

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 10, 2026**

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 3. INTRODUCTIONS AND MEETING PROCEDURES**
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. Minutes from the January 13, 2026 meeting**
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. S-26-3 Mission Express Subdivision** - Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.2 acres located at the intersection of McFarland Boulevard (Hwy 82) and 32nd Avenue
 - B. SP-26-1 Estes Automotive** - Duncan, Coker and Associates is requesting conditional use approval for automobile repair in a C-3 General Commercial zone located north of Martin Luther King, Jr. Boulevard and east of Hunter Creek Road **WITHDRAWN — NO ACTION NEEDED**
 - C. SP-26-2 Crimson Rage** - Levi Campbell is requesting conditional use approval for an indoor recreation facility in a Limited Manufacturing (M-1) zone located at 2403 10th Street
 - D. ANX-26-2 Old Union Chapel Road** - Longleaf Engineering is requesting annexation of 1.28 acres located at 3901 Old Union Chapel Road
 - E. S-26-4 Old Union Chapel Road Subdivision** - Longleaf Engineering is requesting preliminary plat approval for approximately 26.3 acres located at the intersection of Union Chapel Road and Old Union Chapel Road
 - F. S-26-5 12th Street Industrial** - Longleaf Engineering is requesting preliminary plat approval for approximately 4.29 acres located at 3009 12th Street

- G. **S-26-6 Forest Glen Master Plan Revision** - Builders Group Development, LLC is requesting a revision to the approved master plan for Forest Glen Subdivision located west of Highway 69 and north of Mitt Lary Road
- H. **AMD-26-1 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

- I. The Chairman calls for the next agenda item.
- II. Staff provides a summary of the case and answers any questions from the Commission.
- III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
- IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
- V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
- VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
 - i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
 - ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
- VII. The Chairman will call for a roll call vote.



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**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 13, 2026**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, January 13, 2026, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Roland Lewis. Upon roll call the following members were found to be present: Mr. Brian Chandler, Ms. Jamie Dykes, Mr. Martin Houston, Mr. David Kemp, Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner and Mr. Jason Ward. Absent and failed to vote: Ms. Tracey Kelly. Staff present were Ms. Julie Ramm, Planning Director, Mrs. Kim King, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer and Mrs. Meredith Mullins, Planner.

Chairman Roland Lewis introduced the board members and staff members to the public.

Information on Back of Agenda – Chairman Roland Lewis explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) –

Motion by Mr. Houston to approve the minutes of the regular meeting minutes for December 9, 2025.

Seconded by Ms. Dykes. Voice vote was given. **Motion Carried.**

Verification of No Conflict of Interest – None

Verification of Proper Notification – Mrs. Ramm confirmed proper notification was given.

Disclosure of Ex Parte Communication – None

Old Business

None

New Business

- A. **S-26-1 Charlie Shirley Road Subdivision** - Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.90 acres located at 7840 Charlie Shirley Road.

Ms. Ramm stated that Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.9 acres for the property located at 7840 Charlie Shirley Road. The property is currently divided into three separate parcels, and the requested subdivision would divide the property into two parcels. They are asking for three waivers. Requirement of Master Plan, sidewalks and half-street improvements.

Mr. Matthews stated that the existing Charlie Shirpey Road is at proper width as far as the pavement goes. The waiver would cover, if granted, the construction of curb and gutter. This would be consistent with the cross section of the surrounding properties as well as what was approved in an adjacent subdivision in 2021.

Robert Martin with Ducan, Coker and Associates, 201 Towncenter Blvd, spoke at the podium. Mr. Martin stated that property owner owns approximately 100 acres and the owner wants to sell the residence portion, which would require creating a one lot subdivision to do so. No further development is planned for the remaining property. He asked if the Board had any questions.

Mr. Kemp asked for clarification on the number of acres because he was confused by the mention of twenty acres on the Master Plan requirements. Mr. Kemp acknowledged his misunderstanding and stated he was clear on the total acres.

Mr. Turner asked if the remaining property to the west will still have legal access to that remnant parcel. Mr. Martin confirmed yes, the owner will still have access to that parcel from the land to the south and north. Mr. Turner acknowledged his answer as sufficient.

Chairman Lewis opened the floor for a public hearing.

With no one to appear before the Commission, Chairman Lewis closed the floor for a public hearing.

Motion by Mr. Lewis to approve the preliminary plat approval for approximately 1.90 acres located at 7840 Charlie Shirley Road.. **Seconded by Ms. Dykes.** Mr. Lewis – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; Mr. Turner – Yes; and Mr. Ward – Yes. **Motion Carried.**

B. ANX-26-1 Zachary O'Neal - Zachary O'Neal requests annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 3.5 acres located at 4023 68th Avenue.

