



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 23, 2026
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the June 9, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Annexation – 0.12+/- acres located at 2060 Lee Road 427 (Pierce Road) & 5302 Wilma Avenue – James, Hall, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing and Recommendation of Annexation – 0.20+/- acres located along Landmark Road – William & Patrician Sellers, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Acceptance of an Amendment to the Zoning Ordinance – Article 5: Nonresidential and Mixed-Use Districts
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

June 9, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 9, 2026, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Chairman Sims called the meeting to order and asked Secretary Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Hanks was not present.

The second item on the agenda was the approval of the agenda. Chairman Sims asked if there was a motion to approve the agenda. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Sims asked Secretary Phillips-Wyatt to call roll. The following were present in person. Councilmember Bailey, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Chief of Police Joey Weierick, Chief of Fire Kristin Kennedy, Fire Marshall Chris Wright, Economic Development Manager Shaun Culligan, Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the April 28, 2026 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Members Bailey, McKissic and Chairman Sims. Motion passed.

The fifth item on the agenda was the approval of the May 26, 2026 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Chairman Sims. Motion thus passed.

The sixth item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The seventh item on the agenda was the Acceptance of Annexation – 0.20+/- acres located along Landmark Road – William & Patricia Sellers, owners. Assistant City Engineer Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: June 4, 2026

RE: Acceptance of Annexation Request – 0.20+/- acres located along Landmark Road

The above referenced Annexation request is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this annexation request be accepted for consideration by the Planning Commission.

Chairman Sims asked if there was a motion to accept. A motion to accept was made by Member Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Subdivision – 5.91+/- acres along Landmark Road – Landmark TH, LLC and William & Patricia Sellers, owners. Assistant City Engineer Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: June 4, 2026

RE: Administrative Subdivision – 5.91+/- acres located along Landmark Road

The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the subdivision Regulations for approval.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve contingent upon the approval of annexation by City Council was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Subdivision – 4.25+/- acres along 12th Street – Phenix City Board of Education, owner. Assistant City Engineer Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: June 4, 2026

RE: Administrative Subdivision – 4.25+/- acres located along 12th Street

The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the subdivision Regulations for approval.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was old business. None.

The eleventh item on the agenda was new business. None.

The twelfth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on June 23, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 6

Type of Request: Annexation / Pre-Zone

General Information

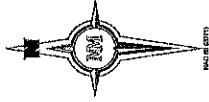
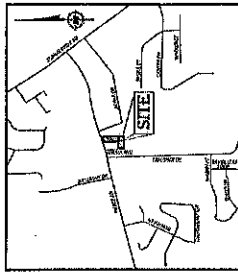
Applicant: James Hall
Surveyor of Record: McBride & Maxey, Inc.
Site Location: 2060 Lee Rd 427 & 5302 Wilma Ave
Acreage: 0.12 +/- acres
Proposed Zoning Classification: R-2 Medium Density Residential
Current Use of Property: Existing accessory structure
Proposed Use of Property: Same
District: One
Survey Plat: Attached
City Services: Phenix City Water, Fire, Police

Staff Comments

- The City currently has a moratorium on annexations, however, the developer is consolidating this piece of property with a parcel that is currently in the City limits. This request will clean up the City limits line to match the property boundary proposed in the submitted replat.

