | E  | Y  | Y  | Y  | Y  | N  | N  | Y  |
| VEHICLE REPAIR SERVICE    | N   | N  | N  | N  | N  | Y  | Y  | E  | N  | N  | N  | N  |
| VEHICLE SALE OR RENTAL    | N   | N  | N  | N  | N  | Y  | Y  | E  | N  | N  | N  | N  |
| VEHICLE SERVICE STATION   | N   | N  | N  | N  | N  | Y  | Y  | Y  | N  | N  | N  | N  |

City of Wetumpka Building Department

408 S. Main St. Wetumpka, AL 36092 Phone 334-567-1303 Fax

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| <b>INDUSTRIAL USES:</b>                |            |           |           |           |           |           |           |           |           |           |           |           |
|--|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Zoning Districts</b>                | <b>R1</b>  | <b>R2</b> | <b>R3</b> | <b>R4</b> | <b>R5</b> | <b>B1</b> | <b>B2</b> | <b>B3</b> | <b>B4</b> | <b>M1</b> | <b>M2</b> | <b>RH</b> |
|  | <b>2.6</b> |           |           |           |           |           |           |           |           |           |           |           |
| <b>CONSTRUCTION SERVICE</b>            | N          | N         | N         | N         | N         | Y         | Y         | N         | N         | Y         | Y         | N         |
| <b>HEAVY INDUSTRY</b>                  | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | Y         | N         |
| <b>MAINTENANCE SERVICE</b>             | N          | N         | N         | N         | N         | Y         | Y         | Y         | N         | Y         | Y         | N         |
| <b>MANUFACTURING, GENERAL</b>          | N          | N         | N         | N         | N         | N         | N         | N         | N         | Y         | Y         | N         |
| <b>MANUFACTURING, LIGHT</b>            | N          | N         | N         | N         | N         | Y         | Y         | N         | N         | Y         | Y         | N         |
| <b>RESEARCH LAB</b>                    | N          | N         | N         | N         | N         | E         | E         | N         | N         | Y         | Y         | N         |
| <b>RESOURCE EXTRACTION</b>             | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | N         | C         |
| <b>SALVAGE YARD</b>                    | N          | N         | N         | N         | N         | N         | N         | N         | N         | C         | C         | N         |
| <b>SANITARY LANDFILL</b>               | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | N         | R         |
| <b>TRANSMISSION TOWER</b>              | R          | R         | R         | R         | R         | R         | R         | R         | R         | R         | R         | R         |
| <b>VEHICLE/EQUIP RE-PAIR, MAJOR</b>    | N          | N         | N         | N         | N         | Y         | E         | N         | N         | Y         | Y         | N         |
| <b>VEHICLE/EQUIP SALES, MAJOR</b>      | N          | N         | N         | N         | N         | Y         | E         | N         | N         | Y         | N         | N         |
| <b>WHOLESALE, STORAGE, ENCLOSED</b>    | N          | N         | N         | N         | N         | Y         | Y         | N         | N         | Y         | Y         | N         |
| <b>WHOLE-SALE, STORAGE, UNENCLOSED</b> | N          | N         | N         | N         | N         | N         | N         | N         | N         | Y         | Y         | N         |

| <b>AGRICULTURAL USES:</b> |            |           |           |           |           |           |           |           |           |           |           |           |
|---------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Zoning Districts</b>   | <b>R1</b>  | <b>R2</b> | <b>R3</b> | <b>R4</b> | <b>R5</b> | <b>B1</b> | <b>B2</b> | <b>B3</b> | <b>B4</b> | <b>M1</b> | <b>M2</b> | <b>RH</b> |
|                           | <b>2.6</b> |           |           |           |           |           |           |           |           |           |           |           |
| <b>FARM</b>               | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | N         | Y         |
| <b>FORESTRY</b>           | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | N         | Y         |
| <b>HOBBY FARM</b>         | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | N         | Y         |
| <b>KENNEL</b>             | N          | N         | N         | N         | N         | N         | N         | N         | N         | N         | N         | C         |