

ORDINANCE NO. \_\_\_\_\_

**AMEND ZONING ORDINANCE - CHAPTER 114**

**WHEREAS**, after a public hearing held on October 18, 2023, the Planning Commission did recommend the proposed amendment 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 X. – Special Districts, Division 3. - U.S. Highway 84 East Overlay District, is hereby amended as follows:

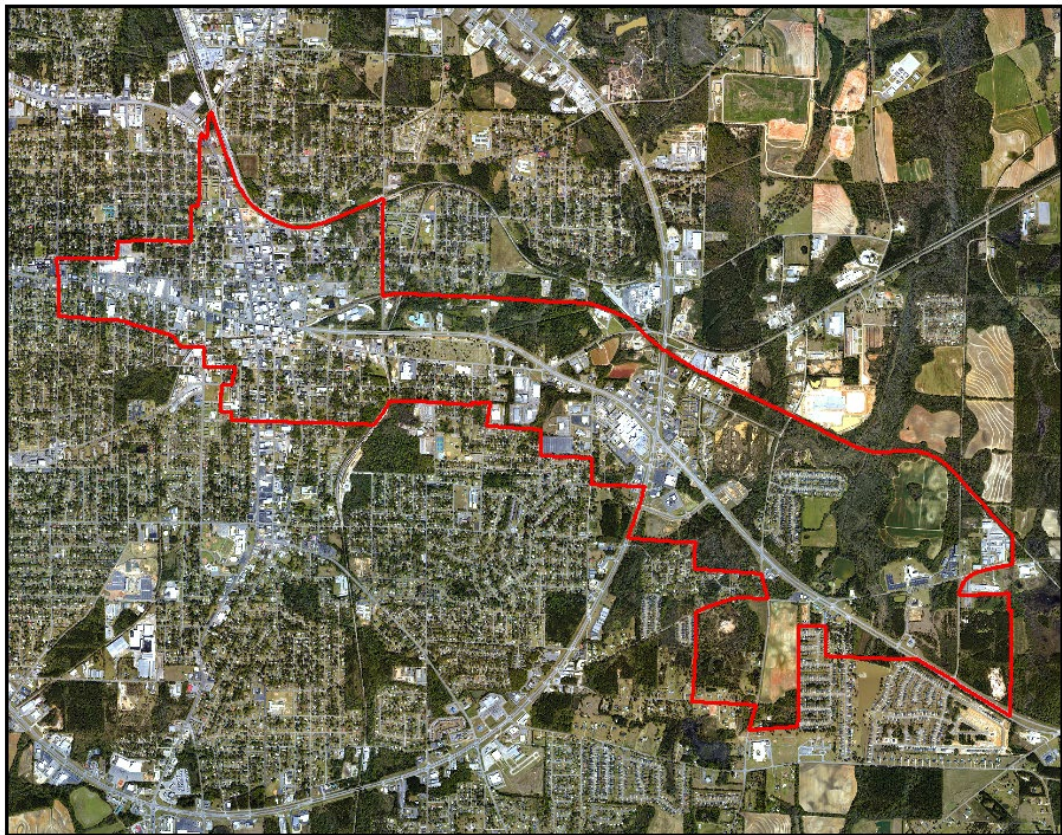
**Section 114-161. Generally**

B. Applicability. (3) Overlay Boundaries.

a. The Overlay District is hereby established in accordance with Map 1.