Ms. Ramm stated that Zachary O'Neal is requesting annexation of approximately 1.90 acres located at 4023 68th Avenue. The reason for this request is to obtain city services. The zoning designation associated with this annexation request is Residential Single-Family (RS-1). This property is currently 4 unincorporated parcels with a single-family residence. It is surrounded to the north, east, and west by single-family detached residences zoned Residential Single-Family (RS-1), and to the south by unincorporated single-family residential. This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as "Low Density Residential". The requested zoning is not in conflict with the comprehensive plan.

Mr. Lewis asked if there were any questions for staff by the Commission. There were none.

Zach O'Neal spoke at the podium. He stated he is asking for annexation to receive garbage service. Chairman Lewis opened the floor for a public hearing.

With no one to appear before the Commission, Chairman Lewis closed the floor for a public hearing.

Motion by Mr. Lewis to make a motion to approve the annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 3.5 acres located at 4023 68th Avenue. **Seconded by Ms. Dykes.** Mr. Lewis – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; Mr. Turner – Yes; and Mr. Ward – Yes. **Motion Carried.**

C. S-26-2 River Run Retreat - Duncan, Coker and Associates is requesting preliminary plat approval for

approximately 1.26 acres located east of 30th Avenue and south of 18th Street.

Ms. Ramm stated that Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.26 acres for the property located east of 30th Avenue and south of 18th Avenue. The property is currently 6 separate lots, and the requested subdivision would divide the property into 1 lot. They are asking for three waivers. Sidewalks – there are no sidewalks along this portion of 30th Ave and 18th Street, sidewalks are not proposed in the City’s comprehensive plan, nor the MPO bicycle and pedestrian plan for this portion of 30th Ave. The additional waivers are right-of-way dedication and half-street improvements.

Mr. Matthews stated that on right-of-way dedication, they are proposing to meet the required right-of-way width on 18th Street. They are proposing to dedicate an additional 5 feet on 30th Avenue but that would still be 15 feet short of what is required. On half-street improvements, both roadways already have curb and gutter but the widths don’t meet what is required in the regulations. The current widths are safe and adequate except for if on-street parking were to occur. Mr. Matthews stated that if that became an issue, no parking signs would be placed to prohibit parking on the ROW.

Robert Martin with Ducan, Coker and Associates, 201 Towncenter Blvd, spoke at the podium. Mr. Martin stated this is a lot consolidation for the purpose of a short-term rental project that will complement River Run Park. It would provide a place for families and ball teams coming to play at River Run Park, an opportunity to stay together in one facility. Mr. Martin explained his reason for each of the variance requests.

Mr. Turner asked which lateral they would be accessing. Mr. Martin stated that he hasn’t gotten that far yet but there is an existing manhole at the SW corner and they may have to extend that main. More discussion was had between Mr. Turner and Mr. Martin regarding challenges with a culvert and access.

Mr. Randolph stated that he felt like the waivers for half-street improvements and sidewalks made sense. He had a few questions regarding right-of-way dedication on 30th Avenue. More discussion was had between Mr. Martin and Mr. Randolph about this item. Mr. Randolph asked them to request a 10’ right-of-way dedication and Mr. Martin agreed. Ms. Ramm asked that they include that change in their motion. Mrs. King confirmed that would be sufficient.

Chairman Lewis opened the floor for a public hearing.

With no one to appear before the Commission, Chairman Lewis closed the floor for a public hearing.

Motion by Mr. Randolph to make a motion to approve preliminary plat for approximately 1.26 acres located east of 30th Avenue and south of 18th Street, including waivers for sidewalks, half-street- improvements and dedication of 10’ of right-of-way. **Seconded by Mr. Lewis.** Mr. Randolph – Yes; Mr. Lewis – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; Mr. Turner – Yes; and Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

Mr. Lewis addressed that in the first case, S-26-1, he didn't include the waivers in the motion and wanted to clarify that the waivers were approved in that vote although they were not specifically called out or mentioned. Ms. Ramm and Mrs. King both confirmed that the waivers were approved for that case.

Review of Bylaws – The Commission discussed that they had reviewed the bylaws and did not make any recommendations for changes.

ADJOURNMENT – Motion by Ms. Dykes. Seconded by Mr. Houston

Meeting was adjourned at 7:06 PM.

ATTEST:

Clay Randolph, Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – February 10, 2026
Staff Report

Case: S-26-3 Mission Express Subdivision

Applicant: Duncan, Coker and Associates

Location: 3131 McFarland Boulevard

Request: Preliminary Plat

Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.2 acres for the property located at 3131 McFarland Blvd. The property is currently remnants of 3 separate lots, and the requested subdivision would combine the property into 1 lot.

