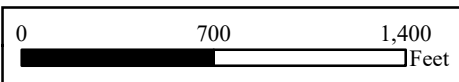


SOUTHSIDE
COMMUNITY

Proposed Zoning

January 22, 2026

1 inch = 700 feet



Proposed Zones

- AG - Agricultural District; AG (A1)
- C1 - Neighborhood Business District; C1 (B1)
- C2 - General Business District; C2 (B2)
- D1 - Single Family District; D1 (R1)
- D2 - Single Family District; D2 (R2)
- D3 - Single Family District; D3 (R3)
- D4 - Two Family District; D4 (R4)
- D5 - Multiple Family District; D5 (R5)
- HID - Health and Institutional District; HID (OI; B6)
- HZD - Holding Zone District; HZD
- I1 - Light Manufacturing District; I1 (M1)
- I2 - Heavy Industrial District; I2 (M2)
- I3 - Planned Industrial District; I3 (M3)
- I4 - Special Mining & Lumbering District; I4 (M4)
- MUD - Mixed Use Development District; MUD
- MUH - Mixed Use High Density District; MUH
- MUL - Mixed Use Low Density District; MUL
- MUM - Mixed Use Medium Density District; MUM
- MXD - Mixed Development District; MXD
- NA - Newly Annexed
- UN - Urban Neighborhood District; UN

Planimetrics

- Community
- Inside City - Outside Framework
- New Zones
- Out Of City
- Parcels

Street Centerlines

- Limited Access
- Ramp
- Highway
- Arterial
- Local
- Railroad

Southside Community Rezoning Plan

When reading this rezoning plan for Southside Community, understand that those areas that are bound by a red border and have a number assigned to them signifying property where the zoning district is changing such that new uses may be allowed or uses previously allowed are now restricted. All other zoning district changes on this map are in name only. Meaning that if a use is currently allowed in the current zoning district, it will be allowed in the new zoning district, with few exceptions.

- 1.) Rezoning from QB-2, Qualified General Business District to C-2 General Commercial District.
- 2.) Rezoning from R-6, Multiple Dwelling District to D-5 Multiple Dwelling District.
- 3.) Rezoning from R-8, Planned Residential District to C-2, General Commercial District.
- 4.) Rezoning from QB-3, Community Business District to B-3, Community Business District to MU-D, Mixed-Use Downtown.
- 5.) Rezoning from R-6, Multiple Dwelling District to D-5 Multiple Dwelling District.
- 6.) Rezoning from O & I, Office and Institutional District to MU-L Mixed- Use Low District.
- 7.) Rezoning from R-4, Two-Family and Semi-Attached Dwelling District to D-4, Medium Density Dwelling District.
- 8.) Rezoning from B-3, Community Business District to MU-H Mixed Use High District.
- 9.) Rezoning from R-5, Multiple Dwelling District to D-3, Single Family District.
- 10.) Rezoning from R-5, Multiple Dwelling District to HID, Health and Institutional District.
- 11.) Rezoning from M-1, Light Manufacturing District and B-4 Central Business District to MU-H Mixed-Use High District.
- 12.) Rezoning from B-2, General Business District to MU-H, Mixed-Use High District.
- 13.) Rezoning from B-2, General Business District to MU-M Mixed-Use Medium District.
- 14.) Rezoning from R-3, Single-Family District to C-1, Neighborhood Commercial District.
- 15.) Rezoning from B-5 Mixed Business District and R-8 Planned Residential District to D-4 Medium Density Dwelling District.
- 16.) Rezoning from CO&I Contingency Office & Institutional and QB-3 Qualified Community Business District to QD-5 Qualified Multiple Dwelling District to C-1 Neighborhood Commercial District
- 17.) Rezoning from R-5 Multiple Dwelling District to D-3 Single Family Dwelling District

CITY OF
BIRMINGHAM

Department of Planning, Engineering & Permits

Map Prepared by:
Birmingham GIS Division

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