

## ORDINANCE NO. 2025-05-19-01

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### AN ORDINANCE AMENDING THE ASHLAND ZONING ORDINANCE OF 2022 TO ALLOW MINI-WAREHOUSES AS A GENERALLY PERMITTED USE IN THE B-1, GENERAL BUSINESS DISTRICT; AND PROVIDING AN EFFECTIVE DATE OF SAID AMENDMENT

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**WHEREAS**, the City Council of the City of Ashland, Alabama (“City Council”) adopted a zoning ordinance on May 2, 2022 by virtue of Ordinance No. 2022-05-02-01, which was thereafter amended on various occasions (the “2022 Ashland Zoning Ordinance”);

**WHEREAS**, the Planning Commission of the City of Ashland has recommended amending the 2022 Ashland Zoning Ordinance to allow mini-warehouses as a generally permitted use in the B-1, General Business District;

**WHEREAS**, the City Council believes amendment will be beneficial for the City and consistent with the City’s Comprehensive Plan, and such an amendment is permitted by Title 11, Chapter 52, of the Code of Alabama (1975), as amended.

#### **BE IT ORDAINED BY THE CITY COUNCIL OF ASHLAND, ALABAMA AS FOLLOWS:**

**Section 1.** That the 2022 Ashland Zoning Ordinance shall be amended as set forth herein to permit mini-warehouses as a generally permitted use in the B-1 General Business District, subject to certain special use requirements.

**Section 2.** That the following is hereby added to Article IV of the 2022 Ashland Zoning Ordinance.

#### **SECTION 13 – MINI-WAREHOUSES**

13.1 ***Buffers.*** A mini-warehouse facility shall be completely surrounded by a fence at least six (6) feet in height, such that access to the site may be restricted. Gates or other entry barriers shall remain operational in the event of a power failure, and a Knox box or similar controlled access device must be accessible to the fire department and emergency services.

- a. ***Climate Controlled Facility Exception.*** Climate controlled, mini-warehouse facilities located within the same building or structures as the warehouse office and accessible only from the interior of the building shall not be subject to the buffer requirement.

13.2 ***Minimum Setbacks.*** The minimum front, side, and rear yard setbacks for the applicable district and subject property shall apply; provided, however, that if no minimum side yard setback is specified for the district in which the mini-warehouse facility is to be located,

the minimum side yard setback shall be ten (10) feet unless a greater setback is required by Article III, Section 7 or other provisions herein.

- 13.3 **Maximum Impervious Surface Area.** Fifty percent (50%) of lot.
- 13.4 **Parking.** A minimum of one space per ten (10) storage units, plus one (1) designated space per office staff.
- 13.5 **Other uses Prohibited.** The mini-warehouse facility shall be the sole use of the lot and structure in which the storage units are located. Except for the office of the mini-warehouse owner/operator, other activities or uses in place of or in addition to the mini-warehouse is not permitted within such structures. No storage unit or bay shall be used as a place of business, and no business license shall be granted for the property other than that of the mini-warehouse owner/operator.
- 13.6 **Individual Unit Plumbing/Power.** No storage unit or bay shall contain plumbing or more than two (2) electrical outlets.

**Section 3.** That Article V, Section 9.2, of the 2022 Ashland Zoning Ordinance is hereby amended to provide as follows:

- 9.2 **Permitted Uses.** The following identifies the uses permitted in the B-1: General Business Zoning District.
  - A. *Retail establishments customarily serving residential neighborhoods*, such as: pharmacies or drug stores, grocery markets, clothing/apparel stores, gift shops, jewelry stores, greeting card shops, bookstores, music stores, consignment shops, newsstands, toy stores, fish and tackle shops, sporting goods stores, craft and hobby shops, florist shops, video stores, furniture stores, hardware stores, and other similar establishments.
  - B. *Personal or professional service establishments, and businesses repairing and servicing small equipment*, such as: barber shops and salons, photocopiers or print shops, laundry and dry cleaning services, including coin-operated laundromats, tailors, shoe repair shops, electronic or small appliance repair shops, photography studios, camera shops, health and fitness clubs, newspaper offices, radio station studios, television station studios, jewelry and watch repair shops, and other similar establishments.
  - C. *Professional offices* such as: banks, with or without drive-through services, doctor's offices, dentist's offices, accounting and tax preparation services, real estate offices, attorney's offices, investment offices, consulting offices, and other similar establishments.