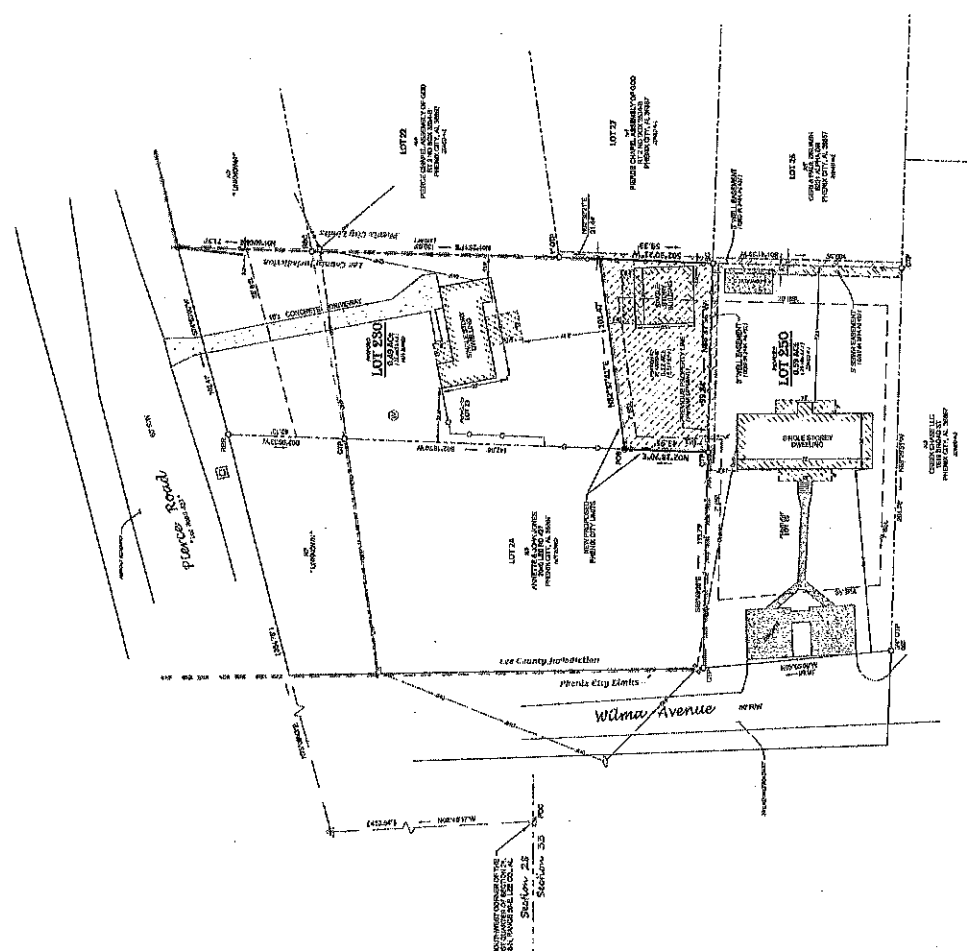
Engineer/Owner Comments

None



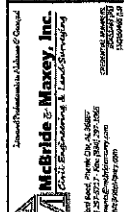
ANNEXATION DETAILS
 DATE: MAY 14, 2026
 SCALE: 1" = 30'
 SHEET NO: 1 OF 1

FLOOD CERTIFICATION
 THIS PLAN IS A FLOOD CERTIFICATION FOR THE PROPOSED DEVELOPMENT. THE DEVELOPER HAS OBTAINED A FLOOD CERTIFICATE FROM THE ALABAMA FLOOD CONTROL BOARD. THE FLOOD CERTIFICATE IS VALID FOR THE PERIOD OF 5 YEARS FROM THE DATE OF ISSUANCE. THE DEVELOPER SHALL MAINTAIN THE FLOOD CERTIFICATE IN FULL FORCE AND EFFECT THROUGHOUT THE TERM OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING A NEW FLOOD CERTIFICATE IF THE EXISTING ONE EXPIRES OR IS REVOKED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING A NEW FLOOD CERTIFICATE IF THE EXISTING ONE IS REVOKED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING A NEW FLOOD CERTIFICATE IF THE EXISTING ONE IS REVOKED.



REV	REVISION DESCRIPTION	DATE
1	ISSUE FOR PERMIT	05/14/2026
2	REVISIONS TO PERMIT	05/14/2026
3	REVISIONS TO PERMIT	05/14/2026
4	REVISIONS TO PERMIT	05/14/2026
5	REVISIONS TO PERMIT	05/14/2026
6	REVISIONS TO PERMIT	05/14/2026
7	REVISIONS TO PERMIT	05/14/2026
8	REVISIONS TO PERMIT	05/14/2026
9	REVISIONS TO PERMIT	05/14/2026
10	REVISIONS TO PERMIT	05/14/2026

McBride & Massey, Inc.
 2500 Central Ave., Suite 200, Phenix City, AL 36867
 (205) 834-2222 • Fax: (205) 834-2266
 www.mcbrideandmassey.com