The following waivers are requested with this plat:

- **Sidewalks** - The petitioner has requested a waiver for sidewalk construction on 32nd Avenue. Sidewalks are not proposed in the City’s Comprehensive Plan or the MPO’s Bicycle and Pedestrian Plan. However, the sidewalks would connect to ALDOT's planned future shared use path along the south side of McFarland Blvd. It is worth noting that any development on this site is unlikely to be granted direct access to McFarland Boulevard and will likely feature continuous landscaping along McFarland frontage, making pedestrian connections more challenging. The Commission could consider whether sidewalks on 32nd Avenue are appropriate to ensure a functional link between future site development and ALDOT’s planned path along McFarland Boulevard
- **Half-street Improvements** - The petitioner has requested a waiver for half-street improvements along 32nd Avenue. The requested waiver would eliminate the requirement for curb and gutter construction on the petitioner's side of the street. There is existing curb and gutter along McFarland Boulevard, on the west side of 32nd Avenue, and on the adjacent portion of 32nd Avenue to the south.

The current property consists of parts of 3 undeveloped lots zoned “Highway Commercial” (C-6). It is surrounded to the north across Hwy 82 by a shopping center zoned “Highway Commercial” (C-6); to the east by a retail establishment zoned “Highway Commercial” (C-6), and to the south by single-family detached residential zoned “Residential Single-Family” (RS-2).

