

**ORDINANCE NO. 2025-278**

**AMEND ZONING ORDINANCE - CHAPTER 114**

**Whereas**, after a public hearing held on August 20, 2025, the Planning Commission recommended the proposed amendments for adoption by the Dothan City Commission.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Dothan, Alabama, as follows;

**Section 1.** That Chapter 114 - Zoning, Article V. - Development Plans, Article VI. - Board of Zoning Adjustment, Article VII. – Classification and Establishment of Uses, and Article VIII. – District Regulations are hereby amended as follows:

**Amendments to Article V. - DEVELOPMENT PLANS, Sec. 114-76. - Review process.**  
**(1) b. 1. removes references to *paper copies* and**  
**(3) d. adds a sunset time for resubmittals when there is no response.**

**ARTICLE V. - DEVELOPMENT PLANS**

**Sec. 114-76. - Review process.**

Developments subject to development plan review shall be subject to the following requirements:

(1) *Submission requirements.* No request for development plan approval shall be considered complete until all of the following has been submitted to the administrative official:

b. *Map required.* Each application shall be accompanied by the following:

1. ~~*Paper copies.* Eight copies of a development plan~~ *Digital copies.* Plans shall be drawn by a design professional such as an engineer, surveyor, or architect licensed in the State of Alabama of the property proposed to be developed. However, construction plans submitted for permitting by an architect or non-professional designer containing civil engineering design shall be stamped by a registered civil engineer. ~~*Development plan sheets shall be at a minimum scale of one inch equals 50 feet, suitable to fit on a 24 inch by 36 inch sheet. When more than one sheet is required, an index sheet of the same size shall be included showing the entire parcel with individual sheet numbers referenced thereon.*~~ The following information is required on or in an acceptable form so as to accompany the development plan:

(Note to Editor: All roman numerals that follow are to remain unchanged.)

~~2. *Digital copy.* A digital copy of all paper maps, formatted as either .PDF or .JPG.~~

(3) *Review and determination.*

d. ~~*[Reserved.]*~~ Failure to resubmit revised plans after six (6) weeks shall be considered an official withdrawal by the applicant and require the submittal of a new application.

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**Amendment to Article VI. - BOARD OF ZONING ADJUSTMENT,  
Sec. 114-98. - Special exception and/or variance.  
 removes the fourteen day requirement for application submittals.**

**ARTICLE VI. – BOARD OF ZONING ADJUSTMENT**

**Sec. 114-98. - Special exception and/or variance**

- (a) *Application required.* To request a special exception and/or variance, an applicant shall complete appropriate forms provided by the administrative official, along with material required to ensure compliance with the review criteria below.  
~~Applications shall be submitted 14 calendar days prior to the next board of zoning adjustment hearing date.~~ Refer to the board of zoning adjustment's bylaws for more specific information.

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**Amendments to Article V. - Development Plans, Sec. 114.83. and Article VII - Classification and Establishment of Uses, Sec. 114.116., and Sec. 114.117.  
 removes review by the planning commission in the Office and Institutional Districts (O-1, O-2, & O-3) as those duties have been assumed by the Development Review Committee (DRC) and removes references to the former Downtown Overlay District (DOD). The DOD was replaced with the U.S. Highway 84 East Overlay District in 2022, and this amendment will remove all language associated with the DOD district.**

**ARTICLE V. - DEVELOPMENT PLANS**

**Sec. 114-83. - Architectural requirements.**

- (b) *Scope of regulations.* The provisions of this section are applicable to all nonresidential and nonagricultural properties within the City of Dothan located on a major highway corridor as defined in subsection (c).  
 (2) ~~All proposed development or redevelopment within the Downtown Overlay District (DOD) shall conform to the historic character of downtown Dothan, and the provisions of article X of these regulations shall apply.~~

(Note to Editor: Renumber (b) accordingly to reflect this deletion.)

**ARTICLE VII. – CLASSIFICATON AND ESTABLISHMENT OF USES**

**Sec. 114-116. - Establishment of zoning districts.**

For the purpose of this zoning ordinance, all land and water areas within jurisdiction of the City of Dothan are hereby divided into zoning districts, which shall be designated as follows:

Agricultural-Conservation District	A-C
Residential Districts	
Residential Single-Family, Low Density	R-1
Residential Single-Family, Medium Density	R-2
Residential Single-Family, High Density	R-3
Residential, Attached, High Density (2—7 units)	R-4
Residential, Multi-family, High Density (8+ units)	R-A
Manufactured Home Community Park	MH-1
Mobile Home Subdivision	MH-2

