

PROPOSED NEW ZONING DISTRICT

West Lee Street Business District (WLSBD)

The proposed new zoning district (WLSBD) will rezone sections of West Lee Street from the current zoning classification of B-2 (General Commercial) to West Lee Street Business District (WLSBD).

The areas impacted by the proposed zoning change will include all adjacent parcels on the north and south sides of West Lee Street from the east side of the I-65 interchange, continuing east to Kansas Street, see attached proposed zoning map.

PURPOSE & INTENT OF ZONING DISTRICT

The West Lee Street Business District (WLSBD) is established to provide a flexible zoning district intended to accommodate a broad range of commercial, mixed-use, light and limited industrial and manufacturing activities along a major transportation corridor and interstate interchange. The district is designed to support economic development opportunities while promoting coordinated growth, attractive development patterns, and compatibility with nearby residential neighborhoods and community character.

The WLSBD District is intended to:

- Encourage high-quality commercial and employment-generating development near interstate access points.
- Support a mix of commercial such as: retail, dining, lodging, hospitality, entertainment, residential (mixed-use), office, manufacturing and light industrial uses within a unified development framework.
- Provide opportunities for vertically integrated mixed-use development, including residential units above commercial uses where appropriate.
- Accommodate larger-scale regional commercial uses and light – limited manufacturing and industrial uses that benefit from highway visibility and accessibility.
- Allow a place for light and limited manufacturing and industrial uses that include: assembly, processing, research, production, storage, research, or distribution activities; occurring primarily indoors and generate minimal noise, odor, vibration,

smoke, glare, or other impacts on surrounding properties; that operate in a clean, controlled manner and minimize impacts on surrounding properties.

- Promote coordinated site planning, shared access, internal connectivity, landscaping, buffering, pedestrian-friendly accommodations to promote walkability, landscaping, and architectural standards that enhance the visual appearance of gateway corridors.
- Reduce strip commercial development patterns through access management, interconnected parking areas, complete streets to accommodate alternate modes of transportation, and unified development design.
- Create an attractive gateway environment that reflects the community's identity while supporting long-term economic growth and tax base expansion.

DEFINITIONS

Building Coverage. The percentage of the total lot area occupied by the horizontal footprint of all principal and accessory buildings and structures, measured at ground level. Building coverage shall not include parking areas, driveways, sidewalks, patios, or other paved surfaces unless specifically provided otherwise by this Ordinance.

Conditional Use. A use that may be permitted within a zoning district only after review and approval by the Planning Commission and upon a determination that the use, as proposed and subject to any applicable conditional use standards, will be compatible with surrounding properties and will not adversely affect the public health, safety, welfare, or character of the area.

Conditional Use Standards. Appropriate and reasonable conditions relating to site design, access, parking, buffering, landscaping, lighting, hours of operation, traffic, noise, or other factors necessary to ensure compatibility with the surrounding area. Conditions must be reasonably related to the anticipated impacts of the proposed use and cannot be arbitrary.

- Compatibility with the surrounding neighborhood-The development would create unreasonable impacts from noise, lighting, glare, vibration, odors, dust, loading activities, deliveries, hours of operation, or other characteristics of the use.
- Orderly development of surrounding property-The location or design would adversely affect the orderly development of surrounding property or create substantial land-use conflicts.

- Public health and safety-The proposed use would adversely affect the public health, safety, or welfare in a manner that cannot adequately be addressed.
- Availability of utilities- Adequate water, sewer, drainage, fire protection, emergency access, or other public services are not available to serve the development.
- Parking, landscaping and screening-Required parking, loading, landscaping, buffering, screening, setbacks, or other site-development requirements cannot reasonably accommodate the proposed use.
- Location-The site is located too close to residential neighborhoods, schools, parks, environmentally sensitive areas, or other uses that could be adversely affected.
- The proposed use is inconsistent with the purpose and intent of the zoning district and applicable Comprehensive Plan policies.
- Traffic-The proposed use would create excessive traffic or unsafe access conditions, or the road system is inadequate for the type or volume of traffic generated.

Commercial Mixed-Use Development. A development containing two or more compatible nonresidential uses within the same building, on the same lot, or as part of a unified development. A Commercial Mixed-Use Development shall include a retail use as a required component and may include office, professional service, personal service, or other compatible non-residential uses permitted within the zoning district.

Residential uses shall not be permitted as part of a Commercial Mixed-Use Development.

