

City of Dothan, Alabama

Zoning (and Rezoning) Guide



Department of Planning and Development

Dothan Civic Center, 126 N Saint Andrews Street, Room 320
Dothan, AL 36303 | (334) 615-4410

www.Dothan.org

What is Zoning?

The overall objectives of Zoning are to protect public health, safety and welfare; to promote compatibility among various land uses and developments; and to provide for an attractive and efficient community. Zoning divides a locality into specific districts and establishes regulations concerning the use, placement, space and size of land and buildings within each district.

What is Rezoning?

Each property has an existing zoning designation which allows certain uses on the property. Rezoning is the legal process which allows a use that is not permitted under the property's current zoning designation to exist under the new designation.

Why Rezone?

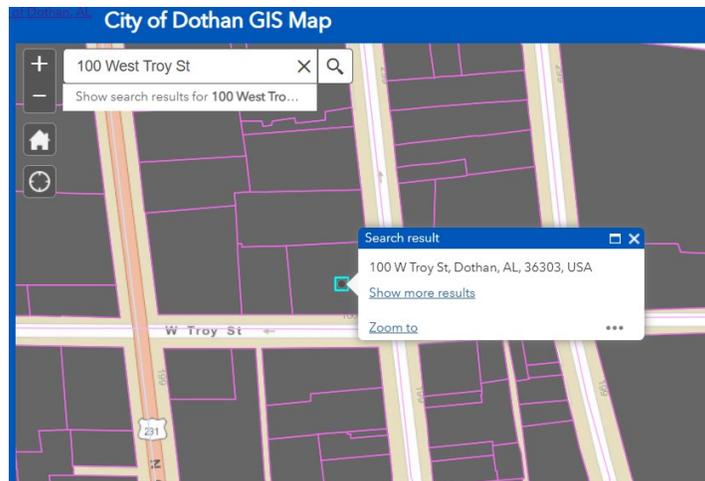
If the desired use for a property is inconsistent with the property's existing zoning designation, an owner can apply to rezone their property to allow for a more intense development or a desired use such as a higher density residential district.

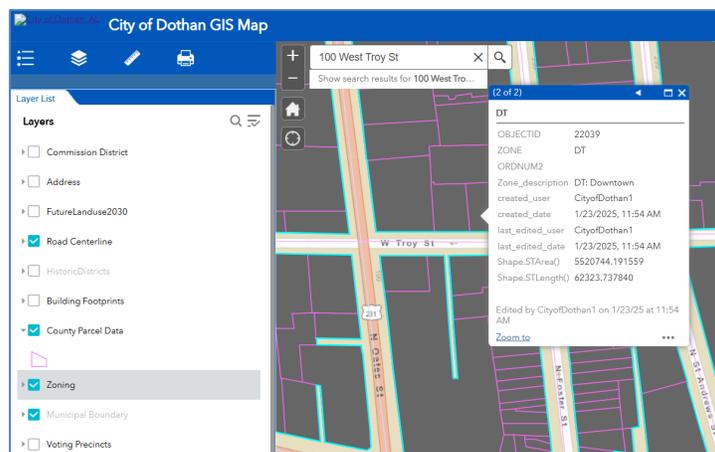
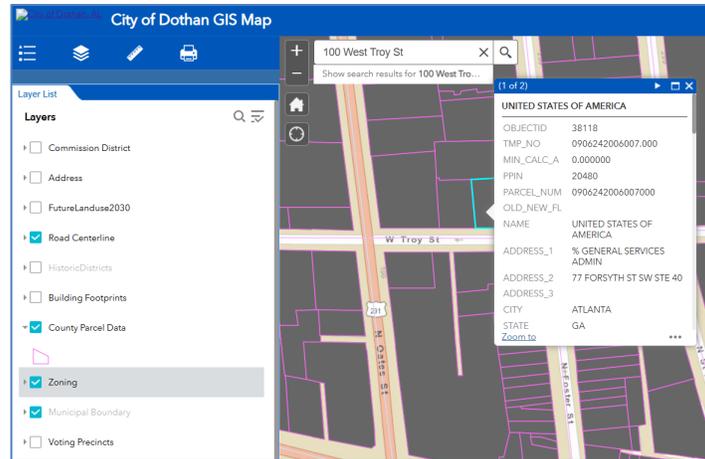
Who may request a Rezoning?