Office and Institutional Districts	
Office/Institutional	O & I
Office Park	O-2
Neighborhood Office	O-3
Business Districts	
Central Business	B-1
Highway Commercial	B-2
Local Shopping	B-3
Manufacturing/Industrial Districts	
Light Industry	L-I
Heavy Industry	H-I
Special Districts	
Planned Unit Development	PUD
<del>Downtown Overlay District (with subdistricts)</del>	<del>DOD</del>
<u>U.S. Highway 84 East Overlay District see Art. X. Division 3</u>	
<u>Downtown core</u>	<u>DT</u>
<u>Downtown edge</u>	<u>DTE</u>
<u>Mixed-use 4</u>	<u>MUD-4</u>
<u>Mixed-use 3</u>	<u>MUD-3</u>
<u>Mixed-use 2</u>	<u>MUD-2</u>
<u>Institutional</u>	<u>INST</u>
Manufactured Home Community	MHC

**Sec. 114-117. - Statement of purpose and intent of zoning districts.**

(c) *Office districts.* Regulations for office districts are intended to provide areas for business offices and professional offices as well as related activities. These districts are also designed to meet the community's needs for professional services and related activities.

- (1) *O & I, Office/institutional.* This district is intended to provide areas for business and professional offices as well as more intensive office uses such as public buildings, banks, pharmacies (when adjunct to medical facilities), and television and radio station offices (without towers or aerials). It is further intended to provide appropriate land use regulations for major public and private nonprofit institutions serving the public, such as universities, colleges, public schools, hospitals, parks, fairgrounds, and large state, federal and municipal facilities. Since these institutions operate in the public interest and are generally inoffensive in character, this chapter places principal reliance upon the voluntary cooperation of institutional authorities with municipal officials rather than upon detailed land use regulations. It is intended that the conversion of excess institutional land to non-institutional purposes should be preceded by cooperative planning between the planning and development department and the planning commission and should take place under appropriate controls to ensure that the future use of the excess land conforms to the long range development plan. Development and/or redevelopment of these areas are subject to the development plan regulations ~~and review by the planning commission.~~
- (2) *O-2, Office park.* This district is intended to provide areas for groups of offices for uses such as offices for business and professional services, public buildings, banks, pharmacies (when adjunct to medical facilities), and television and radio station offices (without towers or aerials.) Development and/or redevelopment of these areas are subject to the development plan regulations ~~and review by the planning commission.~~

- (3) *O-3, Neighborhood office.* This district is intended to serve as a transitional district between residential districts and/or uses and more intensive non-residential activities. This district is further intended to avoid traffic onto residential streets or become an intrusion into a residential district. Development and/or redevelopment of these areas are subject to the development plan regulations ~~and review by the planning commission.~~
- (d) *Business (commercial) districts.* Regulations for the business districts are designed to encourage stable and efficient commercial areas to meet the needs of various trade areas for commercial goods and services. The regulations are also designed to minimize the adverse effects of commercial uses on other land uses and provide opportunities for investment.
- (1) *B-1, Central business district (CBD).* The CBD is intended for personal and business services and general retail trade of the core business center of the community. It is designed to accommodate a wide variety of commercial uses in the traditional downtown business area and related areas of mixed commercial enterprises. It is designed to maintain, support and facilitate compatible redevelopment of existing and new uses with the core area. Residential uses may be appropriate above the ground floor of commercial or other uses within the CBD district. Development or redevelopment of the CBD is subject to all regulations as established in article V, development Plans, ~~and is also subject to regulations and design guidelines as established for the downtown overlay district.~~
- (2) *B-2, Highway commercial.* The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, ~~and is also subject to regulations and design guidelines as established for the downtown overlay district.~~
- (e) *Manufacturing (industrial) districts.* Regulations for the manufacturing districts are designed to make available a range of suitable sites for all types of manufacturing and related activities while protecting residential areas by separating them from manufacturing activities and prohibiting the use of industrial space for new residential development. Industrial parks may be either light or heavy industrial in nature and therefore shall be permitted in either district.
- (1) *L-I, Light industry.* The L-I district 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. Due to the traffic generated and other potentially objectionable influences created by the nature of the L-I district, special buffer and/or setback considerations may be required. The environmentally protective nature of this district is designed to limit uses to those that produce a minimum of gaseous emissions, noise and objectionable external effects. Development or redevelopment of these areas is subject to all regulations as established

in article V, development plans, ~~and is also subject to regulations and design guidelines as established for the downtown overlay district.~~

(2) *H-I, Heavy industry.* The H-I district is intended to provide for the competitive location 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 designed on the thoroughfare plan, as well as locations generally accessible to railroad transportation and to prohibit residential uses. Due to the objectionable impacts that may be created in this district, special buffer requirements and/or setback areas will be required. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, ~~and is also subject to regulations and design guidelines as established for the downtown overlay district.~~

(f) *Special districts.* Regulations for special districts are intended to be applied to an area that is rezoned to include a special district. Special districts generally require further development standards within a zoning district. Development in a special district must conform to the base district as well as the overlay zoning requirements.

