

**AMEND ZONING ORDINANCE - CHAPTER 114**

**Whereas**, after a public hearing held on September 18, 2019, the Planning Commission did adopt and recommend the proposed amendments to 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 Article XI, Supplemental Regulations, is hereby amended as follows:

**Sec 114-187 - Special Principal Use Standards.**

The purpose of this section is to address unique conditions and circumstances that are present within certain traditional neighborhoods of the city. Specifically, the focus of this section is to provide a mechanism promoting the redevelopment and reuse of buildings that cannot meet current zoning requirements and to prevent further neighborhood deterioration and blight.

Unless otherwise provided, special principal uses are required to comply with all use standards of this section, in addition to all other regulations of this Code. Establishments selling or serving alcoholic beverages must be licensed and operating in compliance with the laws governing the sale and consumption of alcoholic beverages as established by Chapter 6 of the Dothan Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Alabama.

**A) Applicability.**

The following uses and standards of this section shall be applicable within the following areas of the city regardless of the underlying zoning.

North Park Avenue from Montgomery Highway south to West Main Street; then continue south on South Park Avenue to Fortner Street; then east on Fortner Street to South Oates Street; then south on South Oates Street to East Selma Street; then east on East Selma Street to Sixth Avenue; then north on Sixth Avenue to Plant Street; then continue north on Plant Street to East Burdeshaw Street; then east on East Burdeshaw Street to Ross Clark Circle; then north on Ross Clark Circle to Webb Road; then west on Webb Road to East Stough Street; then continue west on West Stough Street to Montgomery Highway; then north on Montgomery Highway to North Park Avenue.

**B) Neighborhood Commercial Establishment.**

- 1) Neighborhood commercial establishments are only allowed within existing structures that are non-residential in their construction and/or use as of the effective date of this Code.
- 2) The following non-residential uses are permitted within a neighborhood commercial establishment:
  - a) Art gallery, studio.
  - b) Office.
  - c) Personal services establishment such as dry cleaning, hair salons, etc.
  - d) Restaurant.
  - e) Retail goods establishment. As a condition of approval, retail sales of alcohol may or may not be allowed.

- 3) No off-street parking is required. However, any off-street parking currently provided must be maintained.
- 4) Drive-through facilities are prohibited.
- 5) Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
- 6) Freestanding signs are prohibited. All other signage shall comply with the provisions of the B-1 zoning district regulations for signage and commercial design guidelines if the property is located within a locally designated historic 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** July 21, 2020.



Mayor

ATTEST:

  
Tammy Danner, City Clerk



Associate Commissioner District 1

\_\_\_\_\_  
Associate Commissioner District 2

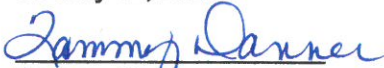
  
Associate Commissioner District 3

  
Associate Commissioner District 4

  
Associate Commissioner District 5

\_\_\_\_\_  
Associate Commissioner District 6  
**BOARD OF CITY COMMISSIONERS**

I, hereby certify that the above Ordinance was published in THE DOTHAN EAGLE, a newspaper of general circulation and published in the City of Dothan, Alabama on July 22, 2020.

  
Tammy Danner  
City Clerk