

STATE OF ALABAMA)

COUNTY OF SHELBY)

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Shelby Cnty Judge of Probate, AL
05/02/1977 12:00:00 AM FILED/CERT

THIS AGREEMENT made and entered into this 26th day of April, 1977, by and between THE HARBERT-EQUITABLE JOINT VENTURE, an Alabama General Partnership, organized under Joint Venture Agreement dated January 30, 1974, and composed of Harbert Construction Corporation, a corporation, and The Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "VENTURE"), and BLUE CROSS AND BLUE SHIELD OF ALABAMA, a non-profit corporation organized under the laws of Alabama (hereinafter referred to as "BLUE CROSS").

WHEREAS, VENTURE and BLUE CROSS desire to specify certain properties within the area known as Riverchase as being "Commercial Properties"; and

WHEREAS, VENTURE and BLUE CROSS desire to impose certain use restrictions on such properties.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, each party paid to the other, VENTURE and BLUE CROSS hereby agree as follows:

1. The following described parcels shall be "Commercial Parcels" as defined in and for the purposes of the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 in Miscellaneous Book 15, beginning at page 189, in the office of the Judge of Probate of Shelby County, Alabama, and rerecorded in Real Volume 1236, beginning at page 881, as amended by Amendment No. 1 in Real Volume 1294, beginning at page 30, in the office of the Judge of Probate of Jefferson County, Alabama, and any subsequent amendments thereto. Said property shall not be reclassified to a designation other than "commercial" without the written consent of BLUE CROSS.

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Further, the hereinafter listed parcels shall be limited in use, and any conveyance of all or any part of said parcels shall be made subject to covenants so limiting their use (in the absence of written consent to the contrary of BLUE CROSS or its successors or assigns, which consent will not be unreasonably withheld and will be effective upon written recordation in the Probate Office of Shelby County or Jefferson County, as the case may be) to the following:

1.1 Those uses prescribed in Section C-P "Preferred Commercial District," on page 20 of the Code of Zoning Regulations of Jefferson County, Alabama, in effect on September 28, 1976, together with usual related support businesses (such as, but not limited to, cafeterias, drug stores, barber shops, beauty parlors, banks and like uses), provided that such related support uses are physically located inside the structures devoted to the primary uses permitted by said Section C-P:

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That property described in Exhibit A, attached hereto and made a part hereof (such Exhibit A referring to the property as "TRACT I").

1.2 Those uses prescribed in said Section C-P and also in Section 9.R-T, "Residential Townhouse District," in Section 10.P-4, "Multiple Dwelling District," in Section 14.R-7, "Residential Cluster District," in Section 21.I-2, "Light Industrial District," and in Sections C-1, C-2, or C-3 of the Code of Zoning Regulations of Jefferson County, Alabama, in effect on September 28, 1976:

That property described in Exhibit
B, attached hereto and made a part hereof
(such Exhibit B referring to the property
as "Tract II").

1.3 Those uses prescribed in said Section C-P
and also in Section 9.R-T, "Residential Townhouse
District," in Section 10.R-4, "Multiple Dwelling
District," in Section 14.R-7, "Residential Cluster
District," in Section 21.I-2, and "Light Industrial
District," of the Code of Zoning Regulations of
Jefferson County, Alabama, in effect on
September 28, 1976:

That property described in Exhibit
C, attached hereto and made a part hereof
(such Exhibit C referring to the property
as "Tract III").

The Code of Zoning Regulations of Jefferson County, Alabama,
in effect on September 28, 1976, are attached hereto as Exhibit D
and are made a part hereof.

The above use restrictions in sections 1.1, 1.2 and 1.3
shall apply to tracts situated in Shelby County as well as
those situated in Jefferson County.

The above use restrictions shall not prohibit the
location on any land other than the property being purchased
by BLUE CROSS from VENTURE of pumping stations or electrical
power substations ("stations") necessary for development of
the BLUE CROSS property and surrounding lands, but any such
station shall not be within 200 feet of the exterior bound-
aries of the BLUE CROSS property and any portion of such
stations above the surface of the ground shall be, insofar
as practicable, screened from view and made aesthetically
pleasing.

It is agreed that the location of a fire station on land other than the BLUE CROSS property shall not be limited by the above use restrictions.

The above restriction shall not prohibit the issuance of Alcoholic Beverage Licenses, with appropriate zoning, so long as the establishment holding such license complies with the use restrictions imposed above.

These restrictions shall remain in force until January 1, 1990; after that date these restrictions shall continue in force, but may be modified or terminated with the written consent of both parties hereto, or their successors or assigns.

It is agreed and understood that VENTURE may apply for rezoning necessary or appropriate to conform the permitted uses of land under any future changes in zoning classifications to the uses permitted thereon under the above use restrictions, and so long as the classifications sought by such applications for rezoning are consistent with the use restrictions imposed above, BLUE CROSS will not oppose such applications.

2. The above listed tracts will be subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as amended, at the time each such tract is sold, except as they may be modified in the deed, any such modifications to be subject to the use restrictions as set out above, and further subject to the limitation on modifications as set forth in Section 16.4 of the aforementioned covenants.

3. This agreement shall be binding upon and shall inure to the benefit of the undersigned parties and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have caused these presents to be executed by their duly respective officers thereunto authorized on the date first above set forth.



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05/02/1977 12:00:00 AM FILED/CERT

THE HARBERT-EQUITABLE JOINT VENTURE,
an Alabama General Partnership

Witnesses:

Steve Hunter
Carrie Yanko

By HARBERT CONSTRUCTION CORPORATION

By:

Eddie W. White
Its Vice President

Date Executed: April 26, 1977

Witnesses:

Cleveland A. H. H. H.
Paul H. H. H.

By THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By:

Donald J. H. H.
Its Division Manager

Date Executed: 4-26-77

Witnesses:

Dr. E. H. H.
Hester Brown

BLUE CROSS AND BLUE SHIELD OF ALABAMA

By:

Wm. E. Miller Jr.
Its

Date Executed: 4-26-77

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Norman C. White, a Notary Public in and for said County in said State, hereby certify that Edmund W. Furr whose name as Chairman, of Harbert Construction Corporation, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement, dated January 30, 1974, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 26th day of April, 1977.

Norman C. White
Notary Public

My commission expires: 1-20-81



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Shelby Cnty Judge of Probate, AL
05/02/1977 12:00:00 AM FILED/CERT

STATE OF GEORGIA)

COUNTY OF FULTON)

I, Correll K. Alexander, a Notary Public in and for said County in said State, hereby certify that DONALD D. FLAHERTY whose name as DIVISION MANAGER of The Equitable Life Assurance Society of the United States, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 26th day of April, 1977.

Correll K. Alexander
Notary Public

My commission expires: 8-16-80

STATE OF Alabama)
COUNTY OF Jefferson)



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Shelby Cnty Judge of Probate, AL
05/02/1977 12:00:00 AM FILED/CERT

I, A. C. RAY, JR. Notary, a Notary Public in and for
said ~~County~~ in said State, hereby certify that William E. Miller, Jr.
whose name as PRESIDENT of Blue Cross and Blue
Shield of Alabama, a non-profit corporation, is signed to
the foregoing instrument, and who is known to me, acknowledged
before me on this day that, being informed of the contents
of such instrument, he, as such officer and with full au-
thority, executed the same voluntarily for and as the act of
said corporation.

Given under my hand and official seal, this the 26th
day of April, 1977.

A. C. RAY, JR.
Notary Public

My commission expires: 4/24/78

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BOOK

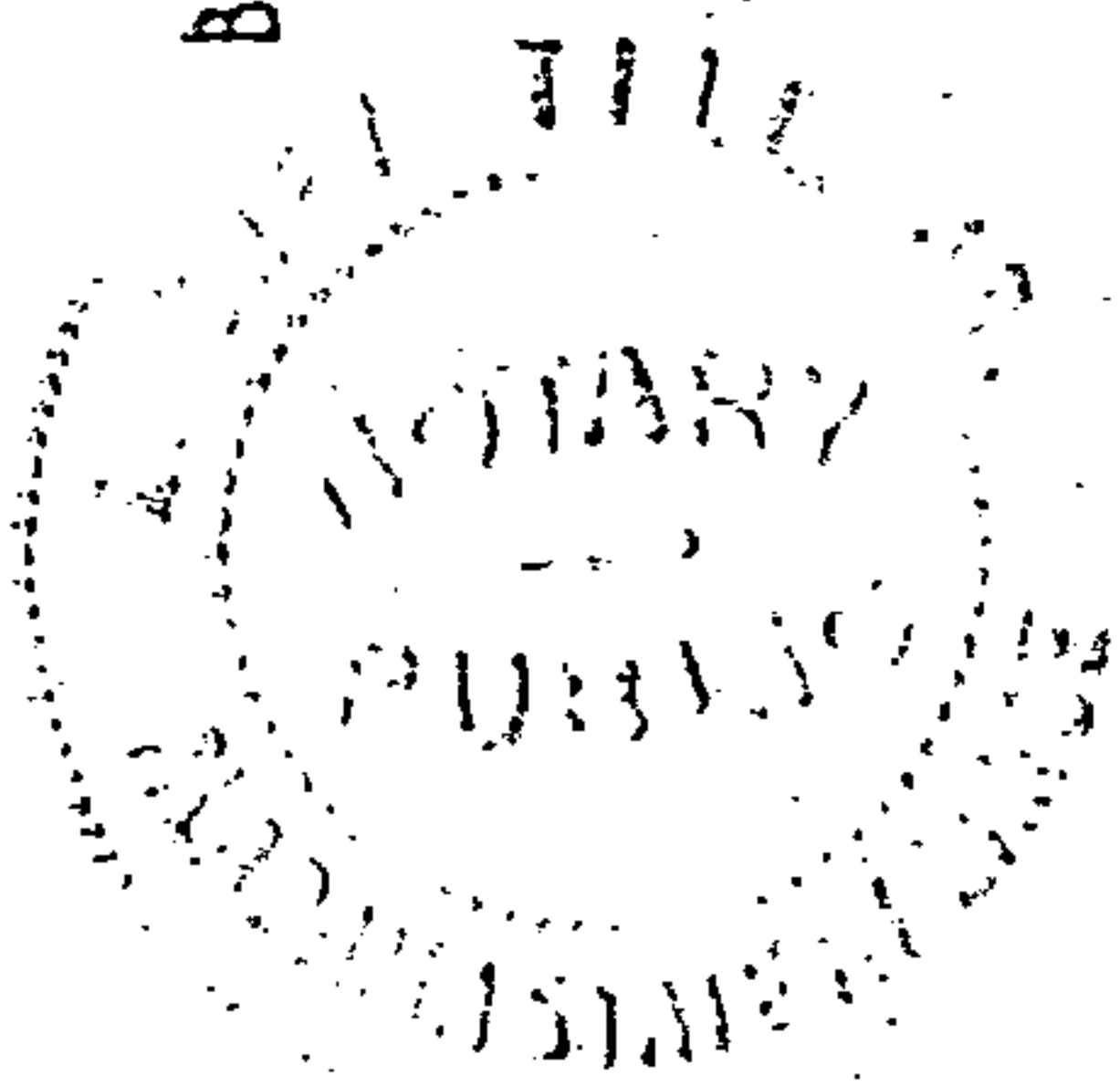


EXHIBIT A

TRACT 1



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05/02/1977 12:00:00 AM FILED/CERT

Lowe Engineers, Inc. 1920 MONROE DR., N. E., ATLANTA, GA. 30324 404 873-6511

3433 Lorna Lane
Birmingham, Alabama 35216

April 21, 1977

This is a description of a tract of land situated in Section 19, Township 19 South, Range 2 West and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 30, Township 19 South, Range 2 West and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West and being more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, Township 19 South, Range 2 West; thence South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ S 00°22'05" E, 395.50 feet to a point; thence S 28°04'21" W, 361.68 feet to a point; thence S 54°12'09" E, 256.44 feet to a point; thence S 06°54'40" E, 166.21 feet to a point; thence N 89°11'00" W, 349.08 feet to a point; thence S 83°20'48" W, 65.00 feet to the centerline of a proposed road; thence 82°24'12" right, tangent to a curve to the left, said curve having a central angle of 75°45'00" and a radius of 270.00 feet; thence along said curve and centerline 356.96 feet to a point; thence continue tangent to said curve and along said centerline 104.37 feet to a curve to the right, said curve having a central angle of 26°37'00" and a radius of 400.00 feet; thence along said curve and centerline 185.83 feet; thence continue tangent to said curve along said right-of-way 95.64 feet to a curve to the left, said curve having a central angle of 52°40'00" and a radius of 500.00 feet; thence along said curve and centerline 459.60 feet; thence continue tangent to said curve and along said centerline 35.94 feet to the intersection of said centerline and the Northeasterly right-of-way line of Riverchase Parkway East; thence 90°00'00" right and along said right-of-way 85.17 feet to a curve to the left, said curve having a central angle of 78°20'00" and a radius of 661.41 feet; thence along said curve and right-of-way 904.26 feet; thence continue tangent to said curve and along said right-of-way 125.26 feet to a curve to the right, said curve having a central angle of 08°34'00" and a radius of 632.07 feet; thence along said curve and right-of-way 94.50 feet; thence continue tangent to said curve and along said right-of-way 168.62 feet to a curve to the left, said curve having a central angle of 03°28'30" and a radius of 805.94 feet; thence along said curve and right-of-way 48.88 feet to a point; thence S 17°30'00" E, leaving said right-of-way 1689.17 feet to a point; thence S 69°46'10" W, 907.67 feet to a point, said point being on the centerline of a proposed road; thence 90°00'00" left tangent to a curve to the right, said curve having a central angle of 11°31'50"

