

I-1, LIGHT INDUSTRIAL

- Supports light manufacturing and office uses, often in "business park" settings.
- Typically near major transportation routes (Interstates, highways, railroads, airports).
- No residential uses allowed.
- Permitted Uses:
 - Warehousing and distribution
 - Urban agriculture
 - Supporting retail and services for primary uses

I-2, HEAVY INDUSTRIAL

- Accommodates heavy manufacturing and industrial activities.
- Significant truck traffic and rail connections required.
- No residential uses allowed.
- Permitted Uses:
 - Heavy manufacturing
 - Junkyards and scrap metal processing
 - Supporting uses: Minor retail, services, and offices related to industrial activities

I-3, PLANNED MANUFACTURING

- Allows for high-quality manufacturing with orderly development and compatibility with surroundings.
- Size Requirements: minimum of 6 acres, but can be reduced to 1 acre or a half block if near a "C" or "I" district or on a major street with at least four moving lanes.
- No residential uses allowed.
- Permitted Uses:
 - Warehousing and distribution
 - Urban agriculture
 - Supporting uses: Minor retail and services related to manufacturing

I-4, MINING, LANDFILL & TIMBERING INDUSTRIAL

- Supports high-intensity heavy industrial activities.
- Permitted Uses:
 - Heavy industrial operations
 - Waste management and landfills
 - Mining and timbering activities

MIXED-USE LOW

- Compact, walkable areas with a "Main Street" feel, typically with 2-3 story buildings.
- Residential and commercial spaces can be side-by-side (horizontal) or stacked (vertical).
- Permitted Uses:
 - Multi-family homes, townhouses, cottages, and small-lot single-family houses
 - Neighborhood retail shops, services, and offices
 - Live/Work units
 - Ground-floor: Markets, retail, services, cafes, and restaurants Upper floors: Residential spaces

MIXED-USE MEDIUM

- Similar to Mixed-Use Low, but allows for mid-rise buildings, allowing for a 65 ft maximum height.
- Permitted Uses:
 - Residential: Larger multi-family developments
 - Commercial: Same types as MU-L (retail, services, offices)

MIXED-USE HIGH

- Supports concentrated development with a mix of office, residential, retail, and specialized manufacturing.
- Transit-accessible or transit-ready location
- Ground-floor uses encouraged on pedestrian-heavy street Development intensity varies by area
- Permitted Uses:
 - Concentrated multi-family housing: condos, lofts, townhouses, and live/work
 - Commercial: Retail, services, offices, hotels
 - Specialized manufacturing: Small warehouses and artisanal industries without significant noise, odor, or trucking impacts
 - Entertainment: Large entertainment venues and districts

MIXED-USE DOWNTOWN

- Concentrated development focused in the downtown area, creating vibrant, 24/7 live-work-play environments.
- Transit-accessible locations. Active environments that support a 24-hour lifestyle. Typically mid-rise to high-rise buildings.
- Permitted Uses:
 - Concentrated multi-family housing: condos, lofts, townhouses, and live/work.
 - Commercial: Retail, services, offices, and hotels
 - Entertainment: Large entertainment venues
 - Specialized manufacturing: Artisanal industries and small warehouses with minimal impacts



BIRMINGHAM'S ZONING DISTRICTS



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BHAM'S GIS!

HID, HEALTH & INSTITUTIONAL

- Supports the development of campuses for health care and educational institutions.
- Permitted Uses:
 - Professional health care providers and hospitals
 - Institutions of higher learning
 - On-campus residential dwellings for staff or students
 - Accessory uses related to health care or educational functions

MXD, PLANNED MIXED-USE

- Allows for a blend of various uses in large, planned developments.
- Foster flexible and creative urban development.
- Address transportation and parking needs for all modes (motorized and pedestrian).
- Encourage community interaction and affordable housing.
- Ensure efficient public services and public spaces.
- Preserve natural features and complement surrounding land uses.
- Permitted Uses:
 - Residential,
 - Office,
 - Commercial
 - Cultural, institutional, and governmental
 - Industrial

PRD, PLANNED RECREATION

- Allows for large recreational facilities and related commercial uses.
- Permitted Uses:
 - Amusement parks, and theme parks
 - Athletic fields and stadiums
 - Carnivals and circuses
 - Drive-in or enclosed theaters
 - Fairgrounds,
 - Golf courses, driving ranges and Race tracks (auto, stock cars, motorcycles, horses, dogs)
 - Riding stables,
 - Trails,
 - Sport arenas
 - Swimming pools, boating/water parks, Zoos

C-1, NEIGHBORHOOD COMMERCIAL

- Serves the daily needs of residents and workers within a 1-mile radius.
- Designed for both car access (with parking) and pedestrian/bicycle access.
- Permitted Uses:
 - Small grocery stores,
 - Banks,
 - Restaurants
 - Barber/beauty shops,
 - Dry cleaners,
 - Small professional/health offices
 - Small to medium-scale offices,
 - Schools, and churches
 - Neighborhood-serving public uses

GENERAL COMMERCIAL

- Serves citywide and regional trade areas with a variety of shopping, services, and entertainment options.
- Accessible primarily by car.
- Permitted Uses:
 - Large supermarkets, department stores, big box stores
 - Movie theaters, leisure and entertainment venues
 - Supporting retail and services
 - Multi-family housing,
 - Schools, and churches

H2D, HOLDING ZONE

- Regulates uses and structures in newly annexed areas to manage growth.
- Interim Use: Maintains areas in an undeveloped state until a comprehensive land use plan is completed.
- Growth Management: Encourages orderly timing and phasing of development.

D-1, D-2, D-3, DWELLING DISTRICTS

- Designed to allow for single-family residential dwellings.
- Typical suburban neighborhood development pattern.
- Permitted Uses:
 - Single-family homes
 - Churches
 - Local public services (like parks or community centers)

D-4, DWELLING DISTRICT

- Allows a mix of housing types like single-family dwellings, two-family dwellings, cottages, and townhouses.
- Permitted Uses:
 - Single-family dwellings
 - Two-family dwellings
 - Cottages
 - Townhouses
 - Schools
 - Churches
 - Local public services (like parks or community centers)

UN, URBAN NEIGHBORHOOD

- Compact & Walkable: Everything is close together, and easy to walk to.
- Close to Transit: Designed to be within 1/4 mile of public transportation.
- Street-Focused: Buildings face the street with easy access for pedestrians.
- Permitted Uses:
 - Small-lot single-family homes
 - Duplexes, triplexes, and quadruplexes
 - Townhouses,
 - Multiplexes,
 - Cottage developments
 - Permitted Uses by Special Exception (SE): Small businesses like bakeries, retail shops, restaurants, and urban grocery stores

D-5, MULTI-FAMILY

- Allows for multi-family apartments and condos that have 13 or more units.
- Permitted Uses:
 - Apartments and condos
 - Townhouses in larger developments
 - Mid-rise and high-rise buildings
 - Schools and churches