LEGEND

- 1. LOT LINES
- 2. LOT AREA
- 3. LOT DIMENSIONS
- 4. LOT AREA (SQ. FT.)
- 5. LOT AREA (ACRES)
- 6. LOT AREA (SQ. YD.)
- 7. LOT AREA (SQ. MI.)
- 8. LOT AREA (SQ. IN.)
- 9. LOT AREA (SQ. CM.)
- 10. LOT AREA (SQ. MM.)
- 11. LOT AREA (SQ. KM.)
- 12. LOT AREA (SQ. M.)
- 13. LOT AREA (SQ. FT.)
- 14. LOT AREA (SQ. YD.)
- 15. LOT AREA (SQ. MI.)
- 16. LOT AREA (SQ. IN.)
- 17. LOT AREA (SQ. CM.)
- 18. LOT AREA (SQ. MM.)
- 19. LOT AREA (SQ. KM.)
- 20. LOT AREA (SQ. M.)

THIS PLAN IS A FLOOD CERTIFICATION FOR THE PROPOSED DEVELOPMENT. THE DEVELOPER HAS OBTAINED A FLOOD CERTIFICATE FROM THE ALABAMA FLOOD CONTROL BOARD. THE FLOOD CERTIFICATE IS VALID FOR THE PERIOD OF 5 YEARS FROM THE DATE OF ISSUANCE. THE DEVELOPER SHALL MAINTAIN THE FLOOD CERTIFICATE IN FULL FORCE AND EFFECT THROUGHOUT THE TERM OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING A NEW FLOOD CERTIFICATE IF THE EXISTING ONE EXPIRES OR IS REVOKED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING A NEW FLOOD CERTIFICATE IF THE EXISTING ONE IS REVOKED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING A NEW FLOOD CERTIFICATE IF THE EXISTING ONE IS REVOKED.

DATE: MAY 14, 2026
 SCALE: 1" = 30'
 SHEET NO: 1 OF 1

ArcGIS Web Map



6/17/2026, 2:26:53 PM

City Boundary

Phenix City

City Boundary Labeled

Lee County Parcels

Subdivisions

Zoning

A-1

R-1

R-2

World Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

1:1,541



Microsoft, Vantor

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: **Planning Commission**

From: **Angel Moore, P.E., City Engineer/Public Works Director**
CC For AM

Date: **June 18, 2026**

RE: **Acceptance of Annexation Request – 0.12 +/- acres located at 2060 Lee Rd 427 & 5302 Wilma Ave**

The above referenced Annexation request is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this annexation request be accepted for consideration by the Planning Commission.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 7

Type of Request: Annexation / Pre-Zone

General Information

Applicant:	William & Patricia Sellers
Surveyor of Record:	BSI, Inc.
Site Location:	Along Landmark Rd
Acreage:	0.20 +/- acres
Proposed Zoning Classification:	R-3 High Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Multi family
District:	One
Survey Plat:	Attached
City Services:	Phenix City Fire & Police

Staff Comments

- The City currently has a moratorium on annexations, however, the developer is consolidating this piece of property with a parcel that is currently in the City limits. This request will clean up the City limits line to match the property boundary proposed in the submitted replat.

Engineer/Owner Comments

None

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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Councilmember District 2

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WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: June 18, 2026

RE: Public Hearing & Recommendation of Annexation – 0.20 +/- acres located along
Landmark Rd

The above referenced Annexation request has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff has no objection with the approval of this request for annexation.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
RAY ROGERS, Chief Building Official

MEMORANDUM

To: Wallace Hunter, City Manager *WBH*

CC: Planning Commission

From: Ray Rogers, Chief Building Official *RR*

Date: June 4, 2026

RE: Max Building Area in C-4: Highway Commercial District

I would like to recommend that we amend the Zoning Ordinance by adjusting the maximum building area for the C-4: Highway Commercial District from 25% to 50%. While speaking with some developers and reviewing other jurisdictions around the area it was determined that our current ordinance is more restrictive by only allowing for 25% of building area compared to a 50% allowance in other areas and jurisdictions. With this amendment, it would allow developers more flexibility in designing developments.