ATLANTA BIRMINGHAM CHARLESTON, W. VA. NEW ORLEANS ORLANDO

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a radius of 675.00 feet; thence along said curve and centerline 135.84 feet; thence continue tangent to said curve and centerline 106.98 feet to a curve to the left, said curve having a central angle of 22°38'00" and a radius of 250.00 feet; thence along said curve and centerline 98.76 feet to a point; thence 90°00'00" right, leaving said centerline S 58°40'00" W, 123.19 feet to a point; thence N 80°30'00" W 394 feet, more or less, to a point on the shore line of Riverchase East Lake; thence following the meanders of said shore line Northwesterly, Southwesterly and Northwesterly 312 feet, more or less to the intersection of said shore line and the Easterly right-of-way line of US-31 South; thence N 01°50'30" W along said right-of-way 305 feet, more or less, to the intersection of said right-of-way and shore line of said lake; thence following the meanders of said lake Northeasterly, Northerly, Southwesterly, Northwesterly, Northeasterly, 2022 feet, more or less, to a point; thence N 80°02'15" E leaving said shore line 52 feet, more or less, to the centerline of the proposed road; thence 90°00'00" left and along said centerline N 09°57'45" W, 305.95 feet to the intersection of said proposed road centerline and the Northerly right-of-way line of Riverchase Parkway East; thence 93°09'36" left tangent to a curve to the right of said right-of-way, said curve having a central angle of 10°47'21" and a radius of 577.41 feet; thence along said curve and right-of-way 108.73 feet; thence continue tangent to said curve and right-of-way 160.44 feet to a curve to the left, said curve having a central angle of 42°29'00" and a radius of 540.22 feet; thence along said curve and right-of-way 400.56 feet; thence continue tangent to said curve and right-of-way 138.06 feet to a curve to the right, said curve having a central angle of 26°30'00" and a radius of 374.70 feet; thence along said curve and right-of-way 173.30 feet; thence continue tangent to said curve and right-of-way 116.46 feet to a point, said point being the intersection of the Northerly right-of-way of Riverchase Parkway East and the Easterly right-of-way line of US-31 South; thence 88°39'08" right, tangent to a curve to the left on said US-31 South right-of-way, said curve having a central angle of 00°59'04" and a radius of 3939.72 feet; thence along said curve and right-of-way 67.69 feet; thence 90°00'00" right from tangent and along said right-of-way 55.00 feet; thence 90°00'00" left tangent to a curve to the left, said curve having a central angle of 05°54'47" and a radius of 3994.72 feet; thence along said curve and right-of-way 412.26 feet; thence continue tangent to said curve and right-of-way 186.30 feet; thence 90°00'00" left 75.00 feet along said right-of-way; thence 90°00'00" right 140.00 feet along said right-of-way; thence 90°00'00" right 50.00 feet along said right-of-way; thence 90°00'00" left 45 feet, more or less, to a point, said point being the intersection of the Easterly right-of-way of US-31 South and the centerline of the Cahaba River; thence leaving said right-of-way and along the meanders of the centerline of the Cahaba River, Northeasterly, Northwesterly, Northeasterly, Southeasterly and Easterly, 6184 feet, more or less, to the intersection of said centerline of Cahaba River and the East line of the Southwest ¼ of the Northeast ¼ of Section 19, Township 19 South, Range 2 West; thence South along the East line of said ¼ - ¼ S 00°22'05" E, 765 feet, more or less, to the point of beginning, less and except the following



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description of a tract of land:

The following is the description of a tract of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ N $87^{\circ}46'35''$ W, 2694.11 feet; thence $90^{\circ}00'00''$ left 85.47 feet to the point of beginning, said point also being on the Southerly right-of-way line of a proposed road; thence $92^{\circ}53'16''$ right tangent to a curve to the left, said curve having a central angle of $16^{\circ}09'42''$ and a radius of 420.00 feet; thence along said curve and right-of-way 118.48 feet; thence continue tangent to said curve and right-of-way 109.97 feet to a curve to the right, said curve having a central angle of $11^{\circ}02'00''$ and a radius of 1372.00 feet; thence along said curve and right-of-way 264.20 feet; thence continue tangent to said curve and right-of-way 59.67 feet to a curve to the left, said curve having a central angle of $84^{\circ}12'15''$ and a radius of 220.00 feet; thence along said curve and right-of-way 323.32 feet to a curve to the left, said curve having a central angle of $98^{\circ}05'06''$ and a radius of 25.00 feet; thence along said curve and right-of-way 42.80 feet to a point, said point being the intersection of the proposed right-of-way and the Northeasterly right-of-way line of Riverchase Parkway East, said point also being on the beginning of a curve to the right, said curve having a central angle of $47^{\circ}12'42''$ and a radius of 661.41 feet; thence along said curve and right-of-way 545.00 feet; thence $107^{\circ}09'19''$ left from tangent of said curve and leaving said right-of-way N $27^{\circ}45'01''$ E, 531.55 feet to the point of beginning.

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John E. Norton, P.E. & L.S.
State of Alabama
Reg. No. 10287



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EXHIBIT B

1 OF 2
TRACT II

Lowe Engineers, Inc.

1920 MONROE DR., N. E., ATLANTA, GA. 30324 404 873-6511

3433 Lorna Lane
Birmingham, Alabama 35216

April 26, 1977

This is a description of a tract of land situated in Section 30, Township 19 South, Range 2 West and South $\frac{1}{2}$ of Section 19, Township 19 South, Range 2 West and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; thence S $44^{\circ}24'35''$ E, 305.17 feet to the Westerly right-of-way line of I-65; thence S $04^{\circ}37'56''$ W along said right-of-way 988.74 feet; thence S $22^{\circ}07'58''$ W along said right-of-way 116.62 feet to a point on the Northwestern right-of-way line of Valleydale Road; thence S $53^{\circ}05'48''$ W along said right-of-way 36.41 feet to a curve to the right, said curve having a central angle of $01^{\circ}49'05''$ and a radius of 11349.16 feet; thence along said curve and right-of-way 360.10 feet to a point; thence S $89^{\circ}46'23''$ W, 87.88 feet to a point on the Easterly right-of-way line of Riverchase Parkway East; thence S $55^{\circ}37'12''$ W 134.01 feet to the Westerly right-of-way of Riverchase Parkway East; thence N $33^{\circ}36'00''$ W along said right-of-way 144.86 feet to a curve to the left, said curve having a central angle of $05^{\circ}28'00''$ and a radius of 503.64 feet; thence along said curve and right-of-way 48.05 feet; thence continue tangent to said curve and said right-of-way 134.48 feet to a curve to the right, said curve having a central angle of $27^{\circ}14'16''$ and a radius of 500.37 feet; thence along said curve and right-of-way 237.87 feet to a point; thence $85^{\circ}00'54''$ left from tangent of said curve and leaving said right-of-way S $83^{\circ}09'22''$ W, 77.00 feet; thence N $83^{\circ}33'05''$ W, 128.15 feet; thence N $75^{\circ}48'29''$ W, 149.17 feet; thence N $53^{\circ}54'10''$ W, 92.34 feet; thence N $67^{\circ}03'45''$ W, 136.87 feet; thence S $47^{\circ}28'55''$ W, 62.99 feet; thence S $89^{\circ}40'35''$ W, 104.47 feet; thence S $54^{\circ}12'40''$ W, 225.03 feet; thence N $71^{\circ}47'20''$ W, 396.00 feet; thence S $00^{\circ}14'17''$ E, 200.00 feet; thence N $87^{\circ}57'50''$ W, 1632.84 feet to a point, said point being on the Easterly right-of-way line of US-31 South; thence N $01^{\circ}50'30''$ W along said right-of-way 1816.18 feet; thence $90^{\circ}00'00''$ left along said right-of-way 35 feet, more or less, to a point, said point being the intersection of the Easterly right-of-way of US-31 and the shore line of Riverchase East lake; thence leaving said right-of-way and along said shore line Northeasterly, Northwesternly, Northeasterly 823 feet, more or less, to a point; thence S $80^{\circ}30'00''$ E leaving shore line 394 feet, more or less, to a point; thence N $58^{\circ}40'00''$ E, 123.19 feet to a point, said point being on the centerline of a proposed road; thence $90^{\circ}00'00''$ left, tangent to a curve to the right, said curve having a central angle of $22^{\circ}38'00''$ and a radius of 250.00 feet; thence along said curve and centerline 98.76

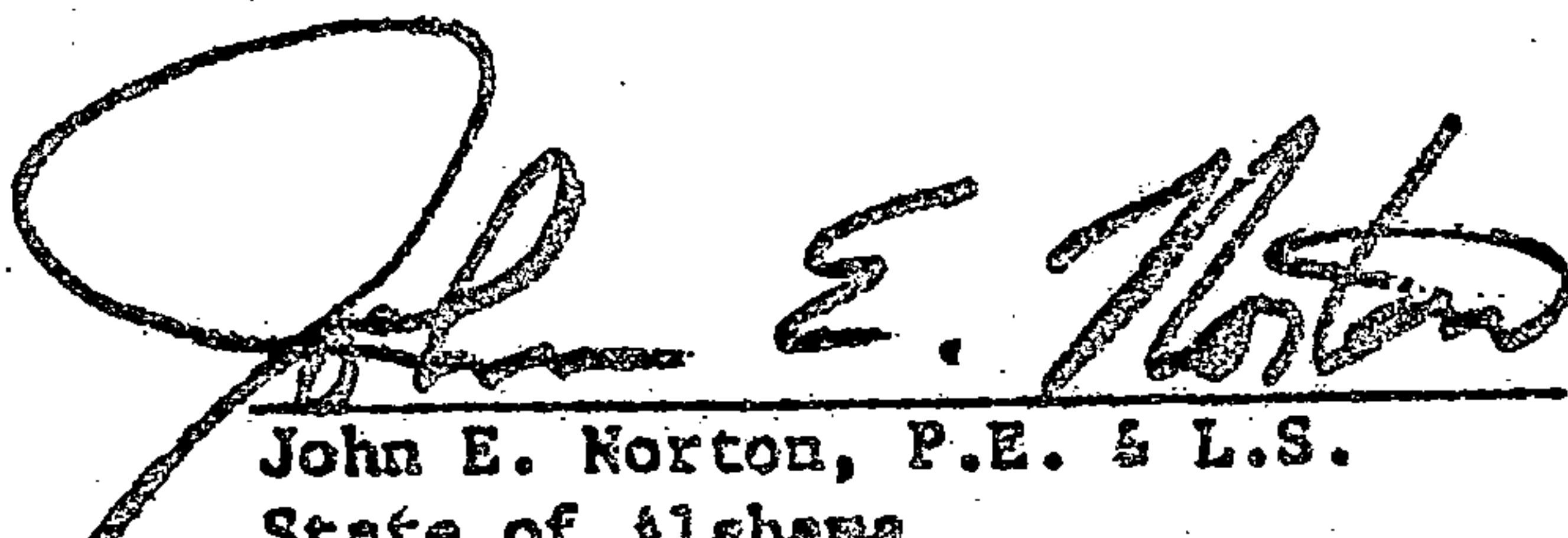
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ATLANTA BIRMINGHAM CHARLESTON, W. VA. NEW ORLEANS ORLANDO