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

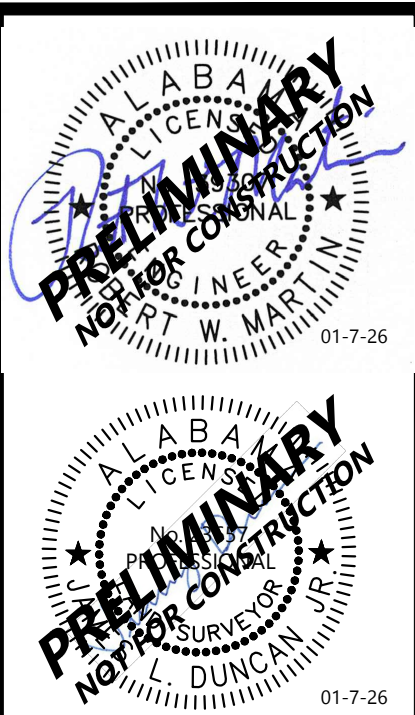
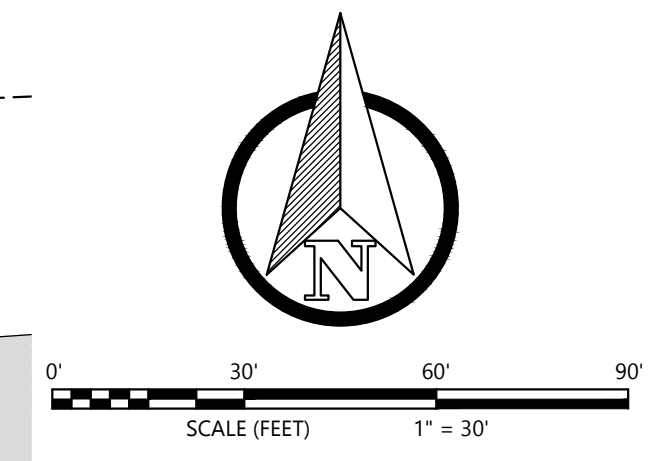
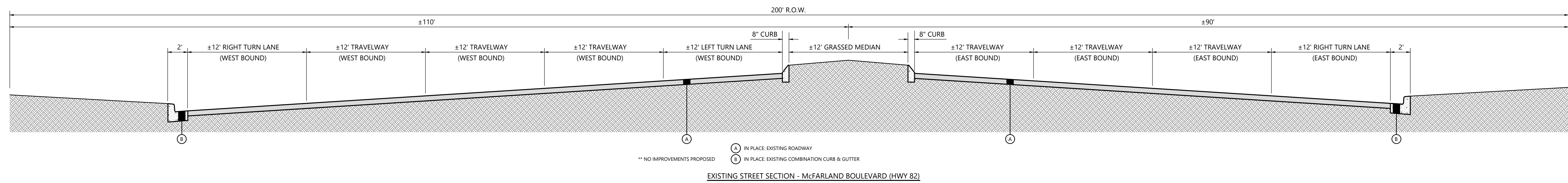
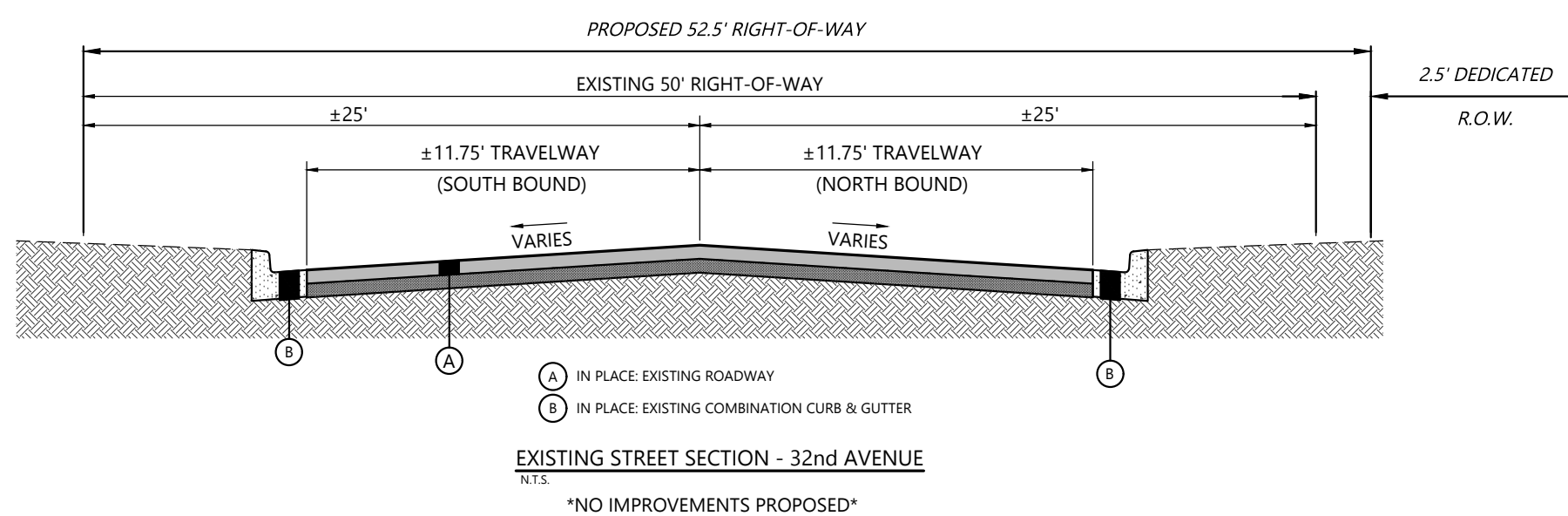
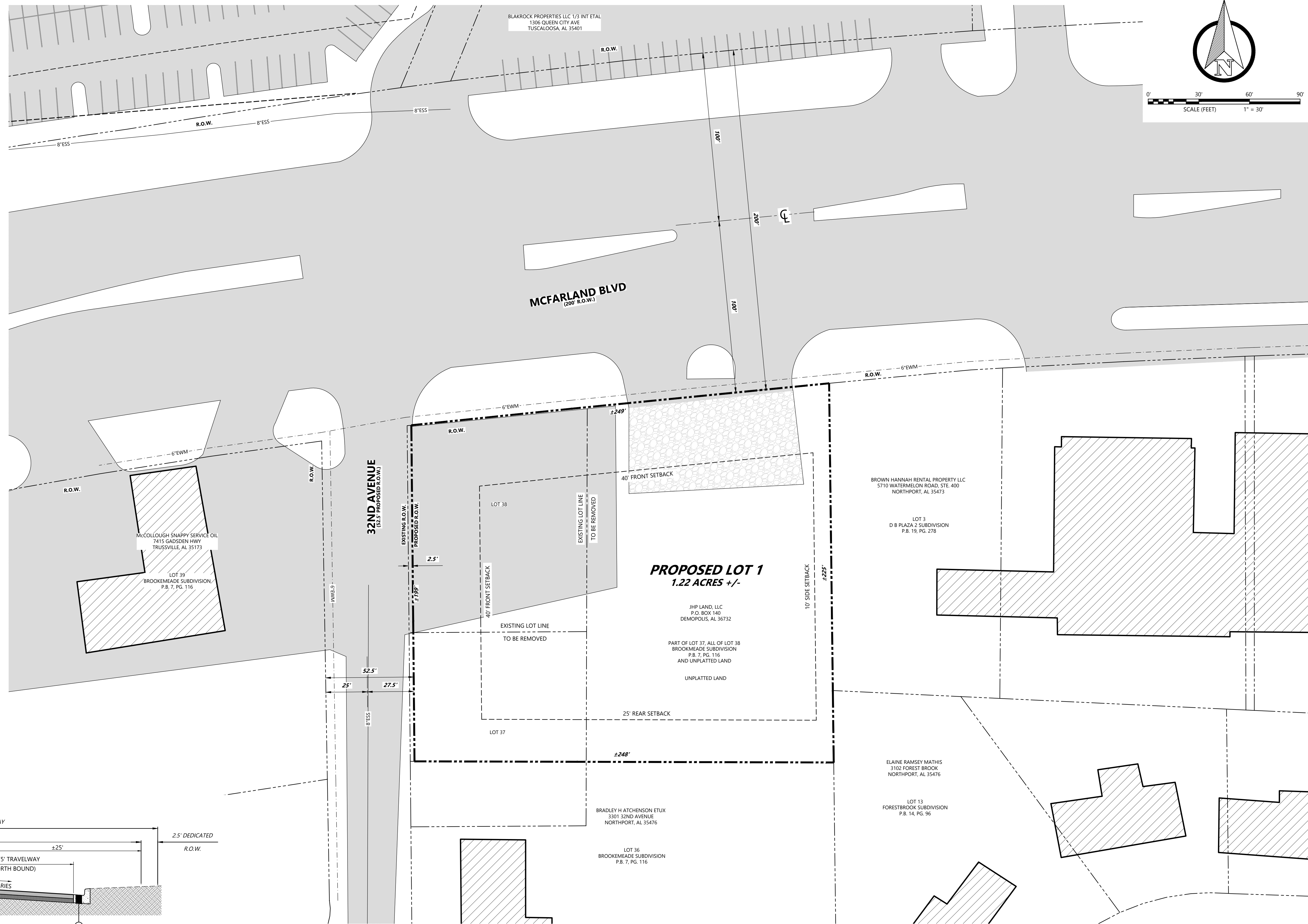
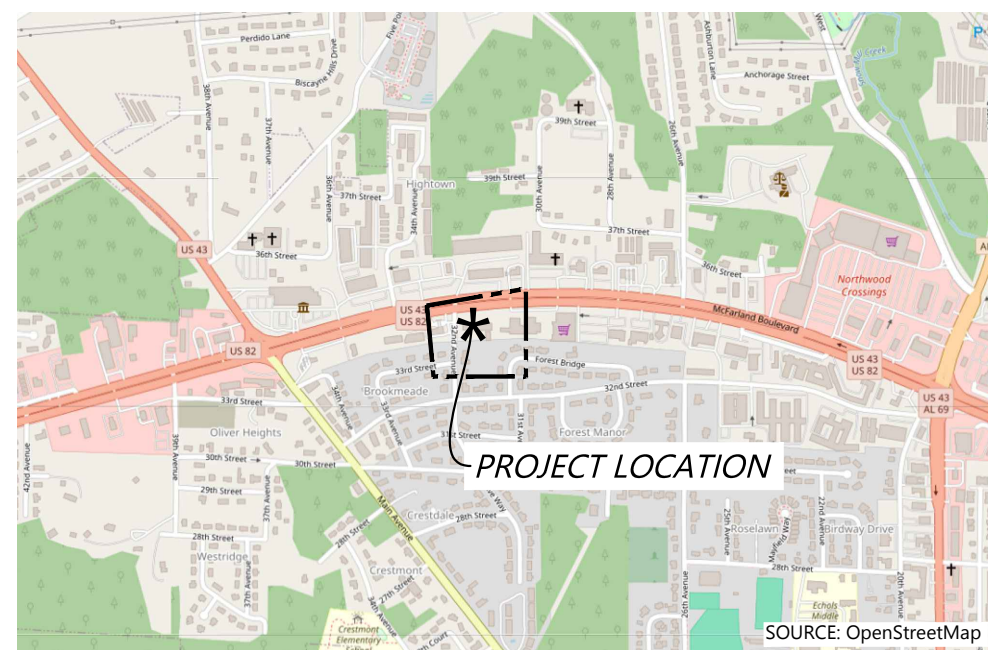
OWNER: JHP LAND, LLC
P.O. BOX 140
DEMOPLIS, AL 36732