A rezoning may be initiated by the property owner or an authorized representative of a property owner such as a real estate agent, engineer, or attorney. The City Commission, through its Planning and Development staff may elect to initiate rezoning if it is deemed in the best interest of the public at large.

How do I know what my property is zoned?

Call Planning and Development at (334) 615-4410 to determine the current zoning designation of a property. Zoning may also be determined by checking the Dothan GIS map which is available online at <http://www.dothan.org/index.aspx?NID=274> and click "GIS Map". You must accept the disclaimer to access the GIS map. From there, when the map opens, enter the address in the address search box and enter. The map will re-center on the chosen address. Select the "Layer List"  icon on the left side of the page and select "zoning" from the list and click the parcel on the map. The property data for the parcel will appear. On the pop-up, you'll see a small arrow on the top right corner. Clicking it will take you to page 2 where you will see the ZONE. In the illustrations below, the zone is "DT" which is an abbreviation for "Downtown".





Are there costs involved?

Yes. There is a non-refundable application fee in the amount of \$100.00 plus an additional \$10.00 per acre, not to exceed \$250.00.

Where do I start?

Planning and Development staff is available to assist applicants throughout the process. Applicants may request a pre-application meeting to discuss their plans with staff. Contact Planning and Development to make an appointment and discuss submission of the rezoning application and supplemental materials. Contact information is on the last page. Application fees are collected at the time of submittal.

What happens after the application is accepted?

Once the submittal is deemed complete, the application will be sent to various departments for review. When all departments have returned their comments, Planning and Development staff will compile a staff report and send it to all parties involved. This report will be presented to the Planning Commission for review and consideration. Prior to the Planning Commission meeting, the applicant will be directed to post a public hearing sign on the property. The cost of the sign is at the applicant's expense. Failure to erect the sign as directed and by the deadline will result in your case being automatically continued. The Planning Commission's meeting

calendar can be found [online](#) on the city's website. Planning staff will send notice of the request to adjacent property owners.

What is the Planning Commission?

The Planning Commission is composed of nine (9) members appointed by the City Commission. They serve four-year terms and are charged with the responsibility of holding public hearings and making recommendations to the City Commission on all matters related to rezoning.

How long is the Rezoning process?

The length of the rezoning process depends on several factors but generally, it takes approximately ninety (90) days.

Which departments review a Rezoning request?

Rezoning requests are reviewed by the Planning and Development, Public Works, Engineering Services, Traffic Engineering, Fire, and Dothan Utilities (water, sewer and electric).

How long is a Rezoning valid?

A rezoning, once approved, has no expiration date. The rezoning remains valid even after changes in property ownership.

When does the Planning Commission meet?

The Planning Commission meets on the third Wednesday of each month at 9 a.m. in the City Commission meeting room (Room 203) located on the 2nd Floor of the Dothan Civic Center at 126 N. Saint Andrews Street. The Planning Commission meeting dates and application deadlines are listed on our website at <https://www.dothan.org/DocumentCenter/View/11028/PC-Meeting-Dates-2025?bidId=>.

What are the Zoning Districts?

The City of Dothan has nineteen (19) different zoning districts which are divided into six (6) categories – Agricultural, Residential, Office and Institutional, Business, Manufacturing/Industrial, and Special Districts. These are described in detail on the next three (3) pages.

Agricultural District

A-C: Agricultural-Conservation District is intended primarily for agricultural uses. Very low-density residential uses are also permitted.

Residential Districts

R-1: Residential Single-Family, Low Density allows for low density residential development, single-family living with related recreational facilities. Lot sizes are 12,000 square feet or greater.