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feet; thence continue tangent to said curve and centerline 106.98 feet to a curve to the left, said curve having a central angle of $11^{\circ}31'50''$ and a radius of 675.00 feet; thence along said curve and centerline 135.84 feet to a point; thence $90^{\circ}00'00''$ right from tangent to said curve and leaving said centerline N $69^{\circ}46'10''$ E, 907.67 feet; thence S $17^{\circ}30'00''$ E, 212.00 feet; thence N $79^{\circ}30'00''$ E, 1220.06 feet to a point, said point being on the Easterly right-of-way of Riverchase Parkway East; thence $64^{\circ}43'40''$ right, tangent to a curve to the left, said curve having a central angle of $17^{\circ}56'40''$ and a radius of 503.67 feet; thence along said curve and right-of-way, 157.74 feet; thence continue tangent to said curve and right-of-way 43.61 feet to a point, said point being the intersection of the Easterly right-of-way line of Riverchase Parkway East and the centerline of a proposed road; thence $90^{\circ}00'00''$ left, leaving said right-of-way and along said centerline 56.29 feet to a curve to the right, said curve having a central angle of $55^{\circ}54'00''$ and a radius of 350.00 feet; thence along said curve and centerline 341.47 feet; thence continue tangent to said curve and centerline 253.20 feet to a curve to the left, said curve having a central angle of $26^{\circ}32'00''$ and a radius of 925.00 feet; thence along said curve and centerline 428.36 feet; thence continue tangent to said curve and centerline 323.17 feet to a curve to the left, said curve having a central angle of $06^{\circ}02'00''$ and a radius of 380.00 feet; thence along said curve and centerline 40.01 feet; thence $61^{\circ}31'17''$ right from tangent of said curve and leaving said centerline S $58^{\circ}51'43''$ E, 1041.48 feet to a point, said point being on the Westerly right-of-way of I-65; thence S $16^{\circ}00'15''$ W along said right-of-way 455.00 feet to a point, said point being the intersection of the Westerly right-of-way of I-65 and the North line of the Northeast $\frac{1}{4}$ of Section 30, Township 19 S, Range 2 West; thence West along the North line of said $\frac{1}{4}$ and leaving said right-of-way N $87^{\circ}49'35''$ W, 308.81 feet; thence S $45^{\circ}54'30''$ W, 1381.66 feet to a point on the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ S $00^{\circ}21'05''$ E, 315.70 feet to the point of beginning.


John E. Norton, P.E. & L.S.
State of Alabama
Reg. No. 10287

Also included in said Tract II are lots 6C and 6E on Plat of Riverchase East-First Sector, Second Amendment, Third Revision, as recorded in Map Book 6, page 139, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.



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05/02/1977 12:00:00 AM FILED/CERT

TRACT III

1 of 2

EXHIBIT C

Lowe Engineers, Inc.

1920 MONROE DR., N. E., ATLANTA, GA. 30324 404 873-6511

3433 Lorna Lane
Birmingham, Alabama 35216

April 21, 1977

This is a description of a tract of land situated in the SE $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 West and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, Township 19 South, Range 2 West; thence East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$, S87°46'35" E, 1319.25 feet to the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$, S 00°29'34" E, 1321.75 feet to the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West; thence East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$, S 89°03'50" E, 268.39 feet to the intersection of said $\frac{1}{4}$ - $\frac{1}{4}$ line with the Westerly right-of-way line of I-65; thence 99°38'12" right tangent to a curve to the right, said curve having a central angle of 05°25'53" and a radius of 3494.72 feet; thence along said curve and said right-of-way 331.28 feet to a point; thence 22°23'34" left from tangent and along said right-of-way 223.12 feet to a point; thence 22°23'34" right and along said right-of-way 348.83 feet to a point; thence N 58°51'43" W, leaving said right-of-way 1041.48 feet to a point, said point also being on the centerline of a proposed road; thence 61°31'17" left, tangent to a curve to the right, said curve having a central angle of 06°02'00" and a radius of 380.00 feet; thence along said curve and centerline 40.01 feet; thence continue tangent to said curve and along said centerline S 65°39'00" W, 323.17 feet to a curve to the right, said curve having a central angle of 26°32'00" and a radius of 925.00 feet; thence along said curve and centerline 428.36 feet; thence continue tangent to said curve and along said centerline N 87°49'00" W, 253.20 feet to a curve to the left, said curve having a central angle of 55°54'00" and a radius of 350.00 feet; thence along said curve and centerline 341.47 feet; thence continue tangent to said curve and along said centerline S 36°17'00" W, 56.29 feet to a point, said point being on the Easterly right-of-way of Riverchase Parkway East; thence 90°00'00" right and along said right-of-way N 53°43'00" W, 43.61 feet to a curve to the right, said curve having a central angle of 58°18'00" and a radius of 503.67 feet; thence along said curve 512.50 feet; thence continue tangent to said curve and along said right-of-way N 04°35'00" E, 127.42 feet to a curve to the left, said curve having a central angle of 38°49'00" and a radius of 394.60 feet; thence along said curve and right-of-way 267.33 feet to a point; to a point; thence 90°00'00" right from tangent to said curve and right-of-way and leaving said right-of-way N 55°46'00" E, 382.62 feet; thence

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ATLANTA BIRMINGHAM CHARLESTON W. VA. NEW ORLEANS ORLANDO



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N 02°41'00" E, 233.89 feet to a point in the centerline of a proposed road; thence 90°00'00" right tangent to a curve to the left, said curve having a central angle of 02°41'00" and a radius of 400.00 feet; thence along said curve and centerline 18.74 feet; thence continue tangent to said curve and along said centerline 104.37 feet to a curve to the right, said curve having a central angle of 75°45'00" and a radius of 270.00 feet; thence along said curve and centerline 356.96 feet to a point; thence N 83°20'48" E, 65.00 feet leaving said centerline to a point; thence S 89°11'00" E, 349.08 feet to a point; thence N 06°54'40" W, 166.21 feet to a point; thence N 54°12'09" W, 256.44 feet to a point; thence N 28°04'21" E, 361.68 feet to a point, said point being on the West line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 19, Township 19 South, Range 2 West; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$, N 00°22'05" W, 395.50 feet to the point of beginning.

John E. Norton, P.E. & L. S.
State of Alabama
Reg. No. 10287



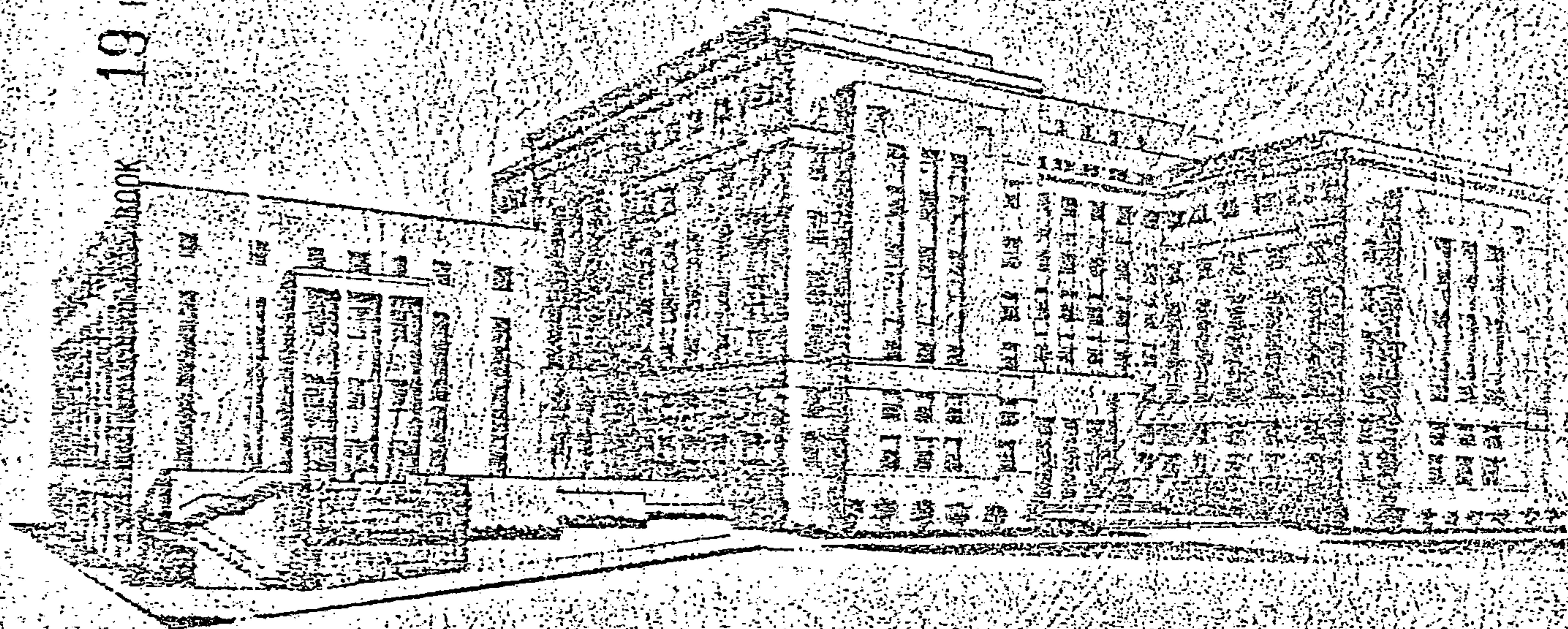
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EXHIBIT D

9-28-76

CODE
OF
ZONING REGULATIONS
OF
JEFFERSON COUNTY, ALABAMA

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Jefferson County Planning and Zoning Commission



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Regulations effective
September 28, 1976

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Resolution of the Board of County Commissioners of Jefferson County, Alabama, with respect to amending the County Zoning Resolution of December 6, 1949, as authorized by Act 344, General Acts of 1948 as amended by Act 422, General Acts of 1949, Alabama State Legislature and the adoption of a Standard Set of Zoning Classifications (Districts) to implement and augment future amendments and specific zoning.

WHEREAS,

pursuant to the provisions of the above Acts 344 and 422 of the Alabama State Legislature, and upon the recommendations of the Jefferson County Planning and Zoning Commission, this Board did advertise, in the August 21, 1973 edition of the Birmingham Post-Herald, a Public Hearing, as prescribed by law; and

WHEREAS,

this Board did hold such Public Hearing, aforesaid, at 10:00 a. m., September 11, 1973 in Room 210 Courthouse, Birmingham, Alabama, for the purpose of entertaining a public discussion of this amendment to the original zoning resolution, aforesaid, and the adoption of a standard set of zoning classifications (districts) as mentioned above, and

WHEREAS,

that at said Public Hearing aforesaid, this Board did give ear to the recommendations and objections of parties in interest and citizens; and

WHEREAS,

after due consideration of the recommendations and objections aforesaid, and as a means of further promoting the health, safety, morals and general welfare of the County, this Board of County Commissioners of Jefferson County, Alabama, does hereby approve and adopt the herein contained amending provisions, with the attending rules and regulations governing the enforcement thereof and, in addition, the set of zoning classifications (districts) designed to standardize future and specific zoning within the province of this Board, for the purposes, among others, of lessening congestion in roads and streets; protecting the development of both urban and non-urban areas; encouraging such distribution of population and such classification of land uses as will tend to facilitate economical drainage, sanitation, education, recreation and/or other public requirements; conserving and developing the natural resources; fostering the State's agricultural and other industries protecting the food supply; conserving the property values, including the tax base; and encouraging the most appropriate use, condition of use and/or occupancy of the land in the County.

NOW THEREFORE,

BE IT RESOLVED that this amendment be placed on the minutes of this Board of County Commissioners of Jefferson County, Alabama, and that same be declared effective and in force this September 11, 1973

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General Applications for Rezoning - No application shall be taken out 10/7/75
without informal descriptive information as to how the petitioner proposes
utilize the parcel of land(plot plan, drawings, sketches, etc.).

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Strip Mining - To require a plan by the applicant showing an informal
etch as to the locations of the coal seam, estimated number of tons, approx-
imate time required to strip and reclaim and a general expression of subsequent
use of property.

10/7/75



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SECTION 1. GENERAL PROVISIONS

(A) SCOPE OF REGULATIONS: Except as provided herein, and except after obtaining written permission from the enforcing officer.

IT SHALL BE UNLAWFUL WITHIN THE DISTRICTS CREATED HEREUNDER

1. To establish any use of occupancy of a building or structure of land either by itself or in addition to another use and/or occupancy. A "use" permit is required to change an established "use" or "occupancy" subject to provisions set forth in Section 30.
2. To expand, change or re-establish any non-conforming use or occupancy.
3. To erect a new building or structure or part thereof.
4. To rebuild, structurally alter, add to or relocate any building or structure, or part thereof.
5. To reduce the open space or plot area required for a building or structure or to include any part of such open space or plot area as that required for an adjoining building or structure.

