



2012 ALAPA Awards

Outstanding Planning Award for a Project or Implementation Tool

*This award recognizes an outstanding project, program or tool
that is a significant advancement to the cause of planning.*

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City of Dothan

Comprehensive Revisions to the City of Dothan Zoning Ordinance

Nominated by Timothy W. Brown

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The Need

- Zoning first adopted as an ordinance in 1966.
- Amended numerous times; most of the current ordinance dates from the mid 1970s.
- Many Conflicting and confusing Provisions, Some not enforced, other provisions not responsive to the market. Most standards out of date.



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The Methodology

- August 2008, Zoning Ordinance Rewrite Committee established.
- Local builders, architect, developer, engineers, business community representatives and planning commission members plus staff.
- Met bi-weekly for 2 hours to review staff research and develop recommendations to PC
- Over 1200 volunteer man-hours to date.

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Traditional Euclidean Structure

- Part I focused on the basic components of a zoning ordinance: use, height, bulk and density.
- Definitions greatly expanded and illustrated
- Development Plan approval streamlined.
 - Created an in-house approval process for smaller projects (less than 25,000 sq. ft. GFA).



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Created new approval procedures for home occupations

- Qualifying home occupations approved by staff.
- Non-qualifying home occupations approved by the BZA.
- Introduces a “Letter of de minimis” for minor encroachments (10% of any dimensional regulation, not to exceed 12 inches).
 - Not a variance and does not legitimize an encroachment
 - Gives the recipient the assurance that enforcement action will not be pursued unless the encroachment is increased.



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Land Uses realigned and expanded

- New code organizes land uses in tables by district.
- Each use shown as permitted (P), permitted with approval of a special exception (S), or prohibited (Blank).

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	
	A-C	R-100-S	R-85-S R-75-S	GH R-50-S R-65-S	TH-20 TH-24 R-65-D R-75-D	R-65-A	MH-1	MH-2	B-1	B-2 B-3	B-4	O-1 Inst.	O-2	O-3	M-1 M-2	M-2 M-3
	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
Accessory Uses/Structures																
Accessory Dwelling Unit (For Family Member)	S	S	S	S	S	S	S	S								
Accessory Dwelling Unit for Owner/Operator	P					P	P		S	S	S	S	S	S	S	S
Accessory Structures (Sheds, Garages, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Non-residential Use									P	P	P	P	P	P	P	P
Adult Day Center (In-Home)	S	S	S	S	S	S	S	S	P	P	P	P	P		P	P
Amenity Center/Clubhouse	P	P	P	P	P	P	P	P	P	P	P				S	
Daycare (In-Home)	S	S	S	S	S	S	S	S	S	S	S				S	
Fences, Walls	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, Non-qualifying	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Home Occupation, Qualifying	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Shelter for Livestock (Stables)	P															

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District Regulations also realigned and put in a table format

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 ^D	L-1	H-1
Minimum lot area, sq. feet	1 acre or 15,000	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
Lot area per additional DU, sq. feet	n/a	n/a	n/a	n/a	2,400 ^E	2,000 ^E	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	n/a	50	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	n/a	70	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 ^F	20	25	25	25	25	25	40	20	20
Min. depth of rear yard, feet	40	35	30	15	15	20	50 ^F	10	10	10	10	20	20	40	35	10
Min. width of each side yard, feet	15	10	10	5	7.5 ^A	20 ^A	50 ^F	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 ^F	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	50	40	50	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	10	3	10	2	2	n/a	n/a
Buffer required - see Sec. 114-188	No	No	No	No	Yes ^A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Off-street parking requirements:	2 per DU or 1 per camp site	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU	1/2 per 200sf GFA or 1 per 2.5 occupants	1 per 200sf GFA or 1 per 2.5 occupants	1 per 200sf GFA or 1 per 2.5 occupants	1 per 200sf GFA	1 per 200sf GFA	1 per 200sf GFA	1/2 per worker + 1 per co. vehicle	1/2 per worker + 1 per co. vehicle
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
Notes:	^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. ^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 are not intended to apply to each lot within a manufactured home park. ^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. ^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.															

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Townhouse Regulations –This article revised construction and planning the standards for Townhouse developments.

Special Districts –This article revised the standards for planned unit developments (PUDs) and the Downtown Overlay District

Supplemental Regulations (Part II) – This article is in development and will include revised standards for off-street parking and loading, signs and billboards and buffers and landscaping.