Permitted combinations may include, but are not limited to:

- Retail and general office uses;
- Retail and professional office uses;
- Retail and personal service uses;
- Retail, office, and professional service uses; or
- Other combinations of permitted non-residential uses, provided that a retail use is included as a principal component of the development.

Gross Floor Area. The total floor area of all buildings within a development, measured from the exterior faces of the exterior walls and including all enclosed floors and occupiable spaces. For purposes of calculating required use percentages, gross floor area shall be based on the combined gross floor area of all buildings within the development.

Light and Limited Industrial and Manufacturing, Food-Related Products Only. The small-scale processing, preparation, production, assembly, packaging, bottling, or

distribution of food and beverage products, where such activities are conducted entirely within an enclosed building and are designed to have minimal impacts on surrounding properties.

Permitted activities may include bakeries, confectioneries, specialty food production, coffee roasting, commercial kitchens, beverage production, food packaging, small-scale bottling, and similar food-related manufacturing or processing uses.

Such uses shall not include slaughterhouses, rendering facilities, meat or seafood processing plants involving slaughter or primary processing, large-scale industrial food processing, or any operation that creates excessive noise, vibration, smoke, dust, odor, wastewater discharge, heavy truck traffic, hazardous conditions, or other impacts incompatible with surrounding commercial or residential uses.

Lot Coverage. The percentage of the total lot area occupied by buildings, structures, parking areas, driveways, sidewalks, patios, and other impervious or substantially impervious surfaces.

Massage Therapy Establishment / Health and Wellness Massage. An establishment providing professional massage therapy, therapeutic bodywork, or related health and wellness services for the purpose of relaxation, stress reduction, pain management, physical conditioning, or general health and wellness. All massage therapy services shall be performed by individuals properly licensed as required by the State of Alabama, and the establishment shall maintain all licenses required by the Alabama Massage Therapy Licensing Board.

Such establishment may include related wellness services such as therapeutic massage, sports massage, prenatal massage, reflexology, assisted stretching, aromatherapy, or similar nonsexual therapeutic services.

This use shall not include any sexually oriented business, adult entertainment establishment, or establishment offering adult-themed services.

Maximum Impervious Surface Coverage. The maximum percentage of a lot that may be covered by impervious surfaces, including buildings, roofs, parking areas, driveways, sidewalks, concrete or asphalt surfaces, and other materials or improvements that substantially prevent the natural infiltration of stormwater into the ground.

Retail Use. An establishment primarily engaged in the sale, rental, or display of goods, merchandise, or products directly to the general public for personal, household, or business use. Retail uses shall not include general offices, professional offices, medical

offices, financial institutions, or personal service establishments unless specifically classified as retail elsewhere in this Ordinance.

Sexually Oriented Massage Establishment. Any establishment that offers massage, bodywork, touching, or similar services where the services, activities, advertising, manner of operation, or entertainment offered, or that otherwise meets the definition of a Sexually Oriented Business under this Ordinance and any other city stand-alone ordinance.

A licensed Massage Therapy Establishment providing professional therapeutic or health and wellness massage services in accordance with applicable state law shall not be classified as a Sexually Oriented Massage Establishment.

USES PERMITTED IN WLSBD ZONING DISTRICT

*****NOTES:***

¹ All mixed-use developments shall include retail uses comprising at least fifty percent (50%) of the gross floor area of the development. The retail component shall be the predominant use of the development.

² All developments containing industrial and/or manufacturing uses shall include an on-site retail component comprising a minimum of twenty percent (20%) of the total gross floor area of the development.

I. Permitted Uses- Uses BY RIGHT (R)

The following uses are permitted subject to Planning Commission review for zoning compliance and approval:

1. Commercial Uses

- Retail stores, Specialty stores & Boutiques, such as, but not limited to:
 - > Clothing, shoe, and accessory stores

- > Grocery stores and specialty food markets
 - > Pharmacies and drugstores
 - > Hardware and home improvement stores
 - > Furniture and home furnishing stores
 - > Sporting goods stores
 - > Bookstores
 - > Florists
 - > Gift shops
 - > Jewelry stores
 - > Arts and crafts stores
 - > Pet supply stores
 - > Electronics and appliance stores
 - > Convenience stores
 - > Bakeries or similar establishments primarily selling products directly to customers
 - > General merchandise stores
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- Restaurants & Dining establishments (Drive-Thru uses included)
 - Breweries and distilleries
 - Coffee roasters & shops
 - Bakeries
 - Hair Salons & Barber Shops
 - Liquor Stores
 - Lodging- Hotels, Bed & Breakfasts
 - Family Entertainment venues
 - Taverns & Rooftop Bars

- Indoor recreation
- Offices and professional services
- Banks and financial institutions
- Personal service businesses
- Art Galleries & Museums
- Farmer's Markets
- Cigar Shops (not to include smoke or vape shops)

2. Commercial Mixed-Use Developments

¹Mixed-use Permitted combinations may include, but are not limited to:

- Retail and general office uses;
- Retail and professional office uses;
- Retail and personal service uses;
- Retail, office, and professional service uses; or
- Other combinations of permitted non-residential uses, provided that a retail use is included as a principal component of the development.