DEVELOPER/APPLICANT: MIRACLE DEVELOPMENT, LLC
5561 UNIVERSITY BLVD. E
COTTONDALE, AL 35453

SURVEYOR: JAMES L. DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)
DUNCAN COKER ASSOCIATES, P.C.
201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406

- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 1.22 Ac.±
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 1.22 Ac.±
 - THIS PROPERTY IS CURRENTLY ZONED "HIGHWAY COMMERCIAL (C6)".
 - PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER.
 - ALL OF THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C0502F, EFFECTIVE DATE 9/28/07.
 - THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
 - EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF NORTHPORT GIS DATA AND MAPS.
 - THE SUBJECT PROPERTY IS LOCATED IN THE SE 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
 - THIS SUBDIVISION IS A RESURVEY OF PART OF LOT 37, ALL OF LOT 38 BROOKMEADE SUBDIVISION (P.B. 7, PG. 116), AND UNPLATTED LAND.
 - *C6* ZONING SETBACK REQUIREMENTS:
FRONT: 40'
SIDE SETBACK: 10'
REAR SETBACK: 25'
 - SOURCES OF TITLE: DB 2025, PG 19803
 - THIS PLAN IS COMPLIANT WITH ALL APPLICABLE REQUIREMENTS FOR PRELIMINARY PLATS AS PER THE NORTHPORT SUBDIVISION REGULATIONS.