(B) INCIDENTAL USES: Unless otherwise prohibited or restricted, a permitted use also allows uses, buildings and structures incidental thereto if located on the same site or building plot. However, such incidental uses, buildings and structures shall not be established or erected prior to the establishment or construction of the principal use or building and shall be compatible with the character of the principal use.

(C) TEMPORARY USES: Permitted anywhere is a "temporary yard" for a contractor's plant required for highway construction, if not nearer than 500 feet to any residence other than the lessor of the site. (Limited to six (6) months.) All other temporary use and/or occupancy permits shall be for one (1) year or less.

(D) EXEMPTIONS: The following uses are permitted in any district, provided the parties in interest have complied with all existing laws and regulations governing such installations: Poles, towers, wires, cables, conduits, pipe lines, vaults, laterals or other similar distributing equipment, roads and ways of any descriptions, provided however, that proper and necessary "use" and "building" permits are secured. Harvesting timber and/or reforestation, no permit required.

(E) DISTANCES BETWEEN BUILDINGS: The distance (open space) between buildings (structures), minimum requirements shall be:

Between residences including apartment buildings	16 feet
Between residences and accessory buildings	16 feet
Between residences and commercial and industrial buildings ..	35 feet
plus side yard requirements of residence.	
Between cabins	16 feet

(F) SANITATION: To be approved by Board of Health or Department of Sanitation.

SECTION 1. GENERAL PROVISIONS

G. IRREGULAR SHAPED LOTS

10/7/75

1. Lot width at building line shall be at least the minimum required by specific zoning.

(H) REGULATIONS PERTAINING TO CHANGE OF ZONING OR USES: Change of zoning by written petition by



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owners of property and/or by others having an interest in property, such as lessees, optionees, parties to contracts, agents, and attorneys, provided the owners of the property file a letter with the Zoning Board authorizing the filing for the change in zoning.

When request is presented for change of zoning or use, written notice is to be given to all property owners located within five hundred feet (500 feet) of the affected site to be considered for rezoning.

Request for zoning change to the same classification, if denied on the first presentation, will only be accepted for rehearing after a waiting period of one (1) year unless there are changes which would warrant another hearing as determined by the Planning and Zoning Commission.

Fee Required for Zoning Changes:

1. Effective November 6, 1973, the following fee is hereby fixed and assessed as an application fee in the amount of \$50.00 for the filing of request for rezoning.
2. The fee and charge specified in paragraph 1 above shall be retained by the County and shall not be conditioned upon or related to the action taken with respect to said application.
 - a. In the event of a request for withdrawal or postponement within fifteen (15) working days of a hearing date, there shall be no refund.
 - b. If a hearing at a later date is desired, an additional fee of \$50.00 shall be charged.
3. All funds collected under provisions of this resolution shall be paid to the General Fund of Jefferson County, Alabama.

(I) REGULATIONS PERTAINING TO LIVESTOCK:

1. RESIDENTIAL ZONE

- a. No swine, cows or goats shall be permitted in any residential zone.
- b. A maximum of one (1) horse shall be permitted on any parcel, tract or lot containing not less than one (1) acre. For each additional one (1) acre of land, one (1) additional horse shall be allowed. No horse shall be allowed on any parcel, tract or land of less than one (1) acre, in accordance with the following provisions:
 1. All barns, stables, etc., shall be located at least 70 feet from side lot lines and 35 feet from rear property line.
 2. All animals are to be housed, fed, watered and pastured at least 150 feet from all then existing residences other than that of owner.
 3. All animals shall be housed and fed in rear of owner's residence.
- c. Rabbits and other small animals (maximum of 20) shall be housed not less than 150 feet from any then existing residence other than that of owner with a minimum of 35 feet from any adjoining property.

2. AGRICULTURAL ZONE:

In Agricultural Zones, the minimum setback of livestock barns from adjoining property lines shall be 100 feet; and from highway (road) right-of-way lines shall be 300 feet, provided, however, that no livestock barn shall be built closer than 300 feet to the nearest then existing residence other than that of owner.

Swine, (hogs) to be housed, fed and/or watered not nearer than 100 feet to any adjoining property line or within 300 feet of any road or road right-of-way.



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(J) REGULATIONS PERTAINING TO POULTRY:

(1) RESIDENTIAL ZONE:

Poultry or fowl raising for commercial purposes shall be prohibited in all residential areas. Where poultry is used for personal family consumption, the total flock shall not exceed 25 grown chickens, with not more than two (2) roosters permitted.

Poultry, or fowl, houses shall not be closer than 15 feet to a property line or 100 feet to a then existing residential building under separate ownership.

(2) AGRICULTURE ZONE:

In Agricultural Zones, the minimum setback of commercial chicken (fowl) houses or pens from adjoining property lines shall be 100 feet and from highway (road) right-of-way lines shall be 300 feet. No commercial chicken (fowl) house shall be built closer than 300 feet to nearest residence other than owner.

(K) OTHER RESTRICTIONS:

This resolution shall not nullify the more restrictive provisions of covenants, agreements, resolutions or other laws, but shall prevail notwithstanding such provisions which are less restrictive.

SECTION 2. APPLICATIONS AND PERMITS

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- (A) Applications for permits, as required by Section 1 (A) shall be filed in written form with the enforcing officer, shall state the legal description of the property as of public record and the name of the owner and applicant, shall describe the uses to be established or expanded and shall give such other information as may be required for the enforcement of this resolution. Each copy of the application shall be accompanied by a dimensioned drawing of the building plot showing the location of buildings and structures, lot areas to be used, auto parking areas, and water supply and sewage disposal facilities.
- (B) Upon proper application, supported by the necessary and required substantiating facts and figures, the Zoning Administrator (or his office staff) shall issue a zoning approval permit or use permit regardless of protest; provided, however:
1. That no variance of or in the County Zoning Regulations is required.
 2. That such application bears the signature of the owner of the property, or his agent.
- (C) No Zoning or use permit shall be issued on any application for rezoning until and after such rezoning has been completed and becomes a matter of record.
- (D) The enforcing officer shall issue a written permit, or denial thereof in writing within 15 days from the date of the acceptance of the application. In the event the permit is denied, the applicant may appeal directly to the County Board of Zoning Adjustment, which shall order the permit or denial thereof with reasons in writing.
- (E) Except where an extension has been obtained in writing from the enforcing officer, all permits issued prior to date of adoption of this resolution, are hereby declared VOID, provided the building or use does not conform to the provisions of this resolution, or if no substantial construction has been made and/or no contracts have been let pursuant to said permit; and, hereafter, permits shall expire within 90 days if a substantial beginning has not been made in the construction or establishment of the use applied for and within one (1) year if not completed, provided additional time has not been granted by the enforcing officer.
- (F) 1. (a) Refunds on use permits shall be limited to ninety (90) days, or less, from date of issue.
(b) Reasons governing such refunds are:
1. No such use established.
 2. An error as to location in the application for use permit.
2. The fee for use permits shall be fifteen (\$15.00) dollars
3. Before any person engages in palmistry, fortunetelling, clairvoyance or phrenology for a fee at any location such person shall pay to Jefferson County a use permit fee of \$250.00. Upon said fee being paid any agent or employee or person paying said fee may engage in like business at the same location without paying any additional use permit fee; the said permit for which said fee is provided shall not be transferable either as to location or to person. This shall not be construed to require any person to pay the fee prescribed hereby for or with respect to any location at which said person is engaged in the said business on the date upon which resolution becomes effective; provided, however, that if such person discontinues such business at said location he shall pay the said use permit fee before resuming such business at said location.
4. It shall be deemed a misdemeanor to establish a new use without a permit.
- (G) All petitions and/or applications for use permits covering the sale of alcoholic beverages shall be referred to the County Sheriff for investigation and said Sheriff's findings shall be filed with said petition or appli-



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cation. Legal description of property must accompany each application for use permit or change of zoning.

(H) No establishment shall be permitted the sale of beer with on-premises consumption within 1,000 feet of any church or school.

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SECTION 3. DISTRICTS

For the purpose of this resolution, the following Districts (Classifications), are hereby adopted and authorized as standard and are herein listed in order from the highest class to the lowest class, and designated as follows:

- E-1 (Estates — 1 acre or more)
- E-2 (Estates — 20,000 square feet)
- R-1 (Residences — 15,000 square feet)
- R-2 (Residence — 10,000 square feet Single Family
12,000 square feet Duplexes)
- R-3 (Residence — 7,500 square feet — Single Family)
10,000 square feet — Duplexes)
- R-T (Residential Townhouse — 4,360 square feet)
- R-4 (Multiple Dwelling)
- R-5 (a) (Mobile Home Subdivision)
- R-5 (b) (Mobile Home Park)
- R-6 (Residence — 7,500 square feet or less)
- R-7 (Planned Unit Development) (Cluster Housing)
- A-1 (Agriculture — 15,000 square feet)
- C-P (Preferred Commercial)
- C-1 (Commercial)
- C-2 (Commercial - Amusement)
- C-3 (Commercial)
- C-4 (Commercial - Obnoxious Odors)
- I-1 (Industrial - Light)
- I-2 (Industrial - Heavy)
- I-2 (a) (Industrial - Automobile Dismantling and Junk Yards)
- I-3 (Industry - Mining and Quarrying, Saw Milling, Etc.)
- I-4 (Industrial Park)
- I-5 (Sanitary Sewage Disposal Plants)

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AND SPECIAL DISTRICTS overlying the above districts within which airports, landing fields, and cemeteries may be located as provided herein.



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SECTION 4. E-1 ESTATE DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the E-1 Estate District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Single-family dwelling
2. Publicly owned or operated park, playground or community building, museum, library, art gallery or public fire station, provided that any building shall be located not less than 35 feet from any lot line.
3. Church or other place of worship, provided that any building shall be located not less than 35 feet from any lot line.
4. Public or parochial school; elementary and high, or a private school having a curriculum the same as ordinarily given in a public school, but not providing residential accommodations for students, provided that any such building shall be located not less than 35 feet from any lot line.
5. Country club, cultural or civic club, excepting any club the chief activity of which is a service customarily carried on as a business, provided that any such building shall be located not less than 35 feet from any lot line.
6. Home occupations. (Permitted on appeal only.)
7. Accessory structures and uses customarily incidental to the above uses, but not involving the conduct of a business.
8. Temporary signs not exceeding a total of eight (8) square feet in area located on the same lot pertaining to the lease, hire or sale of a building or premises.

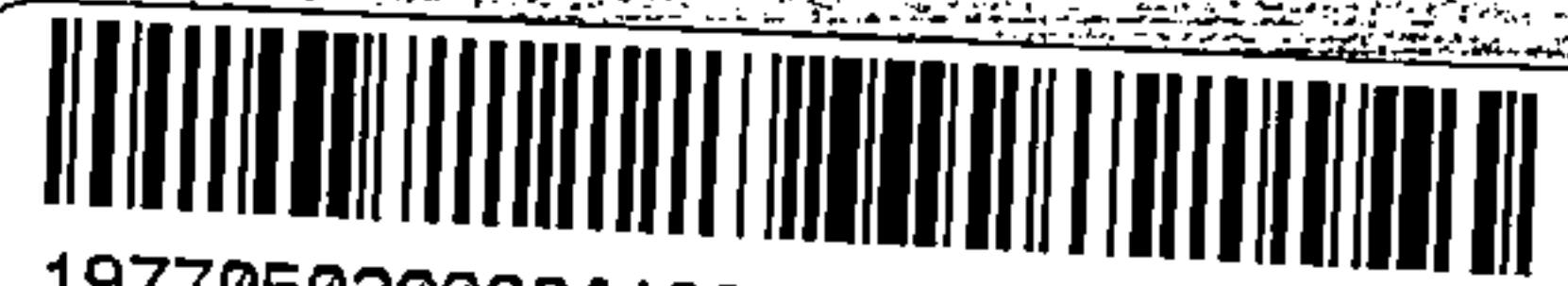
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A temporary sign not exceeding a total of 120 square feet in area relating to the development, sale or lease of lots or houses in a subdivision containing not less than five (5) lots, which sign shall not remain more than two (2) years or after the sale of the last lot, whichever occurs first, provided, further, that such sign shall be located at least fifteen (15) feet from all property lines.

III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed: (Accessory structures (7) excepted.)