3. Civic Uses

- Municipal Complex
- Fire/Police Station
- Public/Semi-public buildings
- Government buildings

II. USES WITH PLANNING COMMISSION APPROVAL (CONDITIONAL USES)

The following uses may be permitted subject to Planning Commission approval as a conditional use:

1. Industrial & Manufacturing Uses-Light & Limited

- Food and Food-Related Products only including, but not limited to:
 - > meat processing,
 - > sausage making,
 - > coffee roasting,
 - > chocolate/confections,
 - > bakeries, and
 - > beverage production
- Assembly and fabrication
- Light manufacturing
- Commercial printing
- Contractor shops and offices
- Wholesale sales and distribution
- Artisan manufacturing
- Food and beverage packing & production

2. Service-Based Uses

- Health & Wellness Spas
- Massage Therapy Establishment / Health and Wellness Massage
- Healthcare Facilities
- Gas Stations & Truck stops
- Oil Change Businesses

3. Entertainment & Recreation Uses

- Outdoor entertainment venues
- Public parks, plazas, and gathering areas

III. SPECIAL EXCEPTION USES

The following uses may be permitted subject to Board of Adjustment (BOA) approval for use determination and Planning Commission approval for zoning compliance:

- Non-food wholesale and Industrial and manufacturing uses
- Auto-oriented uses including car/boat/golf cart sales & repair lots
- Repair shops

IV. PROHIBITED USES

The following uses are prohibited in the WLSBD zoning district:

- Medium to Heavy Industrial & Manufacturing Uses
- Storage & Warehousing Facilities not related to food production-including mini-storage facilities
- Alternative Financial Services including payday lenders and title loan businesses
- Religious Establishments
- Wrecker services
- Outdoor storage facilities
- Pawn shops
- Sexually-oriented or Adult-themed businesses
- Payday lending establishments & Check-cashing businesses
- Flea markets
- Plasma Centers
- Salvage yards & Auction yards
- Parking Lots

Lot Development Standards

<u>Minimum Lot Area</u>	None
<u>Minimum Lot Width</u>	40 feet
<u>MINIMUM Front Setback</u>	5 feet
<u>MINIMUM Side Setback</u>	0 ft
<u>MINIMUM Rear Setback</u>	30 ft (for parking, service access, utilities, fire separation) on-street parking counts towards parking requirement
<u>Maximum Building Height</u>	35–50 ft (2–4 stories)

Lot Development Standards

<u>Maximum Building Coverage</u>	70%
Maximum impervious coverage	80%
Minimum landscaped	20%

WLSBD- District Design & Site Standards

Corridor Appearance

Development along West Lee Street in the WLSBD shall incorporate:

- Enhanced landscaping
- Decorative signage (Pole Signs are Prohibited- See Sign Article of this Ordinance)
- Pedestrian accommodations where feasible

Access Management

- Limit excessive curb cuts
- Rear & side parking when feasible

Buffering

Where adjacent to residential uses, the following shall be required:

- Opaque buffers
- Berms
- Vegetated buffers (6 foot minimum at mature growth)
- Enhanced landscaping
- Fencing- wood privacy- 6 foot minimum (Chain link fencing is Prohibited in WLSBD)
- Increased setbacks where feasible

Outdoor Storage

Outdoor storage areas shall:

- Be screened from public roadways
- Be located behind principal buildings

Truck & Loading Areas

Loading docks and truck maneuvering areas should:

- Be screened from public streets
 - Located on side or rear of building
 - Minimize impacts on nearby residential uses
 - Utilize designated truck circulation routes where feasible
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Landscaping & Greenway Requirements for WLSBD District:

Purpose and Intent

These landscaping requirements are intended to promote high-quality development patterns along interstate exits, heavily traveled thoroughfares, and key gateway entrances into the community to enhance the public's perception of the Chickasaw community.