ARTICLE 5 NONRESIDENTIAL AND MIXED-USE DISTRICTS

§5.01 District Purposes

- 5.01.01 MX-1: Limited Mixed Use District. The purpose of this District is to encourage the development of appropriate areas for a mixture of residential and office uses. Such uses would include high-density residential uses plus professional, administrative, and general sales offices.
- 5.01.02 C-1: Core Commercial District. This District consists of the traditional downtown area of Phenix City. As such it contains retail, office, financial, government, food service and personal service facilities. The use of upper floors for residential use is encouraged. Pedestrian access is also desirable; and development is in part characterized by lot line to lot line construction, and combined uses within buildings and on property.
- 5.01.03 C-2: General Commercial District. This District allows a variety of both small and large-scale retail and service facilities, and small to medium wholesale uses. These facilities are generally clustered into groups of similar and related activities; and are often designed to accommodate an integrated complex of retail and service facilities on a single site and sharing common parking.
- 5.01.04 C-3: Neighborhood Commercial District. The purpose of this District is to encourage and allow relatively small-scale convenience retail, service, office, and similar activities that serve people and businesses at the neighborhood and community level.
- 5.01.05 C-4: Highway Commercial District. The purpose of this District is to provide land to accommodate those uses, which tend to require a high degree of visibility and vehicular access, and/or serve the traveling public. The location and design of developments in these Districts shall minimize traffic hazards and adverse impacts on adjoining areas.
- 5.01.06 M-1: General Manufacturing District. This District is intended to accommodate manufacturing, processing, and assembly operations that are relatively small in terms of employment and space requirements and which do not adversely affect surrounding property by generating noise, dust, odor or glare.
- 5.01.07 M-2: Heavy Manufacturing District. This District includes land that is considered appropriate for larger scale manufacturing and assembly operations, which tend to rely on substantial inputs of raw materials and components and the subsequent shipment of finished goods.
- 5.01.08 MED: Medical District. The purpose of this District is to encourage the concentration of medical facilities and services in a location that is accessible to residents and business in the City.

§5.02 General Regulations

- 5.02.01 Any new freestanding C-2 or C-4 District created by rezoning must be at least four acres in area.
- 5.02.02 Any new freestanding C-3 District created by rezoning must be at least three acres in area.
- 5.02.03 Dimensional Requirements. Refer to Table 5-1.
- 5.02.04 Use Regulations. Refer to Table 5-2.
- 5.02.05 For new construction in the C-2, C-3 and C-4 Districts, refer to [§3.09 Building Materials Standards](#).

§5.03 C-1 Core Commercial District Standards

- 5.03.01 Off-street parking and other vehicular areas must be located to the side or rear of buildings and may not extend forward of the front building line.

- 5.03.02 Building Material Standards. The following standards apply to new construction, additions to existing buildings and any street façade improvement involving a change in exterior materials (refer also to Downtown Design Guidelines for applicability, approval process and design guidelines):
- At least 70% of each street façade of all principal buildings, other than doors, windows and glass curtain wall, must be clad in masonry. At least 25% of the ground floor portion of each street facade, measured to 12 ft. above grade level, must be door, window, glass curtain wall or a combination of these.
 - At least 50% of all other exterior elevations, other than doors, windows and glass curtain wall, must be clad in masonry.
 - The balance of exterior treatments on each elevation must consist of wood, glass, or a permitted type of metal siding, which includes corrugated, standing seam and flat panel. Rib and R-panel metal siding are not permitted.
 - Only architectural grade concrete block (split face, textured and colored aggregate) may be used on building elevations above the finished floor elevation of the first floor.
 - At an outside corner, any exterior building material used on one elevation must continue for at least two feet horizontally on the adjoining elevation. This is not required for inside corners. See Figure 3-1.

Table 5-1 Dimensional Regulations for Nonresidential Districts

		Min. Lot Area	Min. Lot Width	Minimum Yards (ft.) ^e			Max. Building Area	Max. Height of Structures
				Front	Rear	Side		
MX-1	Multifamily ^a	4,000 sf	100 ft	20	25	10	50%	65 ft
	Other residential uses ^b	4,000 sf	40 ft	20	20	10	50%	65 ft
	Nonresidential uses	12,500 sf	75 ft	20	20	n/a	50%	65 ft
	C-1	^c	^c	0	10	0	n/a	85 ft
	C-2	^c	^c	25	20	n/a	75%	85 ft
	C-3	5,000 sf	50 ft	25	20	n/a	50%	35 ft
	C-4	15,000 sf	75 ft	20	20	n/a ^d	25%	65 ft
	M-1	1 acre	200 ft	50	50	30	50%	65 ft
	M-2	4 acres	400 ft	50	75	75	50%	65 ft
	MED	15,000 sf	75 ft	20	20	n/a	50%	65 ft

^a More than one residential structure may be erected on the same lot provided there is a minimum distance of 20 ft. between principal buildings.