- WAIVER REQUESTS:**
- Sidewalks Along 32nd Avenue:** The developer requests a waiver of constructing the required sidewalks along 32nd Avenue. There are no planned sidewalks for 32nd Avenue within the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan. Construction of sidewalks would create a "dead end" sidewalk adjacent to a proposed use that will not generate any pedestrian traffic.
- Half Street Improvements Along 32nd Avenue:** The developer requests a waiver of constructing half street improvements along 32nd Avenue. The roadway contains adequate pavement width to accommodate the existing traffic volume. Curb and gutter will be constructed along the property frontage and connect to the existing curb and gutter South of the property.



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TUSCALOOSA, AL 35406
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MISSION EXPRESS SUBDIVISION
BEING A RESURVEY OF PART OF LOT 37,
ALL OF LOT 38 BROOKMEADE SUBDIVISION
PG. 7, PG. 116,
AND UNPLATTED LAND
NORTHPORT, ALABAMA

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION

SHEET NO. **PP1**

DRAWN BY: S.G.W. PROJECT NUMBER: 22-222
DATE: JANUARY 2025 CHECKED BY: R.W.M.
FILE NAME: Philip-Mission Express-PP

WAIVER REQUESTS

Project: Mission Express Subdivision

Date: January 23, 2025

The following variance requests are requested pursuant to the City of Northport Subdivision Regulations:

1. **Sidewalks Along 32nd Avenue:** The developer requests a waiver of constructing the required sidewalks along 32nd Avenue. There are no planned sidewalks for 32nd Avenue within the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan. Construction of sidewalks would create a "dead end" sidewalk adjacent to a proposed use that will not generate any pedestrian traffic.
2. **Half Street Improvements Along 32nd Avenue:** The developer requests a waiver of constructing half street improvements along 32nd Avenue. The roadway contains adequate pavement width to accommodate the existing traffic volume. Curb and gutter will be constructed along the property frontage and connect to the existing curb and gutter South of the property.

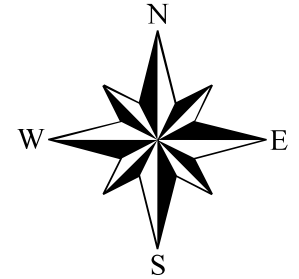
City of Northport Planning Commission

Preliminary Plat

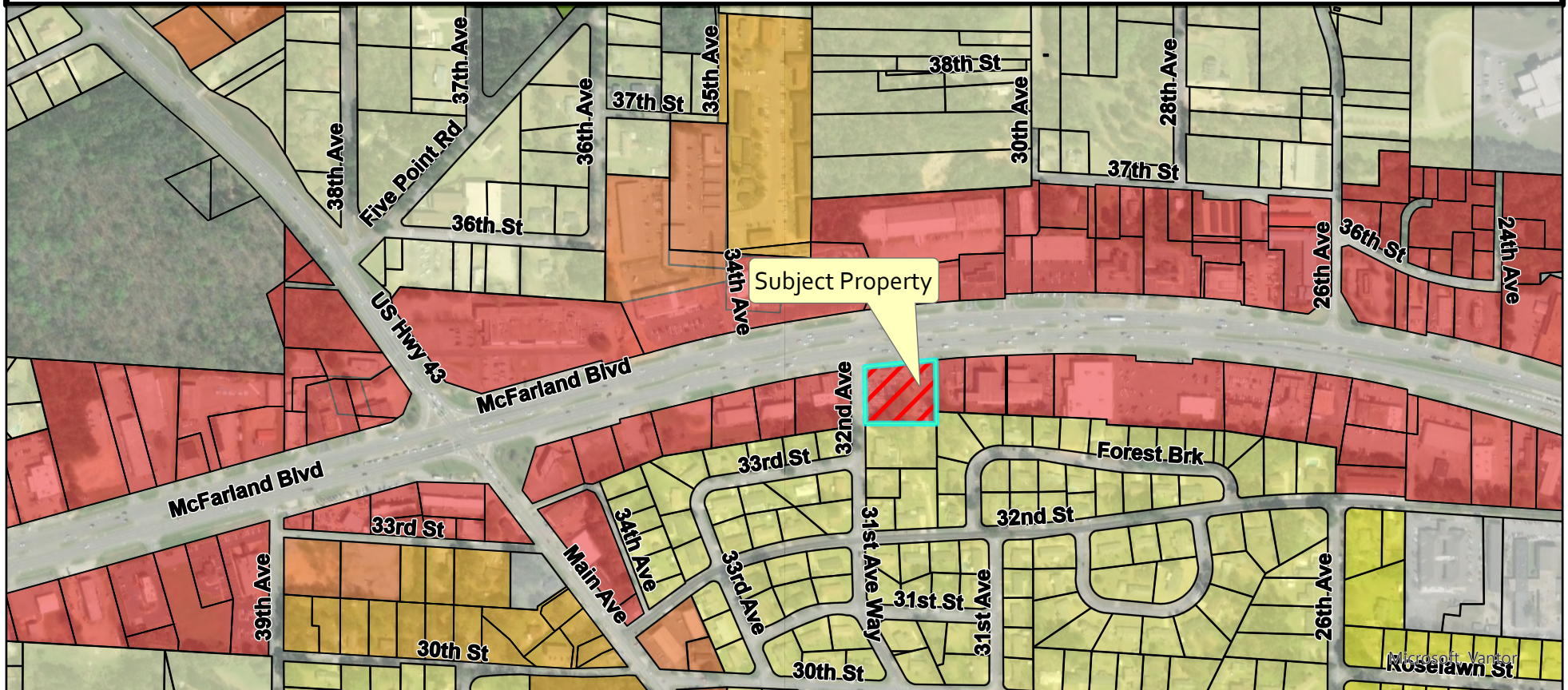
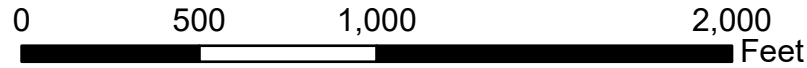
Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1

