

# THE MIXED-USE CENTER DISTRICT (MX-C)

This district is intended to facilitate the development or redevelopment of larger scale properties that may create walkable, mixed-use centers.



- Setbacks:**
- Front:** 2 ft. min., 18 ft. max.
- Side:** 0 ft. min., 30 ft. max.
- Rear:** 3 ft. min., no max.
- New parking is required to be located behind the building.**

- New sidewalks:** 8 ft min.
- Building Height:** 3 stories max.
- Building Width:** 200 ft max.

Any tract of land proposed to be zoned MX-C must contain a minimum of 3 acres and requires the submittal of a Master Development Plan. See Section 9 of the Article for Master Development Plan requirements.



- New development must be divided into blocks. Dimensional platting requirements of this Article XIX.1 supersede those of Sec. 4.06 of The City of Pelham Subdivision Regulations.
- New off-street parking requirements have been crafted to encourage more walkable environments. They are minimums not maximums, so an applicant can build as much parking as their site permits. Refer to Table 5 in the Article.

- First Floor Height and Glazing:**  
A building with a commercial use on the first floor must have a minimum height of 10 feet and a maximum height of 25 feet; 30% of the first floor of commercial use buildings must be clear, un-tinted glass.
- Min. Landscaping Standards:**  
A 10-foot landscaped buffer is required when abutting residential districts. One tree is required for every 40 feet of lot width facing a street.

# DOWNLOAD THE MIXED-USE DISTRICTS ARTICLE IN THE ZONING ORDINANCE



Visit [www.PelhamAlabama.gov](http://www.PelhamAlabama.gov) or <https://library.municode.com/al/pelham/codes/>



## QUESTIONS?

Contact the City of Pelham  
Development Services Department

Angie Brown  
City of Pelham  
Zoning Official  
[abrown@pelhamalabama.gov](mailto:abrown@pelhamalabama.gov)  
205.620.6411



McBee Station (Source: Harper General Contractors)

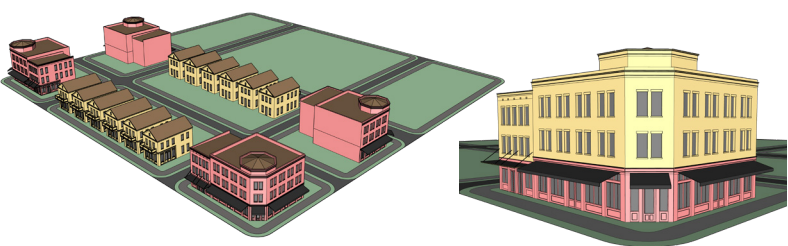
# ARTICLE XIX.1: MIXED-USE DISTRICTS

Overview Brochure  
October 2020

Prepared by the Regional Planning Commission of Greater Birmingham (RPCGB) for the City of Pelham

# TWO MIXED-USE DISTRICTS ARE ESTABLISHED

Mixed-Use Neighborhood District (MX-N)  
Mixed-Use Center District (MX-C)



Land uses can be mixed vertically (one above the other) or horizontally (side-by-side).

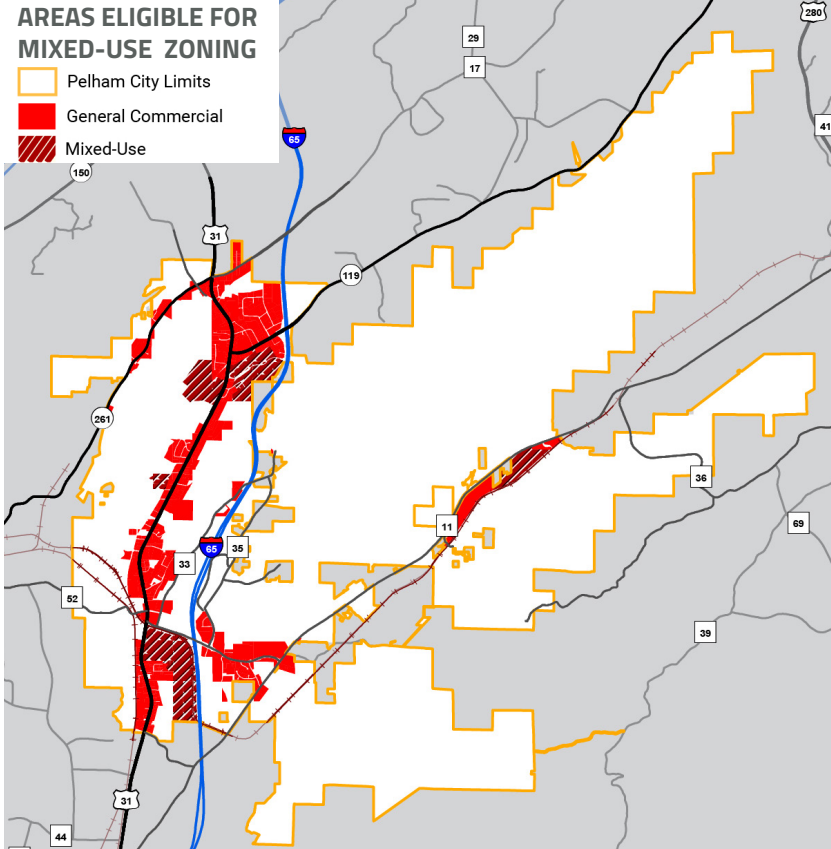
## WHAT IS THE INTENT OF MIXED-USE DISTRICTS ARTICLE?