~~(2) *Downtown overlay district (DOD).* The purpose of the DOD is to foster a strong viable downtown as a commercial, civic, residential, and cultural art center with its own unique identity and to provide a mechanism to establish special land use regulations, standards, or procedures in a defined area with unique land use, site planning, building design, or environmental resource issues. Specifically:~~

- ~~a. Implement the city's downtown master plan to achieve specific land use and design objectives.~~
- ~~b. Accommodate mixed use buildings and parcels with neighborhood-serving retail, service and other uses on the ground floor and residential units above the non-residential space.~~
- ~~c. Encourage rehabilitation and re-use of existing historic buildings.~~
- ~~d. Promote new infill residential and non-residential development in a planned format.~~
- ~~e. Encourage development that exhibits the physical design characteristics that promotes pedestrian oriented storefront style shopping, and~~
- ~~f. Promotes the health and well-being of residents by encouraging physical activity, alternative transportation modes and greater social interaction.~~

~~Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district. The DOD is divided into three subdistricts as described in article X, special districts, section 114-157. Land uses for properties in the DOD must comply with the Table of Permitted Uses in article X.~~



**Amendment to Article VIII. - District Regulations, Sec. 114-131.1. - Table of permitted accessory and agricultural uses. This amendment will remove livestock as an accessory use from the permitted use table in the residential districts. The code currently allows livestock with a special exception within residential zoning districts.**

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manu-factured Home Districts		Business Districts			Office/Institutional Districts			Manufac-turing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
<b>Accessory Uses/Structures</b>																
Accessory Dwelling Unit	S	S	S	S												
Accessory Dwelling Unit for Owner/Operator/Caretaker	P					P	P		S	S	S	S	S	S	S	S
Accessory Structures (Sheds, Garages, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Non-residential Use									P	P	P	P	P	P	P	P
Amenity Center/Clubhouse	P	P	P	P	P	P	P	P	P	P	P				S	
Billboards									S	P					P	P
Private Cemetery (accessory to a church)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Daycare, Child/Adult (In-Home less than 6)	S	S	S	S	S	S	S	S								
Fences, Walls	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, Non-qualifying	S	S	S	S	S	S	S	S	S							
Home Occupation, Qualifying	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Open Outdoor Storage of Goods or Materials															S	P
Portable Signs									P	P	P				P	P
Shelter for Livestock (Stables)	P															
Truck/Trailer Rental (Accessory use)									S	P	S				P	
<b>Agricultural Uses</b>																
Aircraft Landing Field	S															
Agriculture/Poultry/Livestock Raising (As Primary Use)	p <sup>1</sup>															
Private Animal Shelter or Rescue	p <sup>1</sup>													S	P	
Auction (Livestock/Equipment)	p <sup>1</sup>															
Aviary/Apiary	p <sup>2</sup>	S	S	S	S	S	S	S								
Community Garden	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Forestry	P															
Gardening (As Accessory Use)	P	P	P	P	P	P	P	P								
General Farming/Horticulture	P															
Hatchery, Aquaculture	p <sup>1</sup>															
Mining (Natural Resources Indigenous to Area)	p <sup>1</sup>															S
Nursery/Plant Sales (Wholesale)	p <sup>2</sup>														P	P
Poultry/Livestock (As Accessory Use)	P	S <sup>3</sup>	S <sup>3</sup>	S <sup>3</sup>				S <sup>3</sup>								
Riding Academy	p <sup>2</sup>															
Roadside Stand (Farm Produce)	P															
Stable	p <sup>2</sup>														P	P
Taxidermy	p <sup>1</sup>															P
Temporary/Seasonal Use	p <sup>2</sup>								P	P	S	P	P		P	P

<sup>1</sup> Not allowed in a platted residential subdivision.  
<sup>2</sup> Permitted on appeal to BZA in a platted residential subdivision.  
<sup>3</sup> A minimum lot size of ½ acre is required regardless of zoning district

**Section 2.** That the City Clerk of the City of Dothan is hereby ordered and directed to cause this ordinance to be published.

**Section 3.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately from and after the date of its final passage and adoption.

**PASSED, ADOPTED, AND APPROVED ON OCTOBER 21, 2025.**

ATTEST:

Wendy Shiver  
City Clerk

[Signature]

Mayor

Vivian K. Daniels

Associate Commissioner District 1

Phillip D. Kelly

Associate Commissioner District 2

[Signature]

Associate Commissioner District 3

[Signature]

Associate Commissioner District 4

[Signature]

Associate Commissioner District 5

[Signature]

Associate Commissioner District 6

**BOARD OF CITY COMMISSIONERS**

I, Wendy Shiver, do hereby certify that advance notice of the above ordinance was published in accordance with law in THE DOTHAN EAGLE, a newspaper of general circulation in the City of Dothan, Alabama, and following adoption, a synopsis was published on October 25, 2025.

Wendy Shiver  
City Clerk