^b Does not apply to townhouses, which are subject instead to [§7.19 Townhouses](#).

^c Lots must be of sufficient size to provide adequate parking and loading space as outlined in this Ordinance.

^d A minimum 20 ft. fire lane is required on one side of each principal structure.

^e Accessory structures used primarily for storage may not be located forward of the rear building line of the principal structure. This does not apply in Manufacturing Districts.

Section 114-132 - TABLE OF DIMENSIONAL REGULATIONS

Zone District	Residential Districts										Non-Residential District					
	Single-Family Districts			Multi-Family Districts			Manufactured Home Districts		Business Districts		Office/Institutional Districts			Manufacturing Districts		
	A-C	R-1	R-2	R-3	R-4	R-A	MH-1 ^c	MH-2	B-1	B-2	B-3	O-1	O-2	O-3 ^f	L-J	H-I
Minimum lot area, sq. feet	12,000	8,400	4,000	4,800	29,200	3 acres	5,000 sq ft + 6 du/acre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot area per additional DU, sq. feet	n/a	n/a	n/a	2,400 ^b	2,000 ^b	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. lot width @ building line, feet	100	85	65	40	24	65	50	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. corner lot @ building line, feet	135	100	85	50	54	85	70	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. depth of front yard, feet	50	30	25	15	30	20	50 ^b	20	25	25	25	25	25	40	20	20
Min. depth of rear yard, feet	40	35	30	15	15	20	50 ^b	10	10	10	20	20	20	40	35	10
Min. width of each side yard, feet	15	10	10	5	7.5 ^d	20 ^d	50 ^b	15	5 ^a	5 ^a	5 ^a	5 ^a	20	20	20	10
Side yard abutting a street, feet	50	30	25	15	30	20	50 ^b	20	25	25	25	25	25	40	20	20
Max. building area, % of gross lot area	25	25	40	50	60	60	50	n/a	n/a	40	50	30	30	30	50	60
Max. building height:																
Feet	n/a	n/a	n/a	n/a	n/a	55	n/a	n/a	145	145	35	145	35	35	n/a	n/a
Stories	n/a	3	3	3	3	3	n/a	n/a	10	3	10	2	2	2	n/a	n/a
Buffer required - see Sec. 114-188	No	No	No	No	Yes ^f	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Off-street parking requirements:	See Section 114-182, Off-Street Parking and Loading Requirements															
Min. living area, sf per family	1200	1200	1200	1000	750	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Development Plan approval	No	No	No	No	No	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V

^a Unless located in a common wall development which is approved by the Planning Commission and Building Official, no side yard required for interior units. Ten (10) ft. separation between structures is required for maintenance and access. Setbacks shall increase 20 ft. for each additional story if adjacent to existing single-family residentially used or zoned property except in the B-1 & MH-1 districts^c. Single-family dwellings comply with R-3 dimensional regulations.

^b Refer to the charts in Section 114-117 A.5 & 6. The minimum lot area for R-4 and R-A zoning districts is based on the minimum number of attached units required for the district.

^c Dimensional standards shown for MH-1 district apply to a manufactured home park and not to each lot within a manufactured home park. Refer to Section 114-158.

^d At least 20 feet of separation shall be maintained between all structures including but not limited to manufactured homes, patio covers, carports, awnings and other attached additions shall be included in determining separation between homes. Fifty (50) foot perimeter setback required.

^e No change of use shall be allowed in the O-3 district which does not provide for the erection of a six (6) foot tall (minimum height) solid masonry wall along any side or rear property line directly abutting residentially zoned property, or property used for residential purposes, except any portion of such property line, which in the judgment of the City of Dothan Planning Director, or designee, should remain unobstructed for traffic or life safety reasons. Said wall shall conform in its design and materials to the design standards maintained on file in the office of the Building Official.

^f Buffer is required with three dwellings or greater.

^g One acre per unit required when not in a platted subdivision. Single family residential in platted subdivisions shall comply with R-1 dimensional regulations.

servicing 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.

- (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.
- (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.

