

ORDINANCE NO. 2021 - 1

AMEND ZONING ORDINANCE - CHAPTER 114

Whereas, after a public hearing held on November 18, 2020, the Planning Commission did recommend the proposed amendment to the Dothan City Commission.

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

That Article VIII, District Regulations, is hereby amended as follows:

Sec.114-131.7 – Table of Permitted Medical and Residential Uses is amended to add footnote 6 to the apartments line for residential uses permitted in the B-3 district.

Section 114-131.7 - TABLE OF PERMITTED MEDICAL AND RESIDENTIAL USES

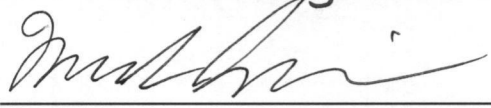
Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	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>Medical Uses</b>																
Animal Hospital/Veterinarian	P								p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>				P
Assisted Living Facility	S				S	S			P	P	S	S				
Detoxification Clinic									S	S	S	S				
Hospital									P	P		P				
Medical Office									P	P	P	P	P	P	S	
Medical or Scientific Lab									P	P	S	P	P	S		
Nonresidential Drug Treatment Facility									S	S		S				
Nursing Home	S				S	S			S	S		P				
Outpatient Clinic (including surgery)									P	P		P	P			
Rehabilitation Facility									P	P		P				
<b>Residential Uses</b>																
Apartments (8 or more units)						P			p <sup>6</sup>	P	p <sup>6</sup>					
Live/Work									P	P	P	P	P	P	P	P
Manufactured Single-Family Home	S	S	S	S	S	S	P	P								
Single-Family Dwelling	P	P	P	P	p <sup>2</sup>	p <sup>1</sup>										
Two-Family Dwelling					P											
Three-, Four-, Five-, Six-, Seven-Family Dwelling					P	p <sup>5</sup>			p <sup>3</sup>							

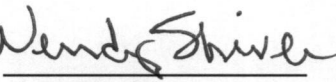
<sup>1</sup> Existing single-family dwellings are permitted uses in the R-A District.  
<sup>2</sup> Single-family dwellings shall comply with R-3 dimensional regulations, except minimum living area.  
<sup>3</sup> In compliance with R-4 dimensional regulations.  
<sup>4</sup> Special Exception is required if non-medical boarding is included.  
<sup>5</sup> Any combination of multifamily buildings containing minimum of 8 units is allowed.  
<sup>6</sup> Any number of apartments permitted.

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.

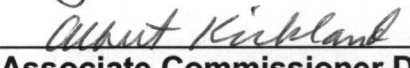
PASSED, ADOPTED AND APPROVED on January 5, 2021.

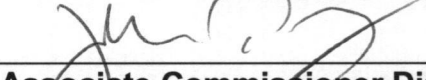
  
 Mayor

ATTEST:  
  
 Wendy Shiver  
 City Clerk

  
 Associate Commissioner District 1

  
 Associate Commissioner District 2

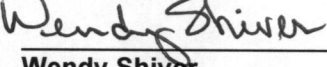
  
 Associate Commissioner District 3

  
 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 January 6, 2021.

  
 Wendy Shiver  
 City Clerk