R-2: Residential Single-Family, Medium Density allows for medium density residential development, single-family dwellings with related recreational facilities. Lot sizes range from 8,400 square feet to 11,999 square feet.

R-3: Residential Single-Family, High Density allows for high density residential

development, single-family dwellings with related recreational facilities. Lot sizes range from 4,000 square feet to 8,399 square feet.

R-4: Residential Single-Family, High Density (2-7 units) allows for higher density attached residential development, containing at least two dwelling units but not more than seven dwelling units with related recreational facilities. Single-family dwellings are permitted utilizing R-3 dimensional regulations as part of the overall mix of housing units but not independently. Lot sizes range from 4,800 square feet to 16,800 square feet but can be larger if desired.

R-A: Residential, Multi-family, High Density (8+ units) allows high density multi-family residential development with related recreational facilities. Minimum number of dwelling units is 8. There is no maximum number of dwelling units other than lot size. Minimum lot size is 29,200 square feet. The following methodology applies: 7,200 square feet for the first unit plus 4,000 square feet for the next four units and 2,000 square feet for each additional unit. New single-family units are not permitted.

MH-1: Manufactured Home Community Park allows medium density residential development, designed for individual manufactured homes located in an approved mobile home park with related recreational and community areas. The minimum parcel size is three acres.

MH-2: Mobile Home Subdivision allows medium density residential development specifically for manufactured homes located in an approved subdivision with related recreational facilities. The minimum lot size is 5,000 square feet.

Office and Institutional Districts

O&I: Office/Institutional allows business and professional offices as well as more intensive office uses such as public buildings, banks, pharmacies, or tv/radio stations. Uses in this district include universities, colleges, public schools, hospitals, parks, fairground, and state/federal/municipal facilities.

O-2: Office Park allows groups of offices for business and professional services, public buildings, banks, pharmacies, and tv/radio stations.

O-3: Neighborhood Office is a transitional district between residential districts and/or uses and more intensive non-residential activities.

Business Districts

B-1: Central Business allows personal and business services and general retail trade if the core business center of the community. This district accommodates a wide variety of commercial uses in traditional downtown business areas. Residential uses may be appropriate above the ground floor of commercial or other uses.

B-2: Highway Commercial allows for major retail and service activities with access to major thoroughfares with adequate open space and parking.

B-3: Local Shopping is a transitional district between more intense commercial

districts and residential districts. Designed for local retail and personal services of a limited size and service that provide for the regular needs and convenience of those residing in the adjacent residential neighborhoods.

Manufacturing/Industrial Districts

L-I: Light Industry is designed to provide a location for industries that do not, by their nature, create any public nuisance. It is intended to preserve land for industry in a location beneficial to industries. Single-family residential uses are prohibited.

H-I: Heavy Industry is designed to provide for manufacturing and related industries that may, by nature, create nuisances. The intent is to preserve land for such industry in locations with access to major streets as well as locations generally accessible to railroad transportation. Residential uses are not allowed.

Special Districts

PUD: Planned Unit Development allows for the planned and unified development of a tract of land that is three acres or larger. A PUD allows for greater design flexibility to encourage efficient use of land and public services, promote high-quality design and open space for residents.

US Highway 84 East Overlay District implements the vision of the Highway 84 East Master Plan by establishing clear development and use standards consistent with the plan and focuses on design quality, flexibility of implementation and incentives. The 84 E Overlay District promotes greater diversity of land uses and building typologies enabling the location of various uses supporting daily needs and includes places to live, work, recreate, eat, shop and socialize. There are multiple “subdistricts” with the overlay and are DT, DTE, MU-4, MU-3, MU-2, and Institutional. Please contact planning staff for more information regarding these subdistricts.

MHC: Manufactured Home Community contains standards and procedures specifically related to the development of a manufactured home community in a MH-1 district.

What is the process for obtaining a Rezoning?

There are four (4) steps in the rezoning process: preliminary discussions with staff (encouraged but not mandatory), submitting the application, the Planning Commission public hearing, and the City Commission public hearing and approval.