One Story	Minimum Floor Area		Minimum Yards (See Section 31)			Minimum Lot Area	Minimum Lot Width
	First Floor	Two Story Minimum	Front	Rear	Side		
1400 sq. ft.	1100 sq. ft.	1600 sq. ft.	75 feet	75 feet	25 feet	1 Acre	150 feet
			Maximum Front: 100 feet.				

IV. PARKING REGULATIONS. Off-street parking shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-street Parking Requirements.)

Corner lots: Setbacks shall be the same on both streets, roads or highway.



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SECTION 5 E-2 ESTATE DISTRICT

- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the E-2 Estate District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
 1. Any use permitted in the E-1 Estate District.
 2. Colleges and high schools, public and private, with or without residential accommodations, but not including private music, dancing, business and vocational colleges.
- III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

One Story	Minimum Floor Area		Minimum Yards (See Section 31)			Minimum Lot Area	Minimum Lot Width
	First Floor	Two Story Minimum	Front	Rear	Side		
1200 sq. ft.	1000 sq. ft.	1400 sq. ft.	50 feet	50 feet	15 feet	20,000 sq. ft.	100 feet
			Maximum Front Yard: 70 feet				

- IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

Corner Lots: Setbacks shall be the same on both streets, roads or highways.



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SECTION 6 R-1 SINGLE-FAMILY DISTRICT

- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-1 Single-Family District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
 1. Any use permitted in the E-2 Estate District.
- III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area			Minimum Yard (See Section 31)			Minimum Lot Area	Minimum Lot Width
	Two Story First Floor	Minimum	Front	Rear	Side		
One Story							
1000 sq. ft.	850 sq. ft.	1100 sq. ft.	35 feet	35 feet	10 feet	15,000 sq. ft.	75 feet
Maximum Front Yard: 50 feet							

- IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

Corner Lots: Setbacks shall be the same on both streets, roads or highway.

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SECTION 7. R-2 TWO-FAMILY DISTRICT



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- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-2 Two-Family District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
 1. Any use permitted in the R-1 Single-Family District.
 2. Two-family dwelling.
- III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area			Minimum Yards (See Section 31)			Minimum Lot Area	Minimum Lot Width
One Story	Two Story First Floor	Minimum	Front	Rear	Side		
900 sq. ft.	800 sq. ft.	1000 sq. ft.	35 feet	35 feet	9 feet	*10,000 sq. ft.	60 feet
1400 sq. ft.	800 sq. ft.	1400 sq. ft.	35 feet	35 feet	12 feet	**12,000 sq. ft	80 feet

Maximum Front Yard: 50 feet

*10,000 - for Single-Family Dwelling.
**12,000 for Two-Family Dwelling.

- IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

Corner Lots: Setbacks shall be the same on both streets, roads or highway.



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SECTION 8. R-3 TWO-FAMILY DISTRICT

- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-3 Two-Family District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
1. Any use permitted in the R-2 Two-Family District.
- III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

	Minimum Floor Area		Minimum Yard (See Section 31)			Minimum Lot Area	Minimum Lot Width
	One Story	Two Story First Floor Minimum	Front	Rear	Side		
600 sq. ft.		600 sq. ft.	35 feet	35 feet	8 feet	* 7,500 sq. ft.	50 feet
1000 sq. ft.		500 sq. ft. per unit	35 feet	35 feet	9 feet	**10,000 sq. ft.	60 feet

Maximum Front Yard: 50 feet

- * 7,500 sq. ft. - for Single Family Dwelling
**10,000 sq. ft. - for Two-Family Dwelling

- IV. PARKING REGULATIONS: Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

Corner Lots: Setbacks shall be the same on both streets, roads or highway.



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SECTION 9. R-T RESIDENTIAL TOWNHOUSE DISTRICT
(Planned Unit Development)

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-T Residential Townhouse District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Townhouse Dwellings.

III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area			Minimum Yard (See Section 31)			Minimum Lot Area	Minimum Lot Width
One Story	Two Story First Floor	Minimum	Front	Rear	Side		
1000 sq. ft.	550 sq. ft.	1100 sq. ft.	None	None	None	1250 sq. ft.	18 feet

No Building shall be located less than 35 feet from any boundary of the planned unit development.

There shall not be less than 4360 sq. ft. of land area, including common area, for each townhouse dwelling in the planned unit development.

IV. PARKING REGULATIONS. 1½ parking spaces per unit.

V. No building located in an R-T District shall be located nearer a dedicated street than 35 feet. No townhouse building containing three (3) or more units shall be located nearer a private drive than 10 feet. Townhouse buildings shall be separated by not less than 40 feet front-to-end; 40 feet back-to-back; or 20 feet end-to-end; or 40 feet front-to-front.



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SECTION 10. R-4 MULTIPLE DWELLING DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-4 Multiple Dwelling District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Any use permitted in the R-3 Two-Family District. (Area and Dimensional Regulations same as R-3.)
2. Multiple Dwelling. Including condominiums (See Sections 41-42) 5/7/74
3. Rooming or boarding house.
4. Nursing home, convalescent home, home for the aged, etc.
5. Fraternity or sorority house.
6. Religious, educational, charitable or public institution or building, except a penal or mental institution.
7. Hospital or sanitarium, except a mental or animal hospital.
8. Tourist home.
9. Nursery school or kindergarten.
10. Accessory structures and uses customarily incidental to the above uses but not involving the conduct of a business.
11. One name plate to be lighted with only indirect non-intermittent light not exceeding two square feet in area attached to the wall at an entrance.

III. AREA AND DIMENSIONAL REGULATIONS FOR MULTIPLE DWELLINGS (other than Duplex). In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
500 square feet per unit.	35 feet	35 feet	*35 feet	None	None

Side yards to be 15 feet if adjoining property is zoned Commercial or R-4 (Multiple Dwelling District)

PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

Corner Lots: Setbacks shall be the same on both streets, roads, or highway.



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SECTION 11. R-5 (A) MOBILE HOME SUBDIVISION DISTRICT

- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-5 (A) Mobile Home Subdivision District.
- II. USE REGULATIONS. Premises shall be used only for the following purposes:
1. Mobile Home Subdivision.
 2. Any use permitted in R-3 Two-Family District. (area and dimensional regulations same as R-3)
- III. AREA AND DIMENSIONAL REGULATIONS. In all of the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

MOBILE HOME SUBDIVISION R-5A

Minimum Floor Area	Minimum Yards (See Section 31)			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
500 sq. ft.	35 feet	35 feet	8 feet	7,500 sq. ft.	50 feet

- IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

Corner Lots. Setbacks shall be the same on both streets, roads or highways.



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SECTION 12. R-5 (B) MOBILE HOME PARK DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-5 (B) Mobile Home Park District.

II. USE REGULATIONS. Premises shall be used only for the following purposes:

1. Mobile Home Park.

III. AREA AND DIMENSIONAL REGULATIONS. In all of the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Site Area	Minimum Site Yards			Minimum Lot Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side	Front	Rear	Side		
5 Acres	35 feet	35 feet	35 feet	15 feet	10 feet	10 feet	3,600 sq. ft.	40 feet

(A) Layout plans of proposed mobile home parks shall be prepared and submitted to the office of the Jefferson County Planning Commission for review and approval prior to construction. A description of the site location, with regards to highways, and streets, shall accompany the layout plans.

The plans should show the following:

- (1) The area and dimensions of the site.
- (2) Number, location, and dimensions of all mobile home lots.
- (3) The location and width of roadways, automobile parking facilities, and walkways.
- (4) The location of service buildings and any other proposed structures.
- (5) Location and dimensions of recreational areas (100 square feet per mobile home lot).

(B) All mobile home lots are to be leased or rented only and not to be sold individually.

(C) Yards required from front and/or side street, road and/or highway shall be grassed and attractively landscaped.

(D) Off-Street parking—a minimum of 1.25 parking spaces shall be provided for each mobile home lot in the mobile home park.

(E) Corner Lots. Setbacks shall be the same on both streets, roads or highways.

SECTION 13. R-6 SINGLE FAMILY DISTRICT

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I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-6 Single Family District.

II. USE REGULATIONS.

1. Single family residences only.

III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

One Story	Minimum Floor Area		Minimum Yards (See Section 31)			Minimum Lot Area	Minimum Lot Width
	First Floor	Two Story Minimum	Front	Rear	Side		
600 sq. ft.	600 sq. ft.	800 sq. ft.	35 feet	35 feet	8 feet	7,500 sq. ft. or less*	50 feet or less**
Maximum Front Yard: 50 feet							

IV. PARKING REGULATIONS. Off-Street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

* Any future division of land shall have a minimum of 7,500 square feet per parcel or lot.

** Any future division of land shall have a minimum lot width of at least 50 feet per parcel or lot.

Corner Lots. Setbacks shall be the same on both streets, roads or highway.



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SECTION 14. R-7 RESIDENTIAL CLUSTER DISTRICT
(Planned Unit Development)

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the R-7 Residential Cluster District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Residential Single or Multiple family dwellings.
2. Community Activities.

III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

One Story	Minimum Floor Area		Minimum Total	Minimum Yard See A. B. C. (Below)
	First Story	Two Story		
600 square feet	300 square feet		600 square feet	

A. No building shall be located less than 35 feet from any boundary of the planned unit development.

B. There shall not be less than 3,750 square feet of land area, including common area, for each dwelling unit in the planned unit development. No more than 35% coverage by buildings.

C. No building located in R-7 district shall be located nearer a dedicated street than 35 feet. No dwelling unit or building shall be located nearer a private drive than 10 feet and all dwelling units and/or buildings shall be separated by not less than 40 feet front-to-front; 15 feet front-to-end provided, however, that such end walls must be blank and without windows; 30 feet front-to-end provided such end wall has windows; 40 feet back-to-back; 50 feet front-to-back; 10 feet end-to-end provided however, that such end-to-end wall buildings are offset no less than 1/2 the width of their ends; 20 feet end-to-end when there is no such offset; any other situation 10 feet.

IV. Minimum of 1.25 off-street parking spaces for each dwelling unit.

V. Ownership — must comply with the State of Alabama apartment ownership laws.

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SECTION 15. A-1 AGRICULTURE DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the A-1 Agriculture District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Any use permitted in the R-3 Two Family District.
2. Poultry farm. (See Section 1.)
3. Rabbit and other animal farms.
4. Apiary.
5. Greenhouse and nursery.
6. Dog Kennel.
7. General farming.
8. Truck Farming.
9. Dairy. (See Section 1.)
10. Ranching. (See Section 1.)
11. Sale and storage of farm products.
12. Removal of chert (temporary use only) maximum six (6) months.
13. Recreational camp, river camps, etc.
14. Outdoor advertising sign, (see Section 31)
15. Home Occupation.

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III. AREA AND DIMENSIONAL REGULATIONS. In the above permitted residential uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards (See Section 31)			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
600 square feet	35 feet	35 feet	15 feet	15,000 sq. ft.	100 feet

Maximum Front Yard: 50 feet

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

V. All surface support facilities shall be permitted for subsurface or underground mining, provided, that these support facilities are located no closer than 200 feet of adjacent property lines, rights-of-ways, roads or public easements. The underground mining operations must conform in every respect with the State and Federal law governing such operation.

Corner Lots: Setbacks shall be the same on both streets, roads or highways.



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SECTION C-P. PREFERRED COMMERCIAL DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the C-P Preferred Business District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Public Buildings.
2. Professional offices, occupied by physicians, surgeons, dentists, attorneys, architects, engineers and other similar professions.
3. Business offices used exclusively for office purposes; provided, however, that the following uses shall not be permitted: any office, business or establishment wherein retail or wholesale trade or business is conducted or wherein any commodities, merchandise or products are stored, handled, conveyed, sold or otherwise disposed of.
4. ACCESSORY USES: Structures and signs customarily incidental to aforesaid permitted uses are authorized, provided, however, that no sign shall extend beyond the property line of the property used, and shall conform in all other respects to the provisions relative to signs, except as herein modified.

