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ORDINANCE 2026-006

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
THE CITY OF ASHVILLE, ALABAMA**

WHEREAS, on the 15th day of June 2026, a public hearing was held by the City Council of the City of Ashville, Alabama, to consider an amendment to Article IX "Commercial Districts", Section 91.00 "General Business District (B-2)" use Regulations within the *Zoning Ordinance of the City of Ashville, Alabama* (the "Zoning Ordinance"); and

WHEREAS, the purpose of the amendment is to further regulate the uses allowed in the applicable district within the City of Ashville (the "City"); and

WHEREAS, the City has the legal right to take acts to protect the general welfare of its citizens and to create districts within the corporate limits of the City and to regulate structures placed within said districts; and

WHEREAS, the amendment was recommended by the City of Ashville Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ashville, Alabama, as follows:

Section 1: That the Article IX "Commercial Districts" Section 91.00 B-2 District Use Regulations within the Zoning Ordinance be and is hereby amended to state as follows:

Section 91.01. B-2 District Intent.

This district consists of areas where a wide range of commercial uses are permitted. The district encourages neighborhood centers and limited highway frontage development to conveniently serve community commercial needs. The B-2 District also allows for institutional uses which are compatible with commercial activities.

Section 91.02. B-2 District Use Regulations.

Accessory and combined uses and structures may be permitted subject to "Section 42.00: Use of Structures", and similar uses to those listed below may also be permitted subject to "Section 52.00: Interpretation of Uses". All uses listed in this district are defined by "Section 23: Definitions".

A. Permitted Uses. The following uses shall be permitted subject to appropriate permits being issued in accordance with this Ordinance:

1. Agricultural Uses.
 - Kennel.
2. Residential Uses.
 - None.

Council Members

Adam Abernathy - Robin L. Bowlin - Edward Roscoe Lane - Shirley Smith - R. Denise Williams

3. Institutional Uses.

- Boarding House.
- Cemetery, subject to Section 56.03
- Community Center.
- Community Service Club.
- Emergency Care Facility.
- Domiciliary Care Facility.
- Hospital.
- Nursing Care Facility.
- Park
- Place of Worship.
- Public Facility
- Public Utility Facility
- Public Utility Service.
- Rehabilitation Facility.
- School.

4. Commercial Uses.

- Animal Hospital.
- Bank or Financial Service.
- Broadcast Studio.
- Business or Professional Office.
- Business Support Service.
- Car Wash.
- Commercial Parking.
- Commercial School.
- Convenience Store.
- Country Club.
- Day Care Center.
- Entertainment, Indoor.
- Funeral Home.
- Garden Center or Nursery.
- General Retail, Enclosed.
- General Retail, Unenclosed.
- Home Improvement Center.
- Hotel/Motel.
- Laundry Service.
- Medical Clinic.
- Medical Support Service.
- Personal Service.
- Recreation, Indoor.
- Recreation, Outdoor.
- Restaurant, Standard.
- Restaurant, Fast Food.
- Restaurant, Take-Out Only.
- Shopping Center, Major, subject to Section 56.17
- Shopping Center, Minor, subject to Section 56.17.

- Studio.
- Tourist Home.
- Vehicle Repair service.
- Vehicle Sales or Rental.
- Vehicle Service Station.

5. Industrial Uses.

- Maintenance Service.
- Transmission Tower.
- Vehicle and Equipment Repair.
- Vehicle and Equipment Sales.

B. Conditional Uses. The following uses shall be permitted subject to a conditional use permit being granted by the Zoning Board of Adjustments and further subject to appropriate permits being issued in accordance with this Ordinance.

1. Agricultural Uses.

- None.

2. Residential Uses.

- Combination Dwelling.
- Upper Story Apartments.

3. Institutional Uses.

- Military Installation.
- Public Assembly Center.

4. Commercial Uses.

- Day Care Home.
- Entertainment, Outdoor.
- Open Air Market.

5. Industrial Uses.

- None.

C. Temporary Uses.

- Seasonal Sales.
- Special event.

Section 91.03 B-@ District Dimensional Regulations.

Except as provided in “Section 56.00: Supplemental District Regulations, the following dimensional standards shall be required:

- | | |
|----------------------------|----------|
| • Minimum Lot Area: | none |
| • Minimum Lot Width: | 100 feet |
| • Minimum Front Yard: | 15 feet |
| • Minimum Side Yard: | 10 feet |
| • Minimum Rear Yard: | 35 feet |
| • Maximum Building Height: | 45 feet |

ORDAINED, ADOPTED and APPROVED this the 15th day of June 2026.



CITY OF ASHVILLE, ALABAMA

Derrick L Mostella, Mayor

ATTEST:

Chrystal St. John, City Clerk