- D. *Dine-in or carry-out restaurants*, such as: cafes, delis, bakeries, coffee shops, ice cream parlors, pizza parlors, fast food businesses, steak houses, and other similar dining or food establishments.
- E. *Family entertainment and cultural uses* such as: video arcades, dance studios, art studios, martial arts studios, and other similar establishments that cater to children and families (not adults exclusively) and that do not serve or offer alcoholic beverages for sale.
- F. Lounges or Nightclubs, public and private.
- G. Public and private educational institutions and associated accessory uses.
- H. Churches and cemeteries.
- I. Public and semi-public institutions and offices.
- J. Bed and breakfast inns.
- K. *Loft, efficiency, and studio apartments*, for primary, secondary, or accessory use(s), provided all of the following requirements are satisfied:
  - 1. said apartment(s) are not located within a manufactured home, trailer, or anything other than a stick-built structure;
  - 2. said residential uses do not share a common entryway with any commercial use;
  - 3. appropriate soundproofing or sound attenuation measures have been or will be installed to limit noise impacts that may be generated by the commercial uses;
  - 4. adequate off-street parking for all proposed dwelling units is provided in the rear yard of the lot;
  - 5. a separate building entrance is available for the proposed apartments;
  - 6. all exterior apartment windows and doors are secured by appropriate locks or security devices; and
  - 7. an adequate fire escape route is provided for each dwelling unit, and a hard-wired fire alarm and sprinkler system is provided on each floor of the building to the extent required by code.
- L. Accessory uses and buildings, subject to the standards established in Article III, Section 4 of this Ordinance.

- M. Adult day care centers.
- N. Group homes, subject to the standards established in Article IV, Section 2 of this Ordinance.
- O. Automobile filling and service stations; convenience stores; gasoline service station; body shop; service stations; and vehicle repair garages, including painting, body repair, parts fabrication, and engine rebuilding.
- P. Garden centers, greenhouses, and nurseries.
- Q. Funeral homes and mortuaries.
- R. Boarding and Rooming Houses.
- S. Educational, training, health, medical, or nursing uses of public, charitable, or philanthropic nature, including rest homes and sanitariums.
- T. Hospitals (all hospitals, regardless of district, may include a commercial cafeteria and/or a commercial pharmacy), medical clinics, doctors' and dentists' offices, laboratories, including research and testing laboratories, sanitariums, nursing homes, and ambulance services.
- U. Nursery schools, childcare centers, public and private schools.
- V. Animal hospitals, veterinary clinics, and kennels; provided that all animals are kept within suitably designed, soundproofed, and air-conditioned buildings.
- W. Hotels and motels.
- X. Mini warehouses

**Section 4.** That Article V, Section 9.3, of the 2022 Ashland Zoning Ordinance is hereby amended to provide as follows:

9.3 ***Permitted Uses Pending Planning Commission Approval.*** The following uses in the B-1: General Business District shall be permitted pending Planning Commission approval following a public hearing as provided in Article VI, Section 3 of this Ordinance.

- A. Off-premises advertising signs and billboards.
- B. Outdoor entertainment and recreation such as driving ranges, miniature golf, drive-in theaters, commercial sports arenas, racetracks, and amphitheaters.
- C. Car washes.

- D. Vehicle repair garages, excluding painting, body repair, parts fabrication, and engine rebuilding.
- E. Open air markets.
- F. Single Family Dwellings.

**Section 4.** Except as herein amended, the 2022 Ashland Zoning Ordinance and regulations, as amended, shall remain in full force and effect.

**Section 5.** That this amendment of the 2022 Ashland Zoning Ordinance shall be effective upon its due adoption and publication, at which point the amendments herein shall be effective.

**ADOPTED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF ASHLAND, ALABAMA

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**LARRY J. FETNER**, its Mayor

ATTEST:

\_\_\_\_\_  
**CHELSEY WYNN**, Ashland City Clerk

STATE OF ALABAMA     )  
  )  
COUNTY OF CLAY        )

**CERTIFICATE OF PUBLICATION**

I hereby certify the attached ordinance, Ordinance No. 2025-\_\_\_\_-\_\_\_\_-\_\_\_\_, was passed and adopted on the \_\_\_\_ day of \_\_\_\_\_, 2024, and published by posting at the following locations on the \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_ o'clock \_\_.m.:

1. Ashland City Hall (Mayor's office);
2. Ashland Public Library;
3. Ashland Post Office;
4. the Clay County Courthouse; and
5. City of Ashland website (<https://www.cityofashlandal.com/>).

All notices will remain posted for not less than thirty (30) days after posting.

**CERTIFIED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF ASHLAND, ALABAMA**

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**CHELSEY WYNN**  
City Clerk/Administrator