

FOR SALE

2.5 Acres +/- off Hwy. 280



SALE PRICE: \$216,000

LOCATION: Meadowlark Lane,
Shelby County, AL

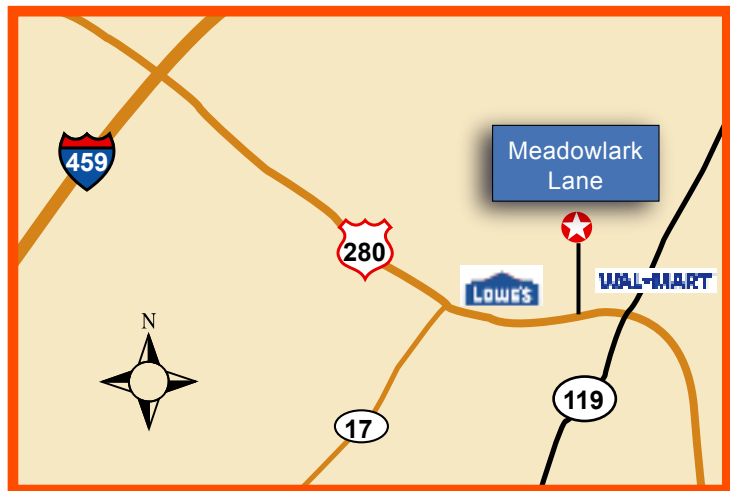
ZONING: B-2 (see attached)

Easy access to U.S. Hwy. 280 East
and State Highway 119.

Near Brook Highland and
Greystone

Metal buildings are acceptable
on Meadowlark Lane

Survey Attached

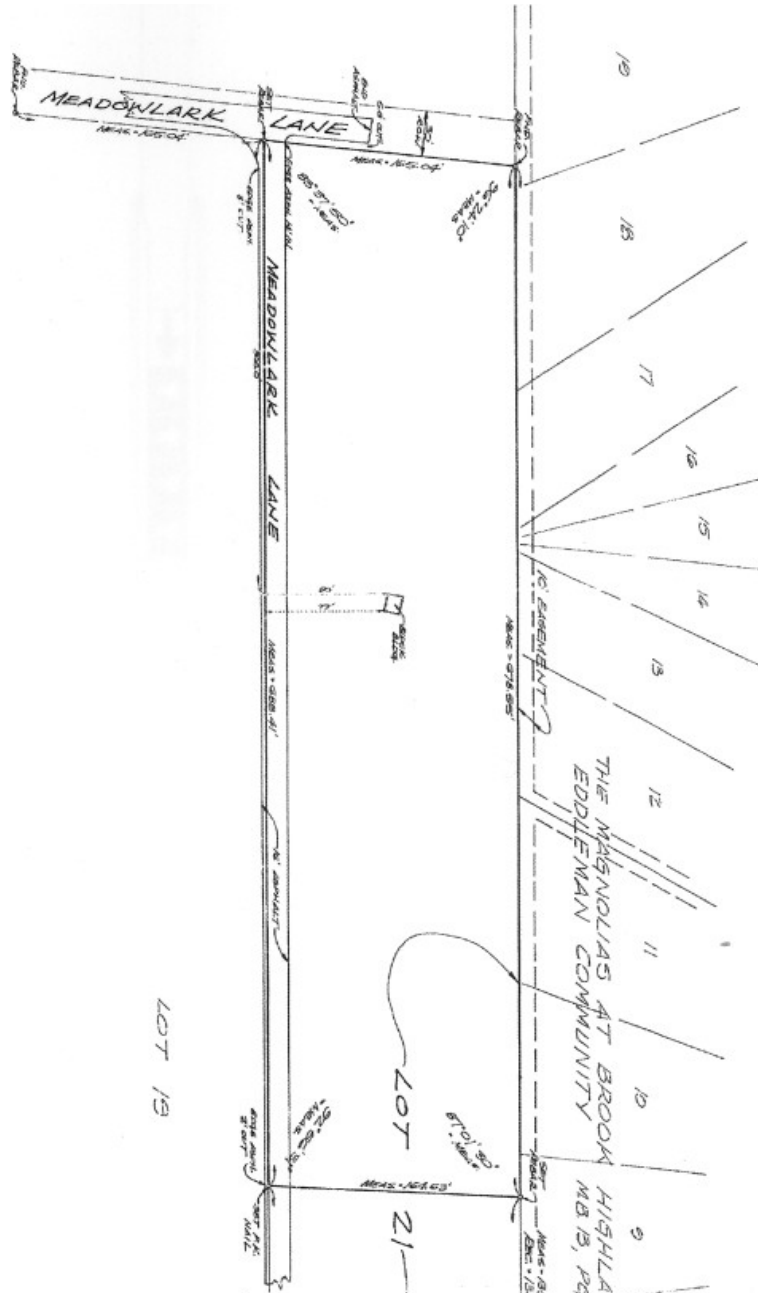


Agent: Mark Hollis

2633 Valleydale Road
Suite 150
Birmingham, AL 35244
Office: (205)943-4000
Web: www.hollisrealestate.net
Email: mark@hollisrealestate.net

Information deemed reliable, but subject to verification.

Survey



Agent: Mark Hollis

2633 Valleydale Road

Suite 150

Birmingham, AL 35244

Office: (205)943-4000

Web: www.hollisrealestate.net

Email: mark@hollisrealestate.net

Information deemed reliable, but subject to verification.

ARTICLE XV. B-2 GENERAL BUSINESS DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article are the regulations in the B-2 General Business District.

Section 2. Use regulations.

- (a) *Permitted uses.* Within "B-2 General Business" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199 or Resolution # 93-07-12-20)
- (1) Any use permitted in the B-1 Local Business District; provided however, that the limitations upon extent of service area shall not apply.
 - (2) Automobiles or trailer display and sales room.
 - (3) Public garage.
 - (4) Frozen food locker.
 - (5) Farm implement display and sales room.
 - (6) Hospital or clinic for animals, but not including open kennels.
 - (7) Retail store or shop.
 - (8) Tavern or drive-in restaurant.
 - (9) Used car lot.
 - (10) A shopping center or facility composed of any one or more of the permitted uses or any combination thereof.
 - (11) Hardware, or building materials sales.
 - (12) Automotive, farm implement or trailer repair or servicing.
 - (13) Carpentry, painting, plumbing, tinsmithing, and electrical shops; provided, that all work on the premises is done within a building, and all materials are stored in a building.
- (b) *Conditional uses.* Within "B-2 General Business" districts, the following uses may be allowed as conditional uses: (MB 8/199 or Resolution # 93-07-12-20)
- (1) Outdoor recreation. (MB 8/199 or Resolution # 93-07-12-20)
 - (2) Transportation, communication and utility. (MB 8/199 or Resolution # 93-07-12-20)
 - (3) Nursing home. (MB 11/186 or Resolution # 98-04-27-03)

Section 3. Area and dimensional regulations.

Except as provided in Articles XXI, XXII, and XXIII, the area and dimensional regulations set forth in the following table shall be observed:

Maximum Height of Structures		Minimum Yards		Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear / Side		
6	75	None	None, except where abutting a dwelling district, in which case there shall be a yard of not less than 20 feet abutting the dwelling district. The required yards shall be increased 1 foot for each foot of structure height in excess of 35 feet	No Minimum	No Minimum

For residential care facilities and nursing homes, area and dimensional regulations shall conform to the regulations of the R-5 Multiple Family District. (MB 11/186 or Resolution # 98-04-27-03)