

NOTICE

Notice is hereby given that on the 24th day of March, 2026, the Board of Commissioners of the City of Dothan, Alabama, shall consider for passage and adoption at its regular meeting in the Commission Chamber in the City Hall of said City the following ordinance at which time all persons who desire shall have an opportunity of being heard in opposition to or in favor of said ordinance.

ORDINANCE NO. _____

AMEND ZONING ORDINANCE - CHAPTER 114 (ARTICLES VI, II, AND X)

WHEREAS, As authorized by Ala. Code 1975 Sec. 11-52-76 and after a public hearing held on February 18, 2026, the Dothan Planning Commission did recommend 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 VI. – Board of Zoning Adjustment, is hereby amended as follows:

ARTICLE VI. – BOARD OF ZONING ADJUSTMENT

Sec. 114-94. Created; appointment; duties and responsibilities per State Code of Alabama, is hereby replaced in its entirety as follows.

A board of zoning adjustment, as heretofore provided for pursuant to and under the authority of the 1975 State Code of Alabama, § 11-52-80, and Alabama Act No. 97-673, is hereby created. The appointment, procedure, powers and actions of the board shall be governed and controlled by the above cited section of the State Code of Alabama and Alabama Act No. 97-673.

Sec. 114-103. Appeal from board of zoning adjustment determination, is hereby replaced in its entirety as follows.

Refer to the State Code of Ala. 11-52-81 for procedures to appeal a determination of the Board of Zoning Adjustment.

Section 2. That Chapter 114 - Zoning, Article II. – Definitions, is hereby amended as follows:

ARTICLE II. – DEFINITIONS

The following definition is added:

“Automobile wash - automated. A facility that cleans vehicles using mechanized equipment like brushes, high-pressure water jets, soaps, and dryers, moving cars through a tunnel or having machinery move around a parked car to provide hands-free cleaning, with options ranging from "soft-touch" (friction) to "touchless" (no physical contact) systems for efficiency and convenience . Stations where customers may vacuum, wipe or polish the vehicle are provided.”

The definition of “Automobile wash” is hereby replaced in its entirety as follows.

Automobile wash – self-service. A facility wherein the customer, driver or occupant provides labor to wash, dry, polish and vacuum an automobile and where no self-propelled wash racks are provided and may also include operations that are done by hand such as auto detailing.

Section 3. That Chapter 114 - Zoning, Article X. – Special Districts, Division 3. – U.S. Highway 84 East Overlay District, Sec 114-163 (3), is hereby amended as follows:

ARTICLE X. – SPECIAL DISTRICTS

Sec. 114-163. Uses Permitted. (3) Commercial uses.

The use “Automobile wash – automated” is added to the table with the following designations:

- Downtown Core - S
- Downtown Edge - S
- MU-4 - P
- MU-3 - P
- MU-2 - P
- Institutional – S

A footnote is added restricting this use to sites located on a “Major Thoroughfare” as defined in Sec. 114-26.

The use “Automobile wash” is changed to “Automobile wash – self-service”.

The amended table will appear as follows:

Legend: P = Permitted S = Special Exception - = Not Permitted	Subdistricts					
	Downtown Core	Downtown Edge	MU-4	MU-3	MU-2	Institutional
Commercial Uses						
Accessory Building Sales	-	-	-	-	-	-
Adult Entertainment	-	-	-	-	-	-
Alcohol Beverage Establishment (Primary Use)	P	P	P	P	P	P
Amusement Commercial (Inside)	P	P	P	P	P	P
Amusement Commercial (Outside)	S	S	S	S	S	S
Animal Boarding	-	-	-	-	-	-
ATM	P	P	P	P	P	P
Automobile Parking (Lot or Structure)	S	S	P	P	P	P
Automobile Repair/Service	S	S	P	P	P	P
Automobile/ Motor vehicle Sales, New or Used	-	-	-	-	-	-
Automobile/ Motor vehicle Rental	-	-	-	-	-	-
Automobile Wash – Automated ¹	S	S	P	P	P	S
Automobile Wash – Self Service	-	-	-	-	-	-
Bank/ Financial Institution	P	P	P	P	P	P
Bed and Breakfast Inn	P	P	P	P	P	P
Bus Station	-	-	-	-	-	-
Butcher (Retail)	P	P	P	P	P	P
Campground/ RV Park	-	-	P	P	P	P
Caterer	P	P	P	P	P	P
Club (Fraternal)	P	P	P	P	P	P
Commissary (Health Dept. approval Req)	P	P	P	P	P	P
Contractor Office/ Yard (building, plumbing, electrical, etc.)	-	-	-	-	-	-
Convenience Store	S	S	S	S	S	S
Country Club	-	-	-	-	P	-

¹ Permitted only on major thoroughfares as defined in Sec. 114-26.

Section 4. That the City Clerk of the City of Dothan is hereby ordered and directed to cause this ordinance to be published.

Section 5. 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 _____.

ATTEST:

City Clerk

Mayor

Associate Commissioner District 1

Associate Commissioner District 2

Associate Commissioner District 3

Associate Commissioner District 4

Associate Commissioner District 5

Associate Commissioner District 6
BOARD OF CITY COMMISSIONERS

I, Wendy Shiver, duly appointed City Clerk of the City of Dothan, Alabama, do hereby certify that the foregoing resolution was passed by the Board of Commissioners of the City of Dothan, Alabama, at a regular meeting held on _____, 2026.

Witness by hand and seal of the City of Dothan this ___ day of _____, 2026.

City Clerk