(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.
- (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).

SECTION 7.3 SPECIFIC DISTRICT REGULATIONS

The following pages contains specific regulations for each district including uses permitted, uses prohibited, required lot area, density limitations, setbacks, and height limitations.

A. District Regulation.

The following regulations govern the yard and area requirements for each district.

AREA REQUIREMENTS¹

DISTRICTS

	R-1	R-1A	R-2	R-3²	R-4/M	R-5/M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
Minimum Lot Size (vs.) 10,000	43,560	30,000	15,000	10,000	7,500	7,500							20,000	15,000
Dwelling Units Per Acre ^{2,3}	1	1.25	2.5	3.5	9	16	16 ⁴	16	16					
Minimum Lot Width (ft.)	100	90	80	70	60	60	60	60	60	60	60	60	100	100
Front Yard Setback (ft.)	50	40	35	30	25	25	None	30	30	40	40	20	40 ⁶	25 ⁶
Rear Yard Setback (ft.)	50	35	30	25	20	20	None	30	20	30	30	30	20 ⁶	20 ⁶
Side Yard Setback (ft.)	25	20	15	10	10	10	None	10	10	30	30	30	20 ⁶	10 ⁶
Side Yard on Street Setback (ft.)	35	30	25	20	20	20	None	25	25	30	30	20	30 ⁶	20 ⁶
Maximum Building Area (%)	25	25	25	40	40	60	100	40	50	50	50	50	70	80
Max. Impervious Surface Area (%)														
Max. Building Height (ft.)	35	35	35	35	45	45	75	75	75	75	75	75	75	75
Maximum Height of Signs	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Livable Floor Area Single Family	800	800	800	800	800	800	800	800	800	800	800	800	800	800

NOTES:

1. Area requirements will be applied for each conditional use for uses such as townhouses, garden homes, or any other use requiring conditional approval by the Planning Commission.
2. The placement of a single family residence should be in context with the scale and character of the existing neighborhood.
3. Maximum dwelling units allowed is to be determined as a factor of lot sizes, fractional number of units allowed per acre, lot coverage allowed, and building height limitations.
4. Densities may be increased by the Planning Commission through conditional use review by a maximum of 25%.
5. For residential development in commercial districts area requirements of R-5 shall apply. However, the Planning Commission may require greater conditions where deemed necessary in its review.
6. GC Overlay District, Setbacks. The setback requirements may be varied by the Planning Commission as part of development plan approval (see Section 7.6); if an alternative access, roadway/driveway is provided/available so that access is not taken directly from the designated corridor. It is recommended that access be provided via a perpendicular access road in order to protect the integrity of the subject corridor.

¹Date of Amendment: February 6, 2018 Ordinance No. 01-18 – GC-P/GC-S added and side yard on street added to table. Notes 5-6 covering Gateway requirements moved to Section 7.6.

²Date of Amendment: July 15, 2014- R-3 any final subdivision plat recorded prior to September 17, 2013 shall meet the following area requirements: Min. Lot Size 7,500 sf, Min. Lot Width 60 ft.; and Front Yard Setback 25 ft. Any deviation from area requirements prior to September 17, 2013 shall be considered by the Board of Zoning Appeals

R-4, R-4M Medium Density Residential Districts. These areas are for all types of residential development including, but not limited to single family detached, duplexes, cottages, townhouses, apartments, patio homes, cluster homes, mobile homes, subdivisions, and mobile home parks in developments not exceeding nine (9) units per acre. Developments in this district should be served by sanitary sewer, and should be in context with the scale and character of the existing neighborhood.

R-5, R-5M High Density Residential Districts. These districts are for areas with densities not exceeding sixteen (16) dwelling units per acre. Developments in these districts should be limited to areas having sanitary sewer. These developments should be in proper scale and context with the existing neighborhood.

C-1 Downtown Commercial District. This district is the central business core of Opelika located in the old, historic downtown area. Uses typically include retail, office, banking, insurance, government, food service, high density residential, service, and limited light assembly and manufacturing. Development here is characterized by lot line to lot line construction, lack of off-site parking, and mixed uses within building properties.

C-2 Office/Retail District. This district is intended to provide areas for offices and neighborhood small retail uses. Other uses would include residential, banks, fast food, convenience stores and similar uses.