III. AREA AND DIMENSIONAL REGULATIONS. The area and dimensional regulations set forth in the following table shall be observed:

MINIMUM YARDS

1. Public Buildings

Front	Rear	Side
35 feet	*35 feet	**35 feet

*Rear yard 15 feet if adjoining property is zoned Commercial

**Side Yards to be 0 feet if adjoining property is zoned Commercial

IV. PARKING REGULATIONS. Off-street parking shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

SECTION 17. C-1 COMMERCIAL DISTRICT



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- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the C-1 Commercial District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
1. Any use permitted in the R-3 Two-Family District.
(Area and Dimensional regulations same as R-3.)
 2. Semi-detached single-family residences where occupied by the owner or operator of a commercial establishment as permitted in this District.
 3. Residential apartments. (See Sections 41-42)
 4. Hotels
 5. Apartment hotels at the rate of not less than 750 square feet of lot or building plot for each room.
 6. Motels at the rate of not more than one unit for each 1,000 square feet of lot or building plot, each unit to occupy not more than 50% of its area.
 7. Professional and office buildings.
 8. Advertising signs and billboards. (See Section 31.)
 9. Private music, dancing, business and vocational schools or colleges.
 10. Lodge Halls.
 11. Theaters (not including drive-in).
 12. Postoffices and other public buildings.
 13. Ice cream soda and soft drink dispensing establishments.
 14. Bus stations.
 15. Shopping Centers (neighborhood, community, regional).
 16. Cafes and restaurants (A.B.C. Board License not permitted). (See Item 28.)
 17. Laundry and dry-cleaning pick up stations and plants (non-inflammable solvents only).
 18. Barber and beauty shops.
 19. Bakery.
 20. Fortune-telling and palmistry (See Section 2 Paragraph F-3).
 21. Veterinary establishments.
 22. Dog kennels (no outside runs).
 23. Bowling alleys.
 24. Radio stations (not including tower).
 25. Automobile service stations (no repair garage). (See Section 31 Paragraph 4 (a).)
 26. Drug Stores.
 27. Private Clubs.
 28. The sale of packaged beer under an off-premises license only. (See Section 2 Paragraph G.)
 29. Other retail stores and service establishments (excluding those listed in lower class districts).



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III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Front	Minimum Yards		Side	Minimum Lot Area	Minimum Lot Width
		Rear				
None	35 feet	*35 feet		**35 feet	None	None

*Rear Yard - 15 feet if adjoining property is zoned Commercial

**Side Yards - to be 0 feet if adjoining property is zoned Commercial.

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

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SECTION 18: C-2 AMUSEMENT DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the C-2 Amusement District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Any use permitted in the C-1 Commercial District.
2. Picnic grounds or groves.
3. Miniature railroads.
4. Pony riding tracks.
5. Riding stables.
6. Merry-go-rounds.
7. Shooting galleries.
8. Skeet, rifle or trap shooting range. (If not located nearer than 1,000 feet to any residence other than owner or lessor of the site.)
9. Drive-in theaters.
10. Roller and ice-skating rinks.
11. Archeries.
12. Practice golf driving tees.
13. Carnivals.
14. Circuses.
15. Athletic fields (baseball, football, etc.).
16. Golf courses (commercial and miniature).
17. Public swimming pools.
18. Amusement parks.
19. Other commercial amusement establishments.

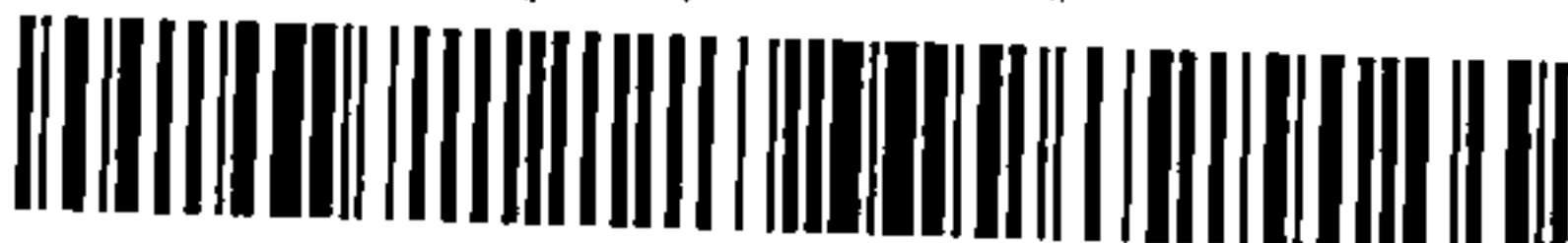


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III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	35 feet	None	None

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).



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SECTION 19. C-3 COMMERCIAL DISTRICT

- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the C-3 Commercial District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
1. Taverns.
 2. Night Clubs.
 3. Any establishment selling intoxicating beverages and liquors.
 4. Dance Halls.
- III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:
- | Minimum Floor Area | Minimum Yards | | | Minimum Lot Area | Minimum Lot Width |
|--------------------|---------------|----------|-----------|------------------|-------------------|
| | Front | Rear | Side | | |
| None | 35 feet | *35 feet | **35 feet | None | None |
- *Rear Yard - 15 feet if adjoining property is zoned Commercial
**Side Yards - to be 0 feet if adjoining property is zoned Commercial
- IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).
- V. See Section 2 Paragraph G, Applications and Permits.

SECTION 20. C-4 OBNOXIOUS ODORS DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the C-4 Obnoxious Odors District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Slaughter houses.
2. Glue factories.
3. Fertilizer plants.
4. Tanneries.
5. Incinerators.
6. Other garbage disposal plants and/or areas.
7. Rendering plants.
8. Oil refineries.
9. Paper and/or pulp wood plants.
10. Other establishments and/or plants giving off obnoxious odors, fumes and gases.



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III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	35 feet	None	None

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).



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SECTION 21. I-1 LIGHT INDUSTRIAL DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the I-1 Light Industrial District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Building material and fuel yards.
2. Contractor yards.
3. Highway maintenance yards and buildings.
4. Truck or bus storage yards or terminals.
5. New and second hand farm machinery yards.
6. Distribution yards for gasoline and fuel oil tank trucks. (See Section 31)
7. Bottling Plant.
8. Laundry and dry cleaning plants (Inflammable solvents).
9. Service stations with garage.
10. Public garages (no junk cars).
11. Storage yards for hardware and building supplies.
12. Advertising signs and billboards. (See Section 31)
13. Warehouses.
14. Woodworking shops.
15. Lumber yards.
16. Water tanks.
17. Radio and TV towers.
18. Other light industrial, fabricating, processing, assembling and manufacturing uses, but expressly prohibiting uses which are listed in lower class districts and those uses which are especially detrimental to property or to the health and safety beyond the district by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.

III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	*35 feet	None	None

*Side yards to be 5 feet if adjoining property is zoned industrial.

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

SECTION 22. I-2 HEAVY INDUSTRIAL DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the I-2 Industrial District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Any use permitted in I-1 Light Industrial District.
2. Iron and steel mills.
3. Cement plants.
4. Railroad shops, round-houses and yards.
5. Saw mills for the purpose of cutting, sawing, milling, drying, treating and processing timber (logs) into lumber for building purposes. The refuse, sawdust and slabs, of such saw mills shall be kept at a minimum and the method of disposal of such must be made as to preclude any fire hazard.
6. Fixed plants for processing stone, chert, gravel, clay, slag, coal or iron ore.
7. Other heavy industrial and manufacturing uses.



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III. AREA AND DIMENSIONAL REGULATIONS. In all the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	*35 feet	None	None

*Side yards to be 5 feet if adjoining property is zoned Industrial.

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).



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SECTION 23. I-2 (A) INDUSTRIAL DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the I-2 (A) Industrial District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

Auto dismantling and junk yards with the following restrictions:

1. No junk yard will be permitted or established on a hillside where the view of such would be visible above
2. Eight-foot wall or other suitable screen to be located not less than 35 feet from front and/or side street, road and/or highway.
3. All wrecked cars, and other junk, shall be stored in rear of (behind) said wall or other acceptable screen.
4. Said walls and/or screen to be approved by the Planning and Zoning Commission.

III. AREA AND DIMENSIONAL REGULATIONS. In the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	35 feet	None	None

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

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SECTION 24. I-3 INDUSTRIAL DISTRICT

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- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the I-3 Industrial District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
 1. Any use in I-2 Heavy Industrial District.
 2. Subsurface and underground mining with all surface support facilities, quarrying of all mineral or other earth products of every kind.
 3. Timbering, logging, saw milling, extraction of timber products; and processing, distilling, manufacturing and treating of all such products.
 4. The right to erect, maintain, alter, enlarge, use and operate structures, buildings, machinery, housing, roads, railroads, transmission lines, right-of-way, and all other facilities of every kind accessory or appropriate to the conduct of such above permitted uses.
 5. The right to dump spoil, tailings and other waste and to use so much of said district as may be required for such purposes, and such other rights as may be incidental or accessory to such permitted uses.
 6. Residences shall conform to use and dimensional regulations as R-3 Two-Family District.
- III. AREA AND DIMENSIONAL REGULATIONS. In the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	*35 feet	None	None

*Side yards to be 5 feet if adjoining property is zoned Industrial.
- IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).



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SECTION 25. I-4 INDUSTRIAL PARK DISTRICT

I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the I-4 Industrial Park District.

II. USE REGULATIONS. A building or premises shall be used only for the following purposes:

Upon use and plans being approved by the Jefferson County Planning and Zoning Commission.

1. Building material yards.
2. Contractor yards.
3. Highway maintenance yards and buildings.
4. Truck or bus storage yards or terminals.
5. New and second hand farm machinery yards.
6. Distribution yards for gasoline and fuel oil tank trucks.
7. Iron and steel mills.
8. Railroad shops, round-houses and yards.
9. Fabricating plants.
10. Other light and heavy industrial and manufacturing uses, but expressly prohibiting residential and commercial buildings and uses and those uses which are especially detrimental to property or to the health and safety beyond the district, by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.

III. AREA AND DIMENSIONAL REGULATIONS. In the above permitted uses, the area and dimensional regulations set forth in the following table shall be observed:

Minimum Floor Area	Minimum Yards			Minimum Lot Area	Minimum Lot Width
	Front	Rear	Side		
None	35 feet	35 feet	*35 feet	None	None

*Side yards to be 5 feet if adjoining property is zoned Industrial.

IV. PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).



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SECTION 26. I-5 SANITARY SEWAGE DISPOSAL DISTRICT

- I. The regulations set forth in this Section or set forth elsewhere in this Resolution, when referred to in this Section, are the regulations in the I-5 Sanitary Sewage Disposal District.
- II. USE REGULATIONS. A building or premises shall be used only for the following purposes:
1. Sanitary sewage disposal plants.
- III. AREA AND DIMENSIONAL REGULATIONS. In the above permitted use, the area and dimensional regulations set forth in the following table shall be observed:
- | Minimum Floor Area | Front | Minimum Yards
Rear | Side | Minimum Lot Area | Minimum Lot Width |
|--------------------|----------|-----------------------|----------|------------------|-------------------|
| None | 350 feet | 350 feet | 350 feet | None | None |
- IV: PARKING REGULATIONS. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

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SECTION 27. AIRPORT AND LANDING FIELD DISTRICT

I. USE REGULATIONS

The details and provisions governing this Special District shall be in conformity with the FAA rules and regulations.

II. BUILDING HEIGHTS NEAR AIRPORTS AND LANDING FIELDS.

The details and provisions governing building heights shall be in conformity with the FAA rules and regulations.

III. PARKING REGULATIONS.

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 32 (Off-Street Parking Requirements).

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SECTION 28. CEMETERY DISTRICT

To provide for future expansion, all new cemeteries shall be required to own not less than forty (40) acres and the following restrictions shall apply.

1. SETBACKS:

No interments shall be made closer than 35 feet to any adjoining property line.

No interments within 150 feet of any well used for drinking water purposes.

Building or structures (including materials) shall be set back from adjoining property lines a distance of 50 feet.

2. All cemeteries shall have 16-foot paved streets with 24-inch valley gutters as per County Engineer's approval.
3. No interments shall be made until paved streets have been completed, basic landscaping completed and all drainage problems eliminated.
4. No permit for cemetery use will be issued until final approval has been obtained from the County Health Department and said cemetery resolution has been placed on the minutes of the County Commission.

The above regulations and restrictions also apply to addition or expansion of old cemeteries.

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SECTION 29. REGULATIONS GOVERNING HOUSE TRAILERS, MOBILE HOMES AND GARAGE APARTMENTS

1. HOUSE TRAILERS AND MOBILE HOMES:

All house trailers and mobile homes are prohibited in all districts within the zoning jurisdiction of Jefferson County; except zones R-5(a) and R-5(b), provided, however, that house trailers and mobile homes will be allowed in the following zones; R-6 (Residential), A-1 (Agriculture) and Industrial upon compliance with all the following requirements.

(a) The house trailer or mobile home as located on the proposed site shall be at least 75 feet from the nearest residential structure (including mobile homes) located on property under separate ownership.

(b) Sanitation approval by appropriate sanitation authority.

