

TABLE  
  
OF  
  
PERMITTED USES

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USES	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Accessory buildings and uses, including home occupations and home swimming pools, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this Ordinance are met. A detached accessory building may be no taller than the principal structure located on the same site unless approved by the Zoning Board of Adjustments by a Special Exception. (See Section 10.2 for other requirements)	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Agriculture and related farming operations, including horticulture, plant nurseries market gardening, field crops and orchards.	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Air conditioning sales and service.										R	R		R	R		
Ambulance/EMS service.										R	R	R	R	S		
Amusement and recreation services: Must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:																
Amusement park										R	R					S
Amusement arcade, kiddieland										R	R					S
Archery range										R	R					S
Baseball batting cage										R	R					S
Billiard or pool hall										R	R					S
Bowling alley										R	R					S
Fairgrounds, circus or carnival	S	S	S	S	S					R	R					S
Golf course	S	S	S	S	S	S	S	S	S	R	R					S

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USES	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Golf course, miniature										R	R					S
Golf driving range	S	S	S	S	S	S	S	S	S	R	R		S			S
Racquetball or tennis courts, indoor										R	R					S
Skating rink - indoor										R	R					R
Tennis courts, outdoor; need not be enclosed within a structure.	S	S	S	S	S	S	S	S	S	R	R					S
Theater, indoor										S	R		S			S
Theater, outdoor/drive-in: need not be enclosed within a structure											S					
Animal clinic/kennels for small animals; need not be enclosed within a structure.										R	R					R
Antique store, not including repairing and refinishing.										R	R		R			
Apparel and accessory store.										R	R		R			
Appliance store.										R	R		R			
Armory										R	R		R			
Art gallery or museum.										R	R		R			
Art supplies.										R	R		R			
Auditoriums, stadiums, coliseums, and other such places of public assembly.										P	P		S,P			
Automobile washing facilities, where the primary function is washing automobiles, but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer.										S	R					
Automobile parts sales, except used parts.										R	R		R			

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
USES	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Automobile wrecking and salvage: need not be enclosed within a structure but must be enclosed within a solid fence sufficiently high to obstruct noise and view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct view is provided.										S			R	R	
Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used); need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening facing the residential district other than a stationary window within 100 feet of a residential district.										R		S			
Automobile and truck repair garage, mechanical and body; must be conducted in a structure which shall not have any opening, facing the residential district other than a stationary window, within 100 feet of a residential district, and which shall not store or otherwise maintain any parts or waste materials outside such structures.										R		S			
Automobile and truck sales and service; but not including commercial wrecking dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities.										S			R		

R – Uses Allowed by Right  
 P – Uses Requiring Approval by the Robertsdale Planning Commission.  
 S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary function is retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.										R		S			
Bakery, retail.									R	R		R			
Bakery, wholesale.										R			R		
Bank, including drive-in window.									R	R		R			
Barber shop or beauty parlor.									R	R		R			
Barber and beauty supplies & equipment sales.										R					
Bicycle, lawnmower sales, service and repair.									S	R		R			
Blueprinting and photostating shop.									R	R		R			
Boat construction, storage, service and repair, major; need not be enclosed within a structure.										S			R	R	
Boat dry storage: pleasure boats having lengths not greater than 31 feet										S			R	R	
Boat sales, accessories and service.										R			S	S	
Boat storage, service and repair, minor. May include dry storage in an enclosed structure.										R			R	R	

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Book store.									R	R		R			
Bottling works.										S			R	R	
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.										R			R		
Bus and railroad terminal facilities.										R					
Business machines sales and service.									R	R		R			
Business school, Trade School, or College.									P	P		P			
Butane and other liquefied petroleum gas products sales; need not be enclosed within a structure.									S	R			R	R	
Cabinet or carpenter shop.									R	R		S	R	R	
Cafe, grill, lunch counter and restaurant but not including night club, bar, tavern and drive-in restaurant.									R	R		R			
Camera and photographic supply store.									R	R		R			
Candy, nut and confectionery store.									R	R		R			
Canvas products manufacture.										S			R	R	
Carting, express, crating, hauling, storage.										S			R	R	
Catering shop or service.									R	R		R			

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

**CITY OF ROBERTSDALE**  
*The Hub of Baldwin County*

**Land Use Ordinance**

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USERS	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Cemetery, subject to requirements of the Special Provisions, Section 10.5	S	S	S	S	S	S	S	S	S	S			S	S	S	S
Churches and related accessory buildings	S	S	S	S	S	S	S	S	S	S	S		S			S
City hall, police station, fire station, municipal parks, courthouse, federal office building and similar public building and facilities.	R	R	R	R	R	R	R	R	R	R	R		R	R	R	R
Clay and clay products manufacture; need not be enclosed within a structure.											S			R	R	
Clinic; dental, medical or psychiatric for humans.										S	R	R	S			
Clothing manufacture.											S			R		
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business.	S	S	S	S	S	S	S	S	S	R	R		R			
Club, country club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park, recreation area, and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line.	S	S	S	S	S	S	S	S	S	S	R		S			S
Cold storage plant.											S			R		
College sorority or fraternity house	S	S	S	S	S	S	S	S	S							
Concrete and concrete products manufacture; need not be enclosed within a structure.														R	R	
Contractor's storage yard for vehicles, equipment, materials and supplies; need not be enclosed within a structure, but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided.										S	R		S			S