- Residential Single-Family - 2
- Residential Single-Family - 3
- Parcels
- Subject Property



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Subject property as seen from McFarland Blvd looking south.



City of Northport

Planning and Zoning Commission – February 10, 2026

Staff Report

Case: SP-25-2 Crimson Rage

Applicant: Crimson Rage

Location: 2403 10th Street

Request: Conditional Use

Levi Campbell is requesting conditional use approval for an indoor recreation facility in a Limited Manufacturing (M-1) zone for the property located at 2403 10th St. The proposed business would operate as a “rage room”. There is no new exterior construction proposed with this request.

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. Approval is neither automatic nor guaranteed, and it is the responsibility of the applicant to demonstrate reasons why the request should be approved.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. Some examples of conditions the commission may wish to consider attaching to this recommendation could include:

- **Hours of operation** – The Commission could consider attaching a requirement that this use be limited to normal daytime business hours to minimize adverse impacts to nearby residential and church property.
- **Screening** – The existing dumpster is considered a legal nonconformity and would not normally be subject to current screening requirements found in the zoning ordinance. The Commission could consider adding a requirement that the dumpster be screened from public view at all times.
- **Garbage Cart Service** – Due to concerns regarding broken glass and other sharp objects, the commission could consider adding a requirement that the business not utilize garbage carts and instead require a dumpster to be the only method of waste removal.

The future land use plan contained within Northport Compass depicts this property as General Mixed Use. This request is not in conflict with the comprehensive plan.

The site currently consists of an office-warehouse building on a single lot zoned Limited Manufacturing (M-1). It is surrounded to the north by a church zoned Office-Institutional (O-I) and Residential Single-Family (RS-3); to the east by a parking lot zoned Limited Manufacturing (M-1); to the south by single-family detached residential zoned Historic Neighborhood (HN); and to the west across 25th Avenue by multifamily residential zoned Neighborhood Commercial (C2).

Any action on this item will be a recommendation to City Council.

.



City of Northport
Conditional Use Permit Application

Date of Plng Comm Mtg: ___/___/___
Deadline: ___/___/___
Application Submitted: ___/___/___

Location of Property: 2403 B 10th St Northport, AL 35476

Name of Applicant: Levi Campbell Phone: [Redacted]

Address: [Redacted] Email: [Redacted]

Name of Owner: Jeff Jolly Phone: [Redacted]

Address: [Redacted] Email: [Redacted]

Describe the Proposed Use:
Play Room

Current Zoning: _____ Total Acreage: _____ Current Use of Property: _____

Review the Northport Zoning Ordinance, specifically Section 1003 (found at www.cityofnorthport.org).

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location.

Upon submission of a request for conditional use approval, a review of the location, design, configuration, and impact shall be conducted to determine whether the proposed use would have a detrimental impact on neighboring properties.