(c) Site Requirements:

1. Minimum lot width at front set back line - 100 feet.
2. Minimum lot area - 15,000 square feet.

(d) Yard Requirements:

1. 75 Feet from the nearest residential structure (including mobile homes) located on property under separate ownership.
2. Front - 35 feet.
(a) Undedicated road - 65 feet from center line.
3. Side Yard - 15 feet.
4. Rear - 35 feet.

(e) Parcel or parcels and adjacent property under same ownership will allow the following: 1 trailer - 15,000 square feet minimum area; 2 trailers - 1 acre minimum area; 3 trailers - 2 acres minimum area; 4 or more trailers must be re-zoned for R-5(a) or R-5(b).

(f) If all requirements of (a) through (e) have been complied with, the right to keep the house trailer or mobile home on such site shall be for one year with automatic renewals of one year each as long as all of the conditions of (a) through (e) are being complied with.

(g) Use Permit Fee: The use permit fee for each house trailer and/or mobile home shall be \$15.00.

2. GARAGE APARTMENTS:

(a) No garage apartment shall be permitted in any district where said lot has only the minimum (or less) required square foot area.

(b) No garage apartment allowed in any district except as may be "permitted on appeal".



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SECTION 30. NON-CONFORMING USES, OCCUPANCIES AND BUILDINGS

Any use, occupancy, building or structure lawfully existing or under construction on the adoption date of this resolution or a later amendment thereto, which does not conform to the provisions of said resolution or amendment, shall be known as non-conforming. Such non-conforming use, occupancy, building or structure may be continued, maintained, or changed to a conforming use and/or occupancy, but a non-conforming use and/or occupancy shall not be (1) changed to a use or occupancy of lower class, nor (2) expanded, nor (3) re-established if discontinued for one (1) year or more, nor (4) continued if the building or structure be destroyed or damaged to the extent of 50% or more of its value.

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SECTION 31. SETBACK LINES FROM ROADS AND /OR STREETS

I. FRONT ROADS OR STREETS:

1. Residential Districts: (See Sections 1 through 15.)

- (a) If there is a front setback line established by existing residences of a majority of the adjoining property owners within 300 feet on either side of proposed building site, then the required setback shall be in line therewith.

2. Commercial and Industrial Districts: (See Sections 16 through 25.)

3. The front setback lines from all County roads not having dedicated right-of-way shall be equal to 30 feet plus standard setback required in the zoning district affected.

4. Gasoline, fuel, lubricating oil, etc.:

- (a) Gasoline pumps and air and water services of retail service stations shall be at least 15 feet from the street or road right-of-way.

- (b) Gasoline, fuel, lubricating oil and all petroleum refractories, distribution plants (pipe line terminals, etc.): All bulk storage tanks and loading platforms shall be set back from the adjoining property lines a distance of not less than 150 feet.

5. Advertising Signs:

The front setback of all advertising signs shall be 15 feet from the street or road right-of-way. All signs shall be set back a minimum distance from all side property lines in accordance with the minimum side yard requirements of the District in which said sign is located.

FROM THE SIDE ROAD OR STREETS (SIDE YARDS):

1. Residential Districts: (See Sections 1 through 15.)

2. Commercial and Industrial District: (See Sections 16 through 25.)

3. Servant's and Guest Houses:

- (a) Any dwelling designated and used for servant's or guest house should be placed on lot on which principal dwelling of owner is located and not on an adjoining lot which is also owned by same property owner.

- (b) The same side yard setbacks shall apply as govern the main or principal structure.

4. Incidental or accessory buildings (not for occupancy) located to the rear of the principal building shall be not less than 5 feet from the side yard line and 5 feet from the rear property line.

5. Corner Lots: Setbacks shall be the same on both streets, roads or highways.

III. FENCES, HEDGES AND SHRUBBERY:

At street and/or road intersections must be kept trimmed down to a height that will permit clear view, within the vision triangle provided by the required setback lines of both front and side yards, between points four (4) feet above the crown of such intersecting roads.

SECTION 32. OFF-STREET PARKING REQUIREMENTS

The following are the off-street parking standards for Jefferson County, Alabama.

SECTION 1: (Estates, Residential and Agricultural Areas):

Off-street parking shall be provided for each residential unit.

SECTION 2.

1. *Apartment Buildings*: 1½ spaces per unit.
2. *Bowling Alley*: Four (4) parking spaces for each alley.
3. *Business, Professional or Public Office Building, Studio, Bank, Medical or Dental Clinic*: three (3) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).
4. *Church or Place of Worship*: One (1) parking space for each six (6) seats in the main auditorium.
5. *College or High Schools*: One (1) parking space for each eight (8) seats in the main auditorium or three (3) spaces for each classroom, whichever is greater.
6. *Community Center, Library, Museum or Art Gallery*: Ten (10) parking spaces plus one (1) additional space for each four hundred (400) square feet of floor area in excess of two thousand (2,000) square feet.
7. *Dance Hall, Assembly or Exhibition Hall without Fixed Seats*: One (1) parking space for each one hundred (100) square feet of floor area used therefor.
8. *Golf Club*: One (1) parking space for each five (5) members.
9. *Hospitals*: One (1) parking space for each four (4) beds.
10. *Manufacturing or Industrial Establishment, Public Utility Service Building, Research or Testing Laboratory, Creamery, Bottling Plant, Wholesale Warehouse or Similar Establishment*: One (1) parking space for every (3) employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.
11. *Mortuary or Funeral Home*: One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
12. *Private Club or Lodge*: One (1) parking space for each one hundred (100) square feet of non-storage and non-service floor area.
13. *Restaurant, Night Club, Cafe or Similar Recreation or Amusement Establishment*: One (1) parking space for each one hundred (100) square feet of floor area.
14. *Retail Store or Personal Service Establishment*: One (1) parking space for each two hundred fifty (250) square feet of floor area.
15. Shopping Center: Five and one half (5.5) parking spaces for each 1,000 square feet of leaseable store area. (400 square feet are required per parking space, including access and maneuvering area.
16. *Sanitarium, Convalescent Home, Home for the Aged or Similar Institutions*: One (1) parking space for each six (6) beds.
17. *School, Elementary*: One (1) parking space for each ten (10) seats in the auditorium or main assembly room, or one (1) space for each classroom, whichever is greater.
18. *Sports Arena, Stadium or Gymnasium (except school)*: One (1) parking space for each five (5) seats or seating spaces.
19. *Theater or Auditorium (except school)*: One (1) parking space for each five (5) seats or seating spaces.



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OFF-STREET PARKING (Continued)

20. *Tourist Home, Motel or Motor Court:* One (1) parking space for each sleeping room or suite.

- SECTION 3.
1. *Auto Movies, Open Air Theaters, Shows, Carnivals, etc.,* shall not only provide off-street parking for patrons and employees, but, in addition, shall make suitable arrangements to provide for ample vehicular parking space for those patrons and guests awaiting their turn of admittance.
 2. In those districts where a building setback of 35 feet distance from a residential property line is required, said 35 feet of open space may be utilized for parking space only as follows: fifteen (15) feet shall remain as side yard and the remaining twenty (20) feet may be used as off-street parking. The fifteen (15) foot side yard shall be grassed and landscaped.
 3. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
 4. In the case of mixed or joint use, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
 5. These standards shall apply fully to all uses and buildings established after the effective date of this regulation.
 6. These standards shall apply fully to all additions, expansions, enlargements or reconstructions on the basis of the addition, expansion, enlargement or reconstruction only.
 7. Whenever any use of building established prior to the effective date of this regulation is enlarged or expanded to the extent of twice the size of said use of building existing at the time of enactment of this regulation, then these standards shall apply fully.

SECTION 33. WATER SUPPLY AND SEWAGE DISPOSAL

Every residence, business, trade, or industry hereafter established and requiring water supply and sewage disposal facilities shall provide such facilities conforming to standards of design and location approved by the State and County Health Authorities, and the County Sanitation Engineer.

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SECTION 34. BOARD OF ZONING ADJUSTMENT



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The Board of County Commissioners of Jefferson County, having availed itself of the powers conferred by Act 344 of the Alabama State Legislature, 1947, and in compliance with the provisions of said Act, has appointed a BOARD OF ZONING ADJUSTMENT which shall, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of this resolution in harmony with the general purposes and intent of the resolution and in accordance with general or specific rules in this resolution applicable to special exceptions.

Meetings of the Board of Zoning Adjustment shall be held at the call of the Chairman, and at such other times as the Board may determine. Such Chairman, or in his absence, the Vice-Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public.

The Board of Zoning Adjustment, as prescribed by said Act 344, shall have the following powers: (1) to hear and decide appeals where it is alleged there is any error in any order, requirement, decision or determination made by an administrative official in the enforcement of this resolution; (2) to hear and decide special exceptions to the terms of this resolution upon which such Board is required by law, to pass; (3) to authorize upon appeal in specific cases such variance from the terms of this resolution as will not be contrary to the public interests.

SECTION 35. APPEALS

Any party aggrieved by any final judgment or decision of the Board of Zoning Adjustment may, within 15 days thereafter, appeal therefrom to the Circuit Court or Court of like jurisdiction, by filing with such Board a written notice of appeal specifying the judgment or decision from which appeal is taken; such appeals shall be in conformity with and subject to the provisions of Acts 344 and 649 of the Alabama State Legislature, 1947.

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SECTION 36. DEFINATIONS

1. **ACCESSORY STRUCTURE OR USE:** A subordinate structure or a portion of the main structure, the use of which is incidental to the main use of the premises. An accessory use is one which is incidental to the main use of the premises.
2. **ALLEY:** A public thoroughfare which affords only a secondary means of access to abutting property.
3. **APARTMENT BUILDING:** (See Multiple Dwelling.)
4. **BASEMENT:** A story having a part but not more than one-half of its height below grade. A basement is counted as a story for the purpose of height regulations.
5. **BILLBOARD:** Any sign used as an outdoor display for the purpose of making anything known, the matter advertised or displayed being remote from its origin or point of sale.
6. **BUILDING:** Any structure having a roof supported by columns or walls designated or built for the support, enclosure, shelter or protection of persons, animals, chattels, or property of any kind.
7. **BUILDING LINE:** The extreme overall dimensions of a building as staked on the ground, including all area covered by any vertical projection to the ground of overhang of walls, roof or any other part of a structure, whichever is nearest to the property line.
8. **CENTER LINE, HIGHWAY:** A line running parallel with the highway right-of-way which is half the distance between the extreme edges of the official right-of-way width as shown on a map approved by the County Engineer.
9. **CLINIC:** A building or a portion of a building where patients are not lodged overnight, but are admitted for examination and treatment by a group of physicians or dentists practicing together.
10. **CLUB, PRIVATE:** A building or portion thereof or premises owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.
11. **CLUSTER DWELLINGS:** One or more dwelling units, detached or attached, each unit of which has a separate entrance and is designed to be occupied and may be owned by one family.
12. **CHURCH:** Building used for non-profit purposes by a recognized and legally established sect solely for purposes of worship.
13. **DWELLING:** Any building or portion thereof which is used for residential purposes.
14. **DWELLING, SINGLE FAMILY:** A building designed for or occupied exclusively by one family.
15. **DWELLING, TWO FAMILY:** A building designed for or occupied exclusively by two families.
16. **DWELLING, MULTIPLE:** A building designed for or occupied exclusively by three or more families.
17. **DWELLING UNIT:** One or more rooms located within a building and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating purposes.