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Convenience store.									R	R		S			
Dairy equipment sales.										R					R
Dairy products sales.									R	R		R			
Delicatessen.									R	R		R			
Department store.										P		S,P			
Dog pound: need not be enclosed within a structure.										S					
Drive-in restaurant.										R					
Drug store.									R	R		R			
Dry cleaning shop, including self-service.									R	R		R			
Dry goods or fabric store.									S	R		R			
Dwelling, one-family.	R	R	R	R	R	R	R	R				S			R
Dwelling, two-family.				R	R			R				R			
Dwelling, multi-family.					R			R				R			
Electric power generating plant.														S	
Electric power substation; need not be enclosed within a structure, but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen.	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Electric repair shop.									S	R					
Electric supply store.									R	R		R			
Elevator maintenance service.										R			R		

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USERS	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Employee credit union office.										R	R		R			
Exterminator service office.										R	R		R			
Farm and garden equipment and supply store.											R		R			R
Farmer's market.										R	R		R			
Fix-it shop, including small appliance repair.										R	R		R	R		
Fixture sales.										R	R		S			
Floor covering sales and service.										R	R		R			
Floral shop.										R	R		R			
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.											R			R		
Food products processing plant.														R	R	
Food products, wholesale storage and sales.											S			R	R	
Fortune Telling Business (See Also Section 10.9)										S	R					
Freight depot, railway or truck.											S			R	R	
Fruit and produce, retail.										R	R		R			
Funeral home, mortuary or undertaking establishment.										S	R		S			
Furniture retail, repair, including upholstering and refinishing.										S	R		S			
Gas regulator station.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Gift shop.										R	R		R			

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USERS	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Grocery store, retail.										P	P		S,P			
Gymnasium, commercial.										S	R		S, P			
Hardware store, retail.										P	P		P			
Hardware store, wholesale, storage and sales.										S,P	P			P		
Hatchery, poultry or fish.														S	S	R
Heating and plumbing equipment, supplies and service.										S	R		S	R		
Hobby shop and supply store.										R	R		R			
Home occupation.	S	S	S	S	S	S	S	S	S				S			S
Hospital, convalescent or nursing home, extended care facility or sanitarium for humans.										S,P	S,P	P	S,P			
Hotel, motel or tourist home.					S					R	R		R			
Ice cream parlor										R	R		R			
Ice plant.											R		R	R	R	
Institution for children or the aged, day care.	S	S	S	S	S	S	S	S	S	R	R		S			S
Interior decorating shop.										R	R		R			
Junk yard including storage, baling or sale of rags, paper, iron or junk: need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided.											S			S	S	

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

**CITY OF ROBERTSDALE**  
*The Hub of Baldwin County*

**Land Use Ordinance**

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Kindergarten, play school or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met.	S	S	S	S	S	S	S	S	S	R		S			
Laboratory, scientific.									S	S			R		
Laboratory, medical or dental.									S	S	R	S	R		
Landscape garden sales; need not be enclosed within a structure.									S	R		S			
Laundry, self-service.									R	R		R			
Laundry and dry cleaning pick-up station.									R	R		R			
Laundry and dry cleaning plant.													R	R	
Laundry, linen supply or diaper service.									S	R		S	R		
Leather goods or luggage.									R	R		R			
Library.	S	S	S	S	S	S	S	S	S	S	S	S			
Liquor, wine or beer sales not to be consumed on premises and meeting local and state requirements.									R	R		R			
Loan office.									R	R		R			
Locksmith.									R	R		R			
Lodging, boarding or rooming houses.	S	S	S	S	R				R	R		R			
Lumberyards and building materials; need not be enclosed within a structure.										P					
Machine shop.										R			R	R	
Machinery, tools and construction equipment, sales and service.										R			R		
Mail order house.									S	R			R		

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Manufactured Home, dwelling (Mobile)						R									
Manufactured Home Park, (Mobile)						R									
Manufactured Home Subdivision, (Mobile)						R									
Manufacturing, repair, assembly or processing establishments of a light industrial nature, including, but not limited to, the following:															
Automobile, assembly													R	R	
Clothing and garment manufacturing													R	R	
Food products processing and packaging.													R	R	
Glass products manufacturing.													R	R	
Laboratories for testing materials, chemical analysis, photographic processing										S			R	R	
Metal products and manufacturing.													R	R	
Millwork and similar wood products manufacturing.													R	R	
Musical instruments and parts manufacturing													R	R	
Paper products manufacturing.													R	R	
Plastic manufacturing.													R	R	
Scientific, optical and electronic equipment assembly and manufacturing													R	R	
Souvenirs and novelties manufacturing													R	R	
Surgical and dental supplies manufacturing.													R	R	
Toy, sporting goods and athletic goods manufacturing													R	R	
Marine stores and supplies.									S	R		S			