**Map 1 – Overlay Boundary is moved north to Southport. Remaining boundaries do not change.**

Map 1 - Overlay Boundary

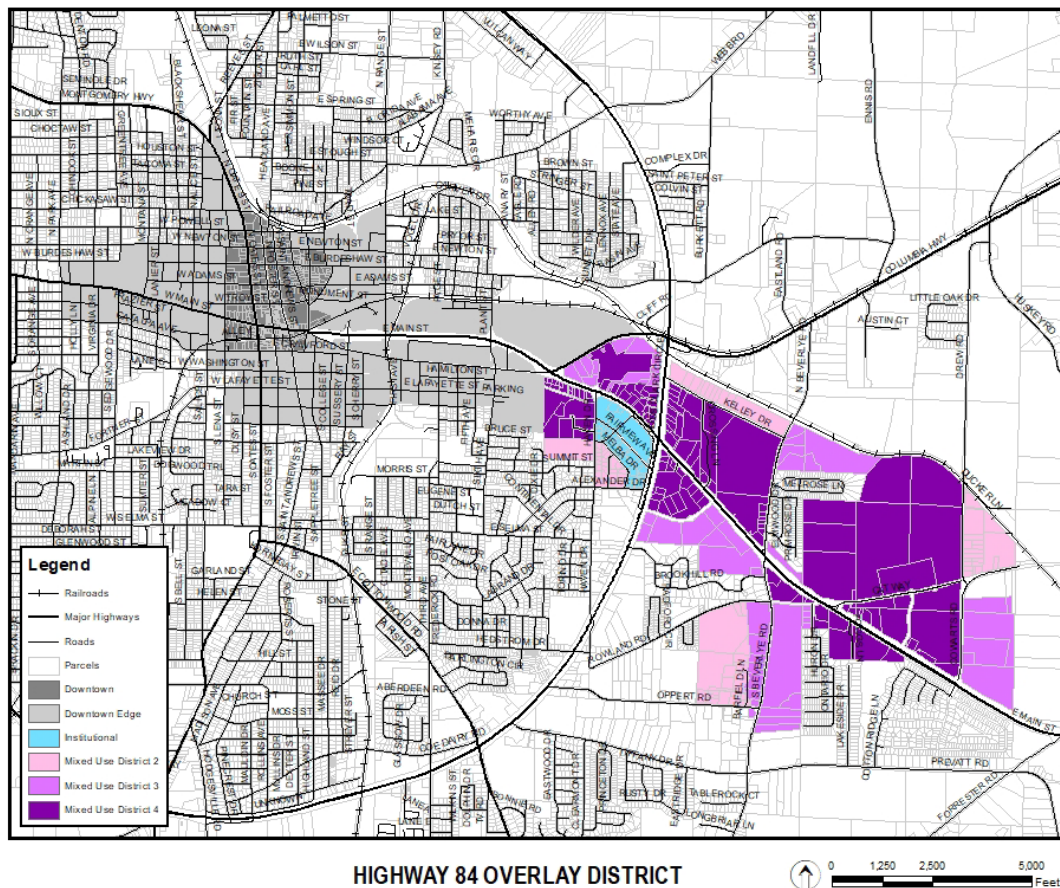


HIGHWAY 84 OVERLAY DISTRICT



B. Applicability. (5) Subdistrict Boundaries. Delete and replace illustration labeled Map 2.

Map 2 - Subdistricts



**Sec. 114-162. Subdistrict Development Standards**

(a) Downtown Core Subdistrict.

Add the following note to Table 1-1. The Administrative Official may modify building placement standards based on available right-of-way widths, utility conflicts, or other development constraints identified in the field.

(b) Downtown Edge Subdistrict.

Add the following note to Table 2-1. The Administrative Official may modify building placement standards based on available right-of-way widths, utility conflicts, or other development constraints identified in the field.

**Sec. 114-163. Uses Permitted**

(a) Land Use Tables, (3) Commercial Uses

Change the designation on the table for the use “Distribution Center (UPS, FedEx, Newspaper, etc.)” from the symbol “-” to the symbol “P” in the columns for “Downtown Edge” and MU-2 subdistricts.

Legend: P = Permitted S = Special Exception - = Not Permitted	Subdistricts					
	Downtown Core	Downtown Edge	MU-4	MU-3	MU-2	Institutional
Distribution Center (UPS, FedEx, Newspaper, etc.)	-	P	-	-	P	-

Change the designation on the table for the use for the use “Self-Service (mini) Storage” from the symbol “-” to the symbol “P” in the columns for “Downtown Edge” and MU-2 subdistricts.

Legend: P = Permitted S = Special Exception - = Not Permitted	Subdistricts					
	Downtown Core	Downtown Edge	MU-4	MU-3	MU-2	Institutional
Self-Service (mini) Storage	-	P	-	-	P	-

Delete the existing text in Sec. 114-164 (a) Architectural standards, (1) Massing, (d), and replace with the following.