By requiring a greenbelt area, the city will be able to preserve and enhance the visual character of the Lee Street corridor, improve gateway aesthetics, protect adjacent residential neighborhoods, encourage pedestrian-friendly development, reduce the visual impacts of parking lots and vehicular uses, and establish a continuous landscaped corridor along Lee Street that creates the overall perception of the city.

The landscaping and greenway design requirements will achieve the following goals:

- Create an attractive and coordinated gateway appearance for visitors and residents.
- Encourage high-quality commercial, mixed-use, hospitality, and entertainment development.
- Protect property values and economic investment along major corridors.
- Minimize visual clutter, excessive signage, and poorly designed strip commercial development.

- Promote safe and efficient traffic circulation and access management.
 - Encourage landscaping, buffering, and architectural standards appropriate for highly visible gateway areas.
 - Improve pedestrian connectivity and corridor aesthetics where feasible.
 - Support long-term economic development and tourism initiatives.
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Applicability

The landscaping and greenway requirements shall apply to:

- Properties located within the Lee Street Commercial Gateway (WLSBD) District.
- Properties fronting designated highways or gateway corridors.
- New development, redevelopment, expansions, and substantial site modifications.

Greenbelt Buffer Required

A continuous landscaped greenbelt shall be provided along all property frontage adjacent to Lee Street.

1. Minimum Greenbelt Width: Five (5) feet.
2. The greenbelt shall remain free of buildings, parking areas, outdoor storage, display areas, and vehicle sales areas.
3. Sidewalks, multi-use paths, utilities, stormwater facilities designed as amenities, and approved access drives may be located within the greenbelt.
4. Existing healthy mature trees shall be preserved whenever practicable.

Landscaping Requirements

The greenbelt shall contain:

- One canopy tree for every forty (40) linear feet of street frontage.
- One understory tree for every eighty (80) linear feet of frontage.
- Shrubs and groundcover sufficient to create a continuous landscaped appearance.
- Native species shall comprise at least fifty percent (50%) of all required plantings.

Building Placement and Orientation

- All principal buildings shall be located adjacent to or directly behind the required Lee Street Greenbelt.
- Buildings shall be positioned so that the front façade faces Lee Street and the Greenbelt Area.
- Primary customer entrances shall face Lee Street, the Greenbelt Area, or a public pedestrian plaza connected to the Greenbelt.
- Buildings shall not be separated from the Greenbelt by parking lots, vehicle display areas, outdoor storage areas, or loading areas.
- Corner lots shall orient buildings toward both street frontages whenever practical.

Parking Lot Setback

In order to create a more attractive, pedestrian-oriented corridor along Lee Street, buildings must front the greenbelt while placing parking to the side or rear of buildings. This creates a continuous street edge and prevents parking lots from dominating the corridor.

Parking Location Requirements

1. Off-street parking shall be located behind the principal building.
2. Side parking may be permitted when site constraints prevent rear parking, provided:
 - The parking area does not occupy more than twenty-five percent (25%) of the Lee Street frontage; and
 - The parking area is screened from Lee Street by landscaping, decorative walls, fencing, or a combination thereof.
3. Parking between the principal building and the Greenbelt Area shall be prohibited.
4. Drive-through lanes, loading areas, dumpsters, mechanical equipment, and outdoor storage areas shall be located to the side or rear of buildings and shall not be visible from Lee Street.
5. Shared parking and cross-access connections between adjoining properties are encouraged and may be approved as an alternative to individual parking facilities.

Greenbelt Relationship

1. The required Greenbelt Area shall function as a landscaped frontage zone between Lee Street and development.

2. Buildings may be located immediately adjacent to the Greenbelt Area without any additional front setback requirement.
3. Outdoor dining areas, plazas, sidewalks, courtyards, and pedestrian amenities may be located between the building and the Greenbelt Area.
4. The Greenbelt Area shall remain free of parking lots, vehicle sales areas, outdoor storage, and other automobile-oriented features.

Outdoor Storage & Loading Areas

Outdoor storage, equipment yards, dumpsters, loading areas, and service functions shall be screened from public view by:

- An opaque fence or wall between six (6) and eight (8) feet in height; and
- Evergreen and/or native landscaping

Pedestrian Facilities

1. A sidewalk not less than six (6) feet in width shall be provided along all Lee Street frontage.
2. Internal pedestrian connections shall be provided from public sidewalks to building entrances.
3. Developments shall provide pedestrian connections between adjacent commercial properties.