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
USES															
Motorcycle sales, service & repair.										R		S			
Music store.									R	R		R			
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails, outdoor camping site and similar uses.	S,P	S,P	S,P	S,P	S,P	S,P	S,P	S,P	S,P	S,P		S,P			S,P
News stand.									R	R		R			
Night club, bar, tavern and cocktail lounge when separate from a restaurant.									R	R		R			
Office buildings, general.									R	R		R			
Office buildings, professional.									R	R		R			
Office equipment and supplies, retail.									R	R		R			
Office Park									R	R		R			
Oil and gas exploration and production activities.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Optician.									R	R	R	R	S		
Paint and wallpaper store.									S	R		R			
Painting and decorating contractor.									S	R		S			
Paper supplies, wholesale.										R			R		
Park or playground including recreation centers which are privately owned; need not be enclosed within a structure.	S	S	S	S	S	S	S	S							
Pawn shop.									S	R		S			
Pet shop.									S	R		S			
Photographic studio and/or processing.									S	R		S	R		
Picture framing and/or mirror silvering.									S	R		S	R		

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USERS	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Plastic fabrication.														R	R	
Plumbing shop.										R	R		R			
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.										R	R		R	R		
Radio and television station										S	S		S	S	S	S
Radio and television sales, service and repair store.										R	R		R			
Recreational vehicle parks.						S					S					
Restaurant.										R	R		R			
Restaurant supplies and sales.										S	R		R	R		
Retail or Discount Store greater than 10,000 Sq. Ft.											P					
Riding academy: need not be enclosed within a structure.											S					R
Roofing and sheet metal shop.										S	R		S	R		
Rug and/or drapery cleaning service.										S	R		S	R		
Sand and gravel storage yard: need not be enclosed within a structure.														R	R	S
Saw mill or planing mill.														R	R	
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama.	S	S	S	S	S	S	S	S	S	S	S		S			

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS															
	USERS	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	M-U	I-1	I-2	AG-1
Seafood store, retail.										R	R		S			
Sewage disposal plant; need not be enclosed within a structure.	S	S	S	S	S	S				S	S	S	S	S	S	S
Sexually Oriented Businesses (See Also Section 10.7)										S	R					
Shoe repair shop.										R	R		R			
Shoe store, retail.										R	R		R			
Sign shop.										R	R		R	R		
Sporting goods store.										R	R		R			
Stone monument sales, retail: may include cutting and processing merchandise sold at retail on the site; need not be enclosed within a structure.										S	R		S	R	R	
Storage activities, mini-type, do it yourself										R	R		R			
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting.										R	R		R			
Studio for dance or music.										R	R		R			
Surgical or dental supplies retail.										S	R	S	S			
Tailor shop.										R	R		R			
Tattoo Facilities (See Also Section 10.8)										S	R					
Taxi dispatching station.										R	R		R			
Taxi terminal: storage and repair of vehicles.										S	R		S	R		
Taxidermy shop.										R	R		S			
Teen club or youth center.	S	S	S	S	S	S	S	S	S	S	S		S			

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.

9.2 TABLE OF PERMITTED USES AND CONDITIONS	DISTRICTS														
	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	MU	I-1	I-2	AG-1
USES															
Telecommunications towers and facilities.									S	S		S	S	S	S
Telephone exchange.	S	S	S	S	S	S	S	S	R	R	S	R	R	R	S
Telephone equipment storage including shops and garage; need not be enclosed within a structure but must provide adequate screening.									S	R		S			
Temporary uses, including revival tents, the sale of Christmas trees, carnivals, sale of seasonal fruit and vegetables from roadside stands, and similar uses for a period not to exceed two (2) months in any calendar year.	S	S	S	S	S	S	S	S	R	R		R			S
Tire, batteries and other automotive accessories sales establishments.									S	R		S			
Tobacco store.									R	R		R			
Toy store.									R	R		R			
Transit vehicle storage and servicing; need not be enclosed within a structure.									S	R		S	R	R	
Utility company storage facility; need not be enclosed within a structure but must provide adequate screening.										R			S	S	
Variety store.									S	R		S			
Veterinary service.									S	R					R
Warehouse and storage facilities, major.													R	R	
Water storage; need not be enclosed within a structure.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Welding shop.										R			R	R	
Well drilling company.										R			R	R	R
YMCA, YWCA and similar institutions.	S	S	S	S	S	S	S	S	S	S	S	S			S
Zoo: need not be enclosed within a structure.									S,P	S,P		S,P			S

R – Uses Allowed by Right  
P – Uses Requiring Approval by the Robertsdale Planning Commission.  
S – Uses Requiring a Special Exception by the Robertsdale ZBA.