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12a. CONDOMINIUM: Individual ownership of a unit in a multi-unit structure
(as an apartment building); also: a unit so owned. 5/7/74



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18. FAMILY: One or more persons occupying a dwelling and living as a single housekeeping unit, all of whom or all but two of whom are related to each other by birth, adoption or marriage as distinguished from a group occupying a boarding house, rooming house or hotel.
19. FLOOR AREA: The gross horizontal areas of all floors, measured from the exterior faces of the exterior walls of a building. Basements and cellars shall not be included in the gross floor area.
20. FRONTAGE, STREET: Distance measured along a highway or street right-of-way.
21. GARAGE, PRIVATE: An accessory building designed or used for the storage of motor-driven vehicles owned and used by the occupants of the building to which it is accessory.
22. GARAGE, PUBLIC: A building or portion thereof, other than a private, storage or parking garage, designed or used for equipping, servicing, repairing, hiring, selling or storing of motor-driven vehicles, but not including the storage of wrecked or junked vehicles.
23. GRADE: The average level of the finished ground surface adjacent to the exterior walls of the building.
24. HOME OCCUPATION: Any occupation or activity which is clearly incidental to use of the premises for dwelling purposes and which is carried on wholly within a main building or accessory building by a member of a family residing on the premises, in connection with which there is no advertising other than an identification sign of not more than one square foot in area which is neither illuminated nor animated, and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the premises; and in connection with which no person outside the family is employed. A home occupation shall not include beauty parlors, barber shops or doctor or dentist offices for the treatment of patients.
25. INDUSTRY: Manufacturing and treatment of products and materials.
26. INSTITUTIONS: The structure or land occupied by a group, cooperative, board, agency, or organization created for the purpose of carrying on non-profit functions of a public or semi-public nature, including but not limited to hospitals, schools, churches, fraternal orders, and orphanages.
27. JUNK: Old and dilapidated automobiles, trucks, tractors and other such vehicles and parts thereof, wagons and other kinds of vehicles and parts thereof, scrap, building material, scrap contractor's equipment, tanks, casks, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery, rags, paper, excelsior, hair, mattresses, beds or bedding or any other kind of scrap or waste material which is stored, kept, handled or displayed within the County limits.
28. LOT: Parcel of land shown on a recorded plat or on the official County zoning maps or any piece of land described by a legally recorded deed.
29. LOT, CORNER: A lot abutting upon two or more streets at their intersection.
30. LOT, INTERIOR: Any lot which is not a corner lot.
31. LOT, KEY: A "key" lot is a lot so subdivided as to have its side lines coincide with the rear lot lines of adjacent lots on either or both of the sides of the aforesaid "key" lot.
32. LOT, THROUGH: A lot other than a corner lot abutting two streets.
33. LOT WIDTH: The width of the lot at the front building setback line.



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34. MOTEL: A building or group of buildings used for the temporary occupancy of transients and containing no facilities for cooking in the individual units.
35. NONCONFORMING USE: The use of any building or land which was lawful at the time of passage of this resolution; or amendment thereto, but which use does not conform, after the passage of this resolution or amendment thereto, with the Use Regulations of the District in which it is situated.
36. NURSERY SCHOOL OR KINDERGARTEN: Any premises or portion thereof used for educational work or parental care of children of less than the age required for enrollment in the public school system.
37. NURSING HOME: A home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation but not including hospitals, clinics or similar establishments devoted primarily to the diagnosis and treatment of the sick or injured.
38. OFFICE: The building, room, or space where clerical or administrative activities are performed.
39. OFFICE, PROFESSIONAL: When conducted in a residential district, a professional office shall be incidental to the residential occupancy, shall be conducted entirely within the residential building, and shall include only the offices of doctors or practitioners, ministers, architects, landscape architects, lawyers, authors, musicians, and other professional occupations occasionally conducted within a residence.
40. PARKING AREA: Land reserved for the parking of vehicles, including necessary maneuvering area.
41. PERMITTED ON APPEAL: Uses specified as "Permitted on Appeal" are exceptions, and no permit shall be issued for such uses except with the written approval of the Jefferson County Board of Zoning Adjustment, and subject to such conditions as said Board may require to preserve and protect the character of the District.
42. PREMISES: A lot, together with all buildings and structures existing thereon.
43. PRINCIPAL BUILDING: The building situated or to be placed nearest the front line.
44. RESIDENTIAL: The term "residential" or "residence" is applied herein to any lot, plot, parcel, tract, area, or piece of land or any building used exclusively for family dwelling purposes or intended to be used, including accompanying uses specified herein.
45. RIGHT-OF-WAY LINE: The right-of-way line shall be considered a property line and all setback requirements provided in this resolution shall be measured from said right-of-way line. Side and rear yard depths shall be measured from property lines.
46. SERVANT'S QUARTERS: A secondary residential building occupied by an employee of the principal residential building and conforming to the restrictions of these regulations.
47. SERVICE STATION: Any building, structure, or land used primarily for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories but not including major repair work such as motor overhaul, body and fender repair or spray painting.
48. SITE: Area of premises to be covered by a structure.



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49. STORY: That portion of a building other than a cellar, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.
50. STREET: A public thoroughfare which affords the principal means of access to abutting property.
51. STREET LINE: A dividing line between a lot, tract or parcel of land and a contiguous street.
52. STRUCTURE: Anything constructed or erected, the use of which required a location on the ground, or attached to something having a location on the ground, including but not limited to buildings, signs, billboards, back stops for tennis courts, fences or radio towers.
53. STRUCTURAL ALTERATIONS: Any change in the supporting members of a building or structure, such as bearing walls, columns, beams or girders: provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration.
54. SUBDIVISION: A division of a lot, tract or parcel of land into two (2) or more lots, plats, sites or other subdivisions of land for the purpose, whether immediate or future, of sale, rent, lease, building development or other use.
55. TOWNHOUSE DWELLINGS: Three or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied and may be owned by one family.
56. TRAILER: Any enclosure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirtings and which has been or reasonably may be, equipped with wheels or other devices for transporting the enclosure from place to place, whether by motive power or other means, the term "trailer" shall include camp car, house car, or mobile home.
57. TRAILER PARK: An area containing one or more trailers used as living facilities, or an area containing one or more spaces designed or intended for parking of trailers to be used as living facilities.
58. UNINCORPORATED AREA: Any land in Jefferson County not lying within the boundaries of a duly incorporated municipality.
59. YARD: An open space between a building or use and the adjoining lot lines, unoccupied and unobstructed by any structure or use from the ground upward. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum distance between the lot line and the main building shall be used.
60. YARD, FRONT: A yard extending across the front of a lot between the side lot lines. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.
61. YARD, REAR: A yard extending across the rear of a lot between the side lot lines. On all lots the rear yard shall be in the rear of the front yard.
62. YARD, SIDE: A yard between the main building and the side lot line and extending from the required front yard to the required rear yard.

SECTION 37. ENFORCEMENT AND PENALTIES

This resolution shall be enforced by the County Planning and Zoning Commission and the County Building Commissioner. Any and all violations of the provisions of this resolution are subject to action and/or procedures as prescribed by law.



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SECTION 38. AMENDMENTS

The provisions of this resolution and the Zoning Districts and Special Airport and Cemetery Areas created by the Jefferson County Planning and Zoning Commission, may be amended by resolution adopted by the Board of County Commissioners of Jefferson County as prescribed by law.

SECTION 39. VALIDITY

Should a Court of competent jurisdiction declare any part of this resolution to be invalid, such decision shall not affect the validity of the remainder.

SECTION 40. EFFECTIVE DATE

This resolution shall take effect upon its approval and adoption by the Board of County Commissioners of Jefferson County, Alabama.

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SECTION 41. DENSITY SCHEDULE -- MULTIPLE FAMILY

In any District where residential apartment buildings are permitted C-1 (Commercial); and R-4 (Multiple Dwellings), the following restrictions shall prevail:

	Square Feet Lot Area	Maximum Height Feet Stories	Maximum Lot Coverage
First Two (2) Units	8,000	2	35%
3-6 Units	3,000 per Unit	2	35%
Over 6 Units	2,500 per Unit	2	35%

Amount Property	Number Units	Parking Spaces
8,000 sq. ft.	2	3
20,000 sq. ft.	6	9
1 Acre	15	23
2 Acres	32	48
3 Acres	50	75
4 Acres	67	101
5 Acres	85	128
6 Acres	104	156
7 Acres	121	182
8 Acres	139	209
9 Acres	156	234
10 Acres	174	261
11 Acres	191	287
12 Acres	209	314
13 Acres	226	339
14 Acres	243	365
15 Acres	261	392
16 Acres	278	417
17 Acres	296	444
18 Acres	313	470
19 Acres	331	497

Amount Property	Number Units	Parking Spaces
20 Acres	348	522
21 Acres	365	548
22 Acres	383	575
23 Acres	400	600
24 Acres	418	627
25 Acres	435	653
26 Acres	453	680
27 Acres	470	705
28 Acres	487	731
29 Acres	505	758
30 Acres	522	783
31 Acres	540	810
32 Acres	557	836
33 Acres	574	861
34 Acres	592	888
35 Acres	609	914
36 Acres	627	941
37 Acres	644	966
38 Acres	662	993
39 Acres	679	1018
40 Acres	697	1046

NOTE: Each additional acre will permit 17.424 Units.



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SECTION 42. LAND AREA SCHEDULE - MULTIPLE FAMILY

Square Footage & Acreage	35% Coverage Square Feet	Square Footage & Acreage	35% Coverage Square Feet	Square Footage & Acreage	35% Coverage Square Feet
50	17.5	1 Acre	15,246	28 Acres	426,888
100	35	2 Acres	30,492	29 Acres	442,134
200	70	3 Acres	45,738	30 Acres	457,380
300	105	4 Acres	60,984	31 Acres	472,626
400	140	5 Acres	76,230	32 Acres	487,872
500	175	6 Acres	91,476	33 Acres	503,118
600	210	7 Acres	106,722	34 Acres	518,364
700	245	8 Acres	121,968	35 Acres	533,610
800	280	9 Acres	137,214	36 Acres	548,856
900	315	10 Acres	152,460	37 Acres	564,102
1,000	350	11 Acres	167,706	38 Acres	579,348
2,000	700	12 Acres	182,952	39 Acres	594,594
3,000	1,050	13 Acres	198,198	40 Acres	609,840
4,000	1,400	14 Acres	213,444	45 Acres	686,070
5,000	1,750	15 Acres	228,690	50 Acres	762,300
6,000	2,100	16 Acres	243,936	55 Acres	838,530
7,000	2,450	17 Acres	259,182	60 Acres	914,760
8,000	2,800	18 Acres	274,428	65 Acres	990,990
9,000	3,150	19 Acres	289,674	70 Acres	1,067,220
10,000	3,500	20 Acres	304,920	75 Acres	1,143,450
15,000	5,250	21 Acres	320,166	80 Acres	1,219,680
20,000	7,000	22 Acres	335,412	85 Acres	1,295,910
25,000	8,750	23 Acres	350,658	90 Acres	1,372,140
30,000	10,500	24 Acres	365,904	95 Acres	1,448,370
35,000	12,250	25 Acres	381,150	100 Acres	1,524,600
40,000	14,000	26 Acres	396,396		
45,000	15,750	27 Acres	411,642		

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Shelby Cnty Judge of Probate, AL
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SECTION 43. GENERAL INFORMATION

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The Commission shall consist of fifteen (15) members; three (3) designated and twelve (12) appointed members. The designated members shall be: One a member of the County governing body designated by it, one shall be the County Engineer or County Highway Engineer and one shall be a member of the County Board of Health designated by said Board. The other twelve (12) members shall be appointed by the Jefferson County Commission. The terms of appointed members shall be for four (4) years, they shall serve without pay, and may be removed for cause. No appointed member of this Commission shall hold any public elective office, and they shall be residents of this County.

The principal function of this Commission shall be to hear requests for changes of zoning, to up-date the original County zoning, and to make these recommendations to the governing body of Jefferson County.

The regular meetings of this Commission are the second Thursday of each month. The meetings are held in Room 210 Jefferson County Courthouse and begin at 1:00 p.m. All petitions to be presented to this Commission at the regular hearings must be filed in the office of the Planning Commission at least fifteen (15) working days prior to the date of hearing. All petitions to be acted on by this Commission shall be accompanied by a check in the amount of \$50.00, subject to conditions as set forth in Sections 1, 2 and 3.

JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT

The Jefferson County Board of Zoning Adjustment is composed of five (5) members appointed by the Jefferson County Commission for a term of three (3) years. Each member of this Board serves without pay and may be removed for cause.

The Chairman of the Board has ordered a standing meeting date on the last Thursday of each month. Petitions to be heard before any regular meeting of this Board must be received in the office of the Planning Commission at least ten (10) working days prior to the date of hearing. All regular meetings of this Board are open to the public and are held in Room 210 Jefferson County Courthouse and begin at 1:30 p. m.

Prior to each hearing several members of this Board visit the sites involved on each petition to be heard at the next hearing and observe the general conditions prevailing in the area.

This Board does not have the authority to act on any case involving a change of zoning. The powers of the Board are those which are set forth in Section 34.

Any person or persons aggrieved by a decision of this Board may appeal according to procedures as set forth in Section 35.

ENABLING ACT

The authority for establishing the Jefferson County Planning Commission and Board of Zoning Adjustment may be found in the Code of Alabama, 1958, Recompiled Volume 14, Subdivision 27, Sub-Section 944-985, pages 380-397.

CERTIFY THIS
DOCUMENT WAS FILED

'77 MAY -2 PM 4:08

Thomas G. Swann, Jr.
JUDGE OF PROBATE

Rec. 97.50

Ind. 1.00

\$98.50