

Zoning Ordinance Changes

Amendment to Title 1, Chapter 1, Article III, (Definitions)

Short-term rental. The transient use of any dwelling or any part of a dwelling for overnight occupancy for less than 30 consecutive days.

Amendment to Title 1, Chapter 2, Article II – Permitted Uses Table (Associated Dwelling Uses)

TABLE 1.02.201 PERMITTED USES																					
	Dwelling Districts					Urban Neighborhood District	Mixed Use Districts				Comm. Districts		Manufacturing & Industrial Districts				Other Districts				
Zoning District	D-1	D-2	D-3	D-4	D-5	UN	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PRD	MXD/ PUD	HID	AG	
DWELLING USES:																					
Dwellings:																					
Single-Family Detached	P	P	P	P	P	PC	P	X	X	X	X	X	X	X	X	X	X	PCP	PMP	P	
Townhouse	X	X	X	PC	PC	PC	PC	PC	P	P	P	X	X	X	X	X	X	PCP	PMP	X	
Duplex/Triplex/Quadplex	X	X	X	P	P	P	P	P	X	X	P	SE	X	X	X	X	X	PCP	PMP	X	
Multiplex (5 - 12 units)	X	X	X	P	P	P	P	P	P	P	P	P	X	X	X	X	X	PCP	PMP	X	
Multiple Family (13 or more units)	X	X	X	X	P	X	X	P	P	P	X	P	X	X	X	X	PAC	PCP	PMP	X	
Manufactured Housing	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	SE	PCP	X	PC	
Communal Living Facility	X	X	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	
Conservation Subdivision	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Cottage Development	X	X	X	P	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X	
Dwelling, Caretaker	X	X	X	X	X	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	X	PAC	PCP	PMP	X		
Dwelling, Accessory	X	X	X	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	X	X	X	X	X	X	X	X	
Dwelling Unit, Live/Work	X	X	X	X	X	SE	P	P	P	P	P	P	X	X	X	X	X	PCP	PMP	P	
Zoning District	D-1	D-2	D-3	D-4	D-5	UN	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PRD	MXD/ PUD	HID	AG	
Associated Dwelling Uses:																					
Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PMP	P	
Garage Sale/Yard Sale	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	X	X	X	X	PAC	PAC	PMP	PAC	
Home Occupations	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	X	X	X	X	PAC	PAC	PMP	PAC	
Residential Compost Pile	PAC	PAC	PAC	PAC	X	PAC	PAC	X	X	X	X	X	X	X	X	X	X	X	PMP	PAC	
Short-term Rental	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	PC	
Temporary Storage	PAC	PAC	PAC	PAC	PAC	PAC	PAC	PAC	X	X	X	X	X	X	X	X	X	PAC	X	PAC	

Amendment to Title 1, Chapter 4, Article II, Section 2 (Uses Permitted with Conditions, Dwelling Uses)

C. **Short-term rental.** In the E-1, D-1, R-1, D-2, R-2, D-3, R-3, D-4, R-4, R-4A, D-5, R-5, R-6, R-7, R-8, UN, MU-L, MU-M, MU-H, MU-D, C-1, B-1, C-2, B-2, B-3, B-4, B-5, M-1, MXD, AG, A-1 and A-2 districts, short-term rentals shall be permitted provided that the following conditions are met:

1. Approval of a short-term rental permit by the Department of Planning, Engineering and Permits.
2. An approved City of Birmingham Business License.

Amendment to Title 1, Chapter 4, Article IV, Section 2 (Uses Permitted as Accessory, Dwelling accessory uses)

Section 2. Dwelling accessory uses.

- E. **Short-term Rental.** In the PRD District, a short-term rental shall be permitted provided that the following conditions are met:
1. The short-term rental is accessory to a permitted use.
 2. Approval of a short-term rental permit by the Department of Planning, Engineering and Permits.
 3. An approved City of Birmingham Business License.

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