Large projects should be broken into a series of appropriately scaled buildings for pedestrian scale and walkability. A passageway of at least 20 feet wide shall be located between buildings so that no building is more than 300 feet in length. The passageway shall be clearly visible from the street, provide a clear connection to adjacent common areas, provide enhanced landscaping, materials, and lighting to create a pleasant pedestrian experience. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are prohibited. See figure 7.

Delete the existing text in Sec. 114-164 (a) Architectural standards, (2) Architectural detail, (a), and replace with the following.

Buildings shall be well-detailed with long-lived materials that can be appreciated when viewed by the pedestrian.

Delete the existing text in Sec. 114-164 (a) Architectural standards, (2) Architectural details, (b), and replace with the following.

Architectural features shall be layered to emphasize certain features of the building such as entries, corners, common open spaces, public amenity spaces, and organization of units.

Delete the existing text in Sec. 114-164 (a) Architectural standards, (2) Architectural details, (d), and replace with the following.

Windows and doors shall be used as character-defining features to reflect an architectural style or theme consistent with other facade elements. Windows shall project or be inset from the exterior building wall and incorporated into well-designed trims and details. Use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.

Delete the existing text in Sec. 114-164 (a) Architectural standards, (2) Architectural details, (e), and replace with the following.

The plane of a building shall be varied to provide visual interest and contribute to the quality and definition of the street wall. Horizontal architectural variations shall be used to break down the scale and massing of longer facades.

Delete the existing text in Sec. 114-164 (a) Architectural standards, (2) Architectural details, (f), and replace with the following.

Different architectural treatments shall be employed on the ground floor facade than on the upper floors. Provide an identifiable break between the building's base and mid-section with a change in material, change in fenestration pattern, or similar means.

Delete the existing text in Sec. 114-164 (b) Materials, (1), and replace with the following.

The interplay of materials, windows and other elements shall support the larger design objectives as articulated by the architect.

Delete the existing text in Sec. 114-164 (c) Windows and doors, (2), and replaced with the following.

Window placement, size, material, and style shall be used to help define a building's architectural style and integrity.

Delete the existing text in Sec. 114-164 (c) Windows and doors, (3), and replaced with the following.

In buildings other than curtain wall buildings, windows shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style. The required recess may not be accomplished using plants around the window.

Add the following text to Sec. 114-164 (c) Windows and Doors, as subsection (5).

There is no maximum limit on how much glazing may be provided, however, glazing shall meet the requirements outlined in the below table:

	Downtown Core	Downtown Edge	MU-4	MU-3	MU-2	Institutional
First Floor – nonresidential	65%	50%	40%	40%	40%	40%
First Floor – multi-family	50%	40%	30%	30%	30%	30%
Upper Floors	15%	15%	15%	15%	15%	15%

- a. First floor, nonresidential: The area of glass between three feet and eight feet above finished floor, divided by the area of the building façade also between three feet and eight feet above finished floor.
- b. Above first floor, nonresidential: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
- c. Multi-family: The area of glass divided by the area of the façade.
- d. Glazing requirements for religious institutions, schools, or medical uses may be reduced by the Administrative Official as appropriate to the context.

Delete the existing text in Sec. 114-164 (e) Building Orientation (1) and replace with the following.

Buildings shall be oriented toward streets with parking located away from primary streets. In the mixed-use 4, 3, 2, and institutional subdistricts a parking lot can front Highway 84 and Ross Clark Circle under the "optional" alternative for building placement provided landscape materials are increased by 20%, 10% if a berm is installed to shield the parking lot from public view.

Delete the existing text in Sec. 114-164 (f) Public realm and open area standards, (1) and replace with the following.

Design flexible outdoor public spaces that can support a range of uses as public gathering places including seating, conversing, window-shopping, and dining, playing, or special events programming such as farmers markets, art exhibits or street festivals.

Delete the existing text in Sec. 114-164 (f) Public realm and open area standards, (2) and replace with the following.

Where blocks are longer than 300 feet, one mid-block pedestrian pathway, a minimum of 20-ft. in width,

which is open to the public, shall be provided to enhance walkability of streets and neighborhoods (see figure 7).

Delete the existing text in Sec. 114-164 (f) Public realm and open area standards, (7) and replace with the following.

Landscape elements shall establish scale and reinforce continuity between indoor and outdoor space. Canopy trees shall be provided within open spaces, especially along streets and required setbacks. Tree species selected should provide a minimum of 35 percent tree canopy coverage for the landscaped areas within the site. The site landscape plan shall annotate the tree species, placement on site, and canopy dimensions. Mature canopy dimensions to be shown graphically on the site landscape plan.

Delete the existing text in Sec. 114-164 (f) Public realm and open area standards, (7)(a) and replace with the following.

Landscape elements shall provide scale, texture, and color. A rich, coordinated palette of landscape elements that enhances the site's identity is encouraged.

Delete the existing text in Sec. 114-164 (g) Stormwater plan, (1) and replace with the following.

Stormwater shall be detained and retained in a way that will support overall drainage and will not shift impacts into the public right-of-way or onto adjacent property.

Delete the existing text in Sec. 114-164 (h) Signage standards, (1) General requirements (c) (1) & (2) (a)(b) and replace with the following.

The following sign standards in this chapter apply to the overlay subdistricts:

1. Section 114-217 (sign standards in residential districts) applies in the Mixed-Use 4, 3 and 2 subdistricts where residential uses are dominant;
2. Section 114-219 (sign standards for commercial or industrial districts) applies for wall signage in the downtown core, downtown edge, mixed-use 4 and institutional subdistricts.
  - a. Building sign area shall be calculated based on the area of the façade facing the public right-of-way but may be distributed to other building faces. Sign area shall not exceed the standards in Sec. 114-219, Table 4.
  - b. Ground-mounted freestanding signs shall adhere to the sign standards in Section 114-218 (sign standards for office and institutional districts).

Delete the existing text in Sec. 114-164 (h) Signage standards, (c) General requirements (3).

Delete the existing text in Sec. 114-164 (h) Signage standards, (d).

Delete the existing text in Sec. 114-164 (h) Signage standards, (e).

Delete the existing text in Sec. 114-164 (h) Signage standards, (f).

Delete the existing text in Sec. 114-164 (h) Signage standards, (2) Prohibited signs (c) and replace with the following.

Vehicle signs. Signs placed on or affixed to vehicles and/or trailers, including bicycles, which are parked on a public right-of-way, public property, or private property to be visible from a public right-of-way, unless such vehicle is used in the normal day-to-day operations of the business.

Delete the existing text in Sec. 114-164 (h) Signage standards, (3) Mounting and placement, (c) and replace with the following.

Basement and ground floor businesses are limited to placing signs on the ground floor and shall be no higher than 15 feet above grade.

Delete the existing text in Sec. 114-164 (h) Signage standards, (4) Materials (a) and replace with the following.

Signs shall be constructed of sturdy materials and generally match the character of the building.

Delete the existing text in Sec. 114-164 (h) Signage standards, (5) Signage Lighting (b) and replace with the following.

Illumination of signs for nonresidential uses in residential areas requires special exception approval.

Delete the existing text in Sec. 114-164 (j) Parking lot/structure design, (5) (b) and replace with the following. No parking garage shall exceed seven stories in the downtown core, downtown edge, or mixed-use 4 subdistricts.

Delete the existing text in Sec. 114-164 (k) Parking lot island and roadway shade trees standards, (4) and renumber remaining subsections.

Delete the existing text in Sec. 114-164 (l) Landscape standards, (1) and replace with the following.

Landscape plans shall be designed by a registered landscape architect or landscape designer registered in the State of Alabama. A landscape architect licensed by the State of Alabama, or a landscape designer licensed by the State of Alabama may recommend other species for consideration to the city that are suited to the soils and climate. All plant material shall be kept free of weeds, refuse and debris. *Delete the existing text in Sec. 114-164 (l) Landscape standards, (2).*

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3) General landscape requirements (a).

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(e) and replace with the following.

In general, the landscaped area shall encompass large shade trees over small ornamental trees.

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(f) and replace with the following.

Tree spacing shall allow the tree to mature without major pruning. Tree pruning shall be prohibited except for unsafe branches and to keep trees from impacting utility lines or touching buildings. Trees should be allowed to reach full height and canopy size. Continuous street trees are still required adjacent to the utility lines while also respecting setbacks as defined by the utility company.

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(g).

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(k) and replace with the following.

Soil volume shall be a minimum of 500 cubic feet of soil per tree. Soil volume, tree pit dimensions and tree spacings are notably significant in the maintenance, health, and longevity of trees. It is important to allow plenty of space for trees to grow deeper. Wide spreading root systems are less likely to topple and break.

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(l).

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(n).

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(o) and replace with the following.

Understory planting shall be hardy, native or climate adaptive and non-invasive plants.

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(p) and replace with the following.

Rain gardens or bioswales shall be made up of water tolerant grasses and wildflowers.

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(q).

Delete the existing text in Sec. 114-164 (l) Landscape standards, (3)(r) and replace with the following. All required plant material shall be maintained in good condition. Landscaping materials, including preserved trees that die or become diseased or damaged shall be replaced. The replacement plants shall have size equal to or greater than those originally planted. Replacement plants shall also be the same type as those being replaced unless it can be shown that one or more alternate species would be more likely to thrive, in which case one of the alternate species may be used.

Delete the existing text in Sec. 114-164 (o) Circulation plan, (1) and replace with the following.

The general location of major roadways within the overlay district shall ensure that adjacent developments maintain a minimum acceptable level of connectivity.

Delete the existing text in Sec. 114-164 (o) Circulation plan, (2)(including map 3).

Delete the existing text in Sec. 114-164 (o) Circulation plan, (3) and replace with the following.

The overall street network shall be consistent with the intent of the circulation plan to maintain connectivity.

Delete the existing text in Sec. 114-164 (o) Circulation plan, (4) and replace with the following.

Adjustments to the circulation plan may be required due to existing constraints. However, the applicant must show how modifications to the circulation plan will result in maintaining the connectivity of the existing circulation plan or enhance it.

Delete the existing text in Sec. 114-164 (o) Circulation plan, (7).

Delete the existing text in Sec. 114-164 (p) Requirements for major projects, (1)(c) and replace with the following.

Private and public streets shall comply with the intent of the streets section in this chapter.

Delete the existing text in Sec. 114-164 (p) Requirements for major projects, (2).

Delete the existing text in Sec. 114-164 (p) Requirements for major projects, (4) Park requirements, (a)(b)(c) and replace with the following (note: change from "Park requirements" to "Open space requirements").

Open Space requirements.

- a. Major projects shall devote a minimum acreage of ten percent of the total development area for open space.
- b. The character of open space may be formal or informal. The minimum width for formal space shall be 60 feet.
- c. Open space must be accessible from a public right-of-way and may be dedicated to the public subject to city approval.

Delete the existing text in Sec. 114-164 (q) Street standards, (1) General requirements, and replace with the following.

General requirements. Great streets are more than a place for automobiles. Great cities have streets that function as the primary public realm for people to gather, to walk, to bike, to eat a meal, to be outside, as well as a place to drive. Within the overlay district, existing streets shall be modified, block by block, with a combination of public and private investment.

Delete the existing text in Sec. 114-164 (q) Street standards, (1) General requirements, (a).

Delete the existing text in Sec. 114-164 (q) Street standards, (1) General requirements, (c) and replace with the following.

New street networks shall be a connected grid with no dead ends or cul-de-sac.

Delete the existing text in Sec. 114-164 (q) Street standards, (1) General requirements, (d) and replace with the following.

New street networks shall function as multi-modal corridors with complete street elements.

Delete the existing text in Sec. 114-164 (q) Street standards, (1) General requirements, (e) and replace with the following.

All public and private streets design and construction shall comply with the requirements of the subdivision regulations.

Delete the existing text in Sec. 114-164 (q) Street standards, (3) Service areas, (a) and replace with the following.

Areas for service, deliveries, trash pick-up, and the like, should be located along rear or side of buildings and parking lots and not in the front of buildings.

Delete the existing text in Sec. 114-164 (q) Street standards, (4) Collector streets, (a) and replace with the following.

New collector streets shall be built consistent with the Highway 84 east vision and with the circulation plan in this chapter.

Delete the existing text in Sec. 114-164 (q) Street standards, (4) Collector streets, (b) and replace with the following.

Street design standards are outlined in Table 7 and in Figure 9.

Delete the existing text in Sec. 114-164 (q) Street standards, (5) Neighborhood streets and street parking, (a) and replace with the following.

Provide on-street parallel parking to reduce parking lot sizes and parking ratios for new development.

Delete the existing text in Sec. 114-164 (a) Street standards, (5) Neighborhood streets and street parking, (b) and replace with the following.

Recommended street design standards are outlined in Table 8 and in Figure 10.

Delete the existing text in Sec. 114-164 (a) Street standards, (6) Neighborhood streets without street parking, (a) and replace with the following.

Neighborhood streets without on-street parking may be necessary in specific conditions to reduce the right-of-way width, or when street parking is not necessary because there is sufficient parking in lots within a walkable distance to destinations. This determination shall be made by staff.

Delete the existing text in Sec. 114-164 (a) Street standards, (6) Neighborhood streets without street parking, (b) and replace with the following.

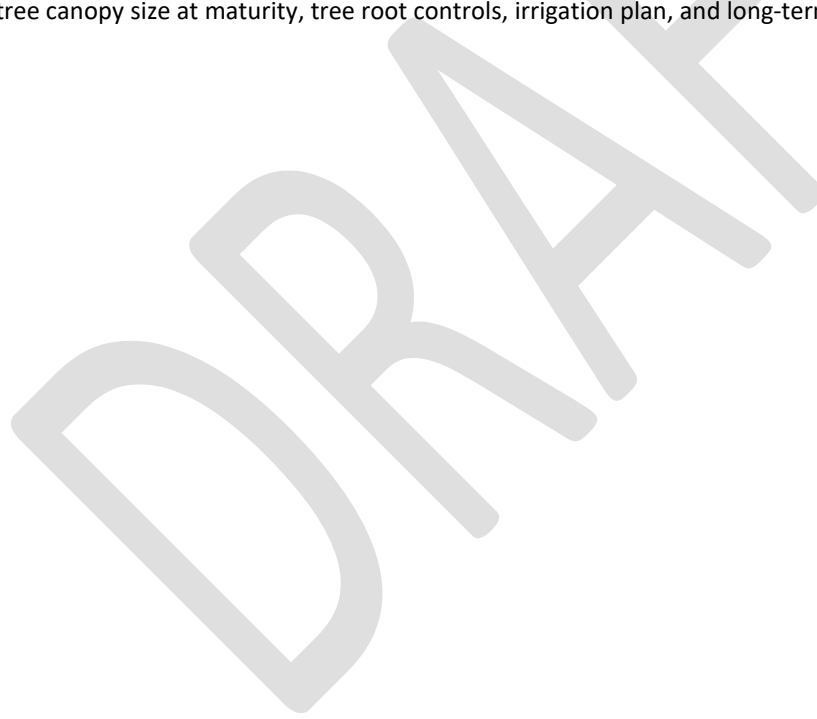
Recommended street design standards are outlined in Table 9 and in Figure 11.

Delete the existing text in Sec. 114-164 (r) Approval process, (2) and replace with the following.

*Development plan approval.* An approval, pursuant to Article V of the Dothan Zoning Code is required for all development in the Highway 84 East overlay. An application shall follow the steps and requirements outlined in Article V, except that the following additional requirements shall apply.

Delete the existing text in Sec. 114-164 (r) Approval process, (2)(b) and replace with the following.

A landscape plan, prepared by a registered landscape architect or landscape designer registered in the State of Alabama, shall be included as part of the application. It shall identify all the proposed plant material, location, and grading proposed. The plan must include required notations regarding tree and plant species, tree canopy size at maturity, tree root controls, irrigation plan, and long-term maintenance plan.





**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** \_\_\_\_\_.

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, do 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 \_\_\_\_\_.

\_\_\_\_\_  
Wendy Shiver, City Clerk