Step One: Preliminary Discussions with Staff

Contact the Planning and Development Department at (334) 615-4410 to make an appointment to meet with a member of the staff to discuss your plans and obtain pertinent facts about the proposed land use, zoning, development standards and adopted plans that may affect your property. This meeting is not required, but it is highly encouraged. Staff assistance is generally available between the hours of 8:00 a.m. and 5:00 p.m. each weekday at our offices located in Room 320 at 126 N. Saint Andrews Street.

Step Two: Submitting the Application

When a specific zoning request has been identified, submit a completed application to the

Planning and Development Department. Visit the [Planning Department's Home Page](#) to access our online application process.

Once the application is deemed complete (including payment of fees and a list of adjacent property owners), a date will be set for a public hearing with the Planning Commission. Legal notice is required including a sign erected on the property (at your expense and as directed by Planning staff), notice printed in the newspaper, and letters sent to adjacent property owners. You can obtain a list of mailing addresses from the county (see contact information below). The cost of mail notice is included in your application fee.

It is highly recommended that the applicant uses the time before the public hearing to informally meet with neighbors to provide information about your request and answer any questions they may have.

Step Three: The Planning Commission

At the Planning Commission meeting, you will be asked to explain the request and present the reasons why you feel your request should be approved. The public may speak for or against the request. Commission members may ask the applicant questions as well.

The Planning Commission may vote to do any of the following:

1. Recommend Approval
2. Recommend Denial
3. Defer the matter until a future meeting.

Once the Planning Commission has made a recommendation, a report of the proceedings and deliberations will be prepared by staff and forwarded to the City Commission.

Step Four: The City Commission

The final step is approval by the City Commission. This step is not automatic. Planning staff will prepare an ordinance using the legal description you included in your application. The ordinance will be sent to the Dothan Eagle for pricing which we will then relay to you. The rezoning request WILL NOT be advanced until you send payment for the advertisement. Please note that failure to remit full payment for the cost of publication within ninety (90) days of the Planning Commission public hearing shall constitute consent to withdraw the petition from further consideration.

Upon receipt of payment for the advertisement, planning staff will schedule the publication and notify you of the City Commission meeting date. The City Commission may approve or deny the petition or refer it back to the Planning Commission for additional discovery.

If approved by the City Commission, the City Clerk's office will provide the cost for publishing the final synopsis advertisement. Following publication, the ordinance will be forwarded to the Planning office who will change the official zoning map of the city. The final approved ordinance will be mailed to the property owner.

The City Commission is not bound by the planning commission's recommendation. If the request is denied, you may appeal to the Circuit Court. Applications for rezoning on the same parcel of property shall not be submitted for reconsideration within six (6) months of original petition without first securing unanimous approval of the planning commission.

The City Commission is not bound by the planning commission's recommendation. If the request is denied, you may appeal to the Circuit Court or reapply after six (6) months. However, note that applications for rezoning on the same parcel of property may not be submitted for reconsideration within six (6) months of original petition without first securing unanimous approval of the Planning Commission.

Where do I go?

The addresses for each office you may need to visit are listed below.

Call to make an appointment to meet with staff.

Planning and Development Department

Dothan Civic Center 126 N. Saint Andrews St., Room 320
Dothan, AL 36303
(334) 615-4410
Monday-Friday 8:00 a.m. - 5:00 p.m.

Note: A representative of the Department is stationed in the Customer Service Center on the first floor of the Civic Center.

City Clerk's Office

Dothan Civic Center 126 N. Saint Andrews St., Room 213
Dothan, AL 36303
Room 213
(334) 615-3160
Monday-Friday 8:00 a.m. - 5:00 p.m.

Houston County Revenue Commission (for adjacent owner addresses)

County Administration Building
462 N Oates St. – 5th Floor Dothan, AL 36303
(334) 677-4747
Monday-Thursday 7:00 a.m.-5:00 p.m.

Note: This office is closed on Fridays.