Prohibited Within the Greenbelt

The required greenbelt area shall not be used for:

- Outdoor storage
- Vehicle display areas
- Equipment storage
- Temporary storage containers
- Billboards
- Permanent signs exceeding monument sign standards

Maintenance

All landscaping, irrigation systems, fences, walls, and greenbelt improvements shall be maintained in a healthy and attractive condition. Dead or damaged plant materials shall be replaced within ninety (90) days.

Architectural Standards

Building Design

Building Façade Materials. Metal buildings and metal exterior wall systems shall be permitted; however, exposed metal siding shall not constitute the sole exterior finish of any street-facing building façade visible from a public street, public right-of-way, or adjoining residential property. A minimum of the lower four (4) feet of each applicable exterior wall, measured vertically from finished grade, shall be faced with an approved architectural material.

Approved materials may include brick, stone, manufactured stone, stucco, decorative concrete masonry units, fiber-cement siding, architectural concrete, or other comparable durable and visually compatible materials approved by the Planning Commission.

The required four-foot treatment shall extend continuously along the applicable façade, except at doors, loading areas, or other necessary openings. Materials shall be integrated into the overall architectural design of the building and shall be maintained in good condition.

Corrugated, unfinished, or exposed structural metal panels shall not be used as the primary exterior finish on street-facing façades unless incorporated as part of an approved architectural design.

Buildings shall incorporate:

- Varied rooflines
- Architectural articulation
- Defined entrances
- Window transparency on commercial facades
- Horizontal and vertical design variation
- Screening of rooftop mechanical equipment

Large blank walls facing public streets shall be prohibited.

Building Materials

Primary building facades visible from public streets shall utilize durable, high-quality materials such as:

- Brick
- Stone
- Fiber cement siding
- Decorative concrete masonry
- Architectural metal panels
- Glass systems
- Wood accents

Prohibited or Limited Materials

The following materials shall be prohibited or limited on primary facades:

- Unfinished concrete block
 - Corrugated metal panels (unless architecturally integrated)
 - Highly reflective surfaces
 - Tarp or fabric-like exterior materials
 - Bright fluorescent colors
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Curb Cuts

The number of curb cuts shall be minimized to:

- Improve traffic flow
- Reduce congestion
- Improve safety

Signage Standards

Monument Signs Required for all new signs (See Sign Article of this Ordinance)

Prohibited Sign Types

- Digital signs
 - Flashing signs
 - Animated digital displays (except approved message centers)
 - Excessive temporary signage
 - Roof-mounted signs
 - Portable signs
 - Pole signs
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Lighting Standards

Exterior lighting shall:

- Be downward directed and shielded
- Minimize glare onto adjacent properties and roadways
- Utilize coordinated fixture styles

Prohibited Lighting

- Excessively bright LED displays
 - Flashing lights
 - Unshielded floodlights
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Outdoor Storage & Display

Outdoor storage shall:

- Be limited in visibility from interstate corridors
- Be screened with fencing and landscaping
- Not occupy required front setbacks

Temporary outdoor display areas may be permitted for retail uses subject to approval.

Pedestrian & Connectivity Standards

Where feasible, developments shall provide:

- Sidewalk connections
 - Internal pedestrian circulation
 - Connections to adjacent developments
 - Bicycle accommodations
 - Crosswalks between commercial centers
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Stormwater & Environmental Standards

Developments are encouraged to incorporate:

- Low Impact Development (LID) practices
- Bioswales
- Rain gardens
- Native landscaping
- Enhanced stormwater treatment

Detention ponds visible from corridors should be designed as aesthetic amenities where feasible.

Fencing Materials

- **Chain linked and metal fencing is prohibited**
- Decorative wrought iron
- Ornamental aluminum

- Steel picket fencing
- Brick/Brick with ornamental iron panels
- Natural stone/Cut limestone/Fieldstone
- Decorative masonry/Cast stone/Stucco over masonry
- Split-face architectural block
- Painted wood picket/Stained cedar picket/Cypress picket
- Decorative metal railings
- Low masonry seat walls
- Brick/stone columns with iron infill
- Decorative concrete with masonry veneer
- Native landscaping integrated with fencing
- Decorative hedge fencing
- Living green screens
- Decorative planters used as barriers

Development Review Process

Developments within the WLSBD shall require:

- Site plan review by Planning Commission
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Optional Performance Standards for Industrial Uses (to protect nearby residents)

Light industrial and manufacturing uses within the WLSBD shall be subject to:

- Noise limitations
 - Odor controls
 - Outdoor activity restrictions
 - Off-street loading site shall be in rear of building
 - Truck routing requirements
 - Hours of operation limitations near residential areas
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