The Planning Commission shall render to the City Council its recommendation to grant the application for a conditional use permit, grant it subject to conditions, or deny it. Following a public hearing at the City Council upon an Ordinance for Conditional Use Approval, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Check the following:

- A copy of the deed of the subject property must accompany this application. If the applicant is not the property owner, a designation of agent form must be included for applicant and/or appropriate representative
- Designation of Agent form (if applicable)
- Sixteen (16) copies of the site plan and supporting documentation must accompany submission (discuss with staff appropriate sheet sizes)
- Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
- Fees: Conditional Use Application fee is \$75, plus certified mailing and advertising fees

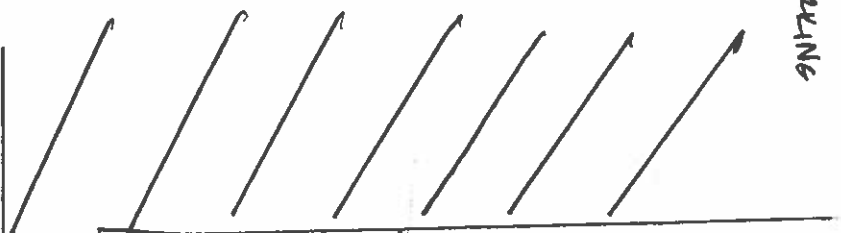
I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct

Applicant Signature: [Signature] Date: 1 / 13 / 26

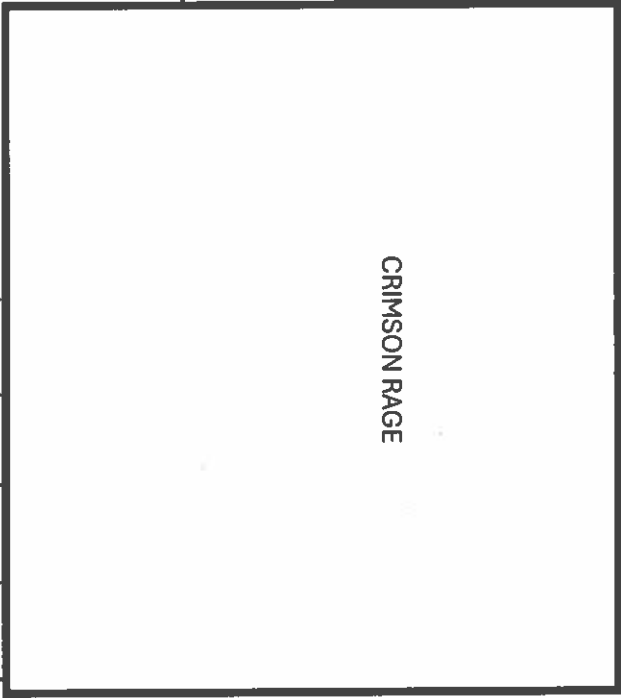
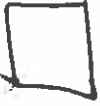
Please contact the Planning Department at 205-339-7000 with any questions.

SHOWED

PARKING

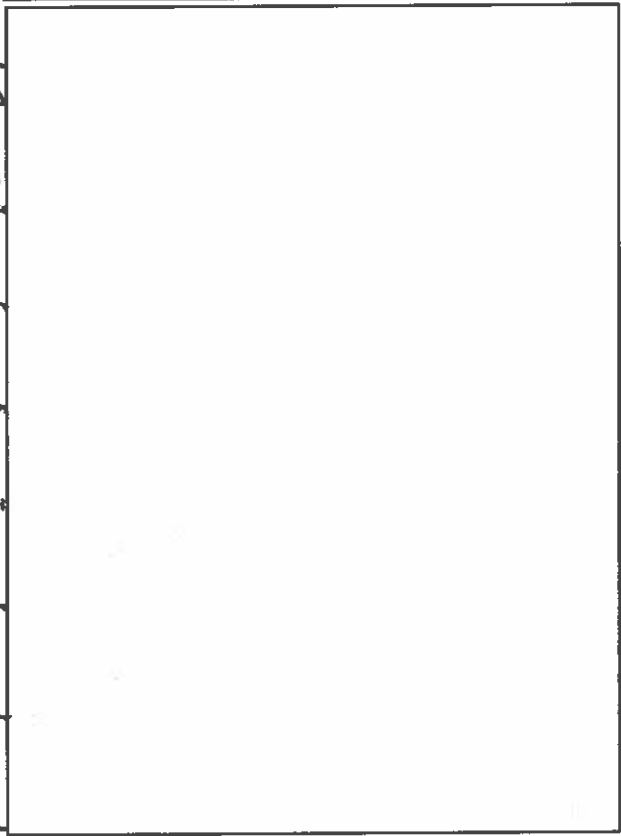