To direct and encourage compatible uses, including a mix of residential, commercial and employment opportunities, and to enhance the character of Pelham’s commercial corridors and centers by promoting development that:

- Encourages development or redevelopment consistent with the adopted goals, policies and recommendations of the Pelham Comprehensive Plan;
- Enhances the vitality, quality of life and character of adjacent neighborhoods;
- Encourages safe, attractive, compact and walkable development through appropriate design;
- Allows densities supportive of mixed-use development;
- Reduces vehicular trip generation by allowing for the combining of trips and locating destinations within walking and biking distances of neighborhoods;
- Reduces congestion and increase safety on major roadways by providing alternative routes from local streets, shared drives and alleys;
- Provides unique places for people to live, work, shop, and play.

**AREAS ELIGIBLE FOR MIXED-USE ZONING**

- Pelham City Limits
- General Commercial
- Mixed-Use



## WHAT AREAS ARE ELIGIBLE FOR REZONING TO A MIXED-USE ZONING DISTRICT?

Any area indicated as “Mixed-use” or “General Commercial” on the Future Land Use Map in the adopted 2020 Pelham Comprehensive Plan (shown above)

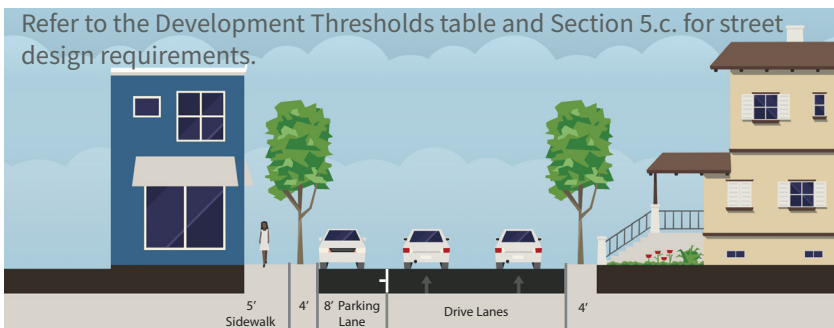
## THE MIXED-USE NEIGHBORHOOD (MX-N) AND MIXED-USE CENTER (MX-C) DISTRICTS VARY ACCORDING TO:

- Variety of land uses allowed (see Table 1. Use Matrix)
- Intensity and density of land uses allowed (see Table 2. Use Restrictions Per District)
- Scale of the development (MX-C site must be a minimum of three acres)
- Setbacks and building heights (see Table 4. Development Standards)


**Note: This Mixed-Use Districts article sets a higher standard than Article XXI. - Corridor Overlay District and replaces those standards when in conflict.**

# THE MIXED-USE NEIGHBORHOOD DISTRICT (MX-N)

This district, generally located along neighborhood streets, is established to allow for small-scale mixed-use development within or adjacent to otherwise residential areas.



- |   |  |
|---|--|
| <p><b>Setbacks:</b></p> <p><b>Front:</b> 8 ft. min., 20 ft. max.</p> <p><b>Side:</b> 0 ft. min.</p> <p><b>Rear:</b> 3 ft. min., no max.</p> | <p><b>Glazing:</b></p> <p>At least 15% of each story of the facade must be glass and at least 30% of the first story of commercial use buildings must be clear, un-tinted glass.</p>               |
| <p><b>New parking is required to be located behind the building.</b></p>  | <p><b>Min. Landscaping Standards:</b></p> <p>A 10-foot landscaped buffer is required when abutting residential districts. One tree is required for every 40 feet of lot width facing a street.</p> |
| <p><b>New sidewalks:</b> 5 ft min.</p>  |  |
| <p><b>Building Height:</b> 2 stories max.</p>   |  |
| <p><b>Building Width:</b> 100 ft max.</p>   |  |



New off-street parking requirements have been crafted to encourage more walkable environments. They are minimums not maximums, so an applicant can build as much parking as their site permits. Refer to Table 5 in the Article.