C-3 General Commercial District. This district is characterized by a broad range of retail, wholesale, and service uses and is equivalent to previous general and highway business districts. Uses allowed are motels, individual businesses, small strip centers, banks, fast-food establishments, grocery stores, and similar uses. These areas should be served by sanitary sewer.

M-1, M-2 Industrial Districts. These districts are intended for a wide range of uses, including but not limited to, manufacturing, wholesale, warehouse, processing, assembling and commercial. Should be served by sanitary sewer or have provision for adequate on-site disposal. M-1 is for private ownership and M-2 is for public ownership such as the Opelika Industrial Development Board, etc.

I-1 Institutional District. This district is intended for major institutional uses such as; governmental buildings, parks, cemeteries, schools, the East Alabama Medical Center, and related medical uses. Uses in this district will be limited in order to establish areas for these uses and to protect them from the intrusion of incompatible uses.

TABLE 5-2 AREA AND DIMENSIONAL REQUIREMENTS, NONRESIDENTIAL DISTRICTS

	Minimum Yard Size			Minimum Lot Size		Maximum Height	Maximum Building Area
	Front ³	Side	Rear	Area	width at building line		
B-1	25 ft	1	20 ft	2	2	2 stories	n/a
B-2	n/a	n/a	n/a	2	2	65 ft or 5 stories	n/a
B-4	25 ft	20 ft	20 ft	20,000 sf	2	75 ft or 5 stories	50%
INST	25 ft	1	n/a	2	2	45 ft or 3 stories	n/a
O-1	25 ft	1	20 ft	2	2	45 ft or 3 stories	n/a
M-1	n/a	1	n/a	2	2	50 ft or 4 stories	n/a
M-2	n/a	1	n/a	2	2	50 ft or 4 stories	n/a

1. No side yard setback is required, although a setback may be required for buffers or perimeter landscaping in accordance with [§10.02 Buffers](#) and [§10.04 Vehicular Area Landscaping](#)
2. It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service
3. Where existing buildings on the same frontage (other than residential) are set back, the minimum front yard setback is the average of the setbacks of the existing buildings within 300 feet each side thereof

§5.03 B-2 General Business District

The purpose of this district is to provide for a wide variety of businesses, lodging, offices and compatible uses which are often located to serve through traffic. May include limited outdoor storage secondary to the principal use.

- §5.03.01 Manufacturing incidental to a retail business, not specifically prohibited, where articles are sold at retail on the premises may be permitted as a Special Exception (see [§12.03](#)).

§5.04 B-3 Community Shopping District

All B-3 zoned properties are subject to the requirements in effect at the time of their rezoning to B-3 and as may have been subsequently amended. It is the intent of the City that the B-3 District no longer be available for application to other properties.

§5.05 B-4 Highway Commercial District

The purpose of this district is to provide for businesses that cater to commuters, interstate and highway travelers and shoppers from within and beyond the city.

- §5.05.01 All Special Exception uses must be accompanied by a site plan which must be approved by the Board. Modifications to an approved site plan that involve conditions placed on it by the Board must be approved by the Board.

§5.06 O-1 Office District

The purpose of this district is to provide areas for business and professional offices and compatibles uses with limited hours of operation, traffic and other characteristics that allow flexibility in terms of location with respect to residential areas and transportation infrastructure.

- §5.06.01 Offices including not more than ten percent of the total floor area involved in storage and sale of goods or merchandise, may be permitted as Special Exceptions by the Board provided they meet all other requirements and any other restrictions imposed by the Board to preserve the character of the neighborhood.

§5.07 INST Institutional District

The purpose of this district is to provide locations for public and semi-public institutional uses, particularly those of larger scale and intensity than would be appropriate in residential areas.

§5.08 M-1 Light Industry District

The purpose of this district is to provide areas for light manufacturing, warehousing, distribution and compatible uses, which are not associated with retail trade and are generally not appropriate in community business and residential areas.

- §5.08.01 Special Exception uses: Any manufacturing or business use not specifically prohibited, including metal fabrications. Limited retail incidental and related to the principal use on site.
- §5.08.02 Prohibited uses: abattoir; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plater, or paving materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forge plant; manufacture of acetylene, acid, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas including storage of same; paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junkyards; cotton waste reclaiming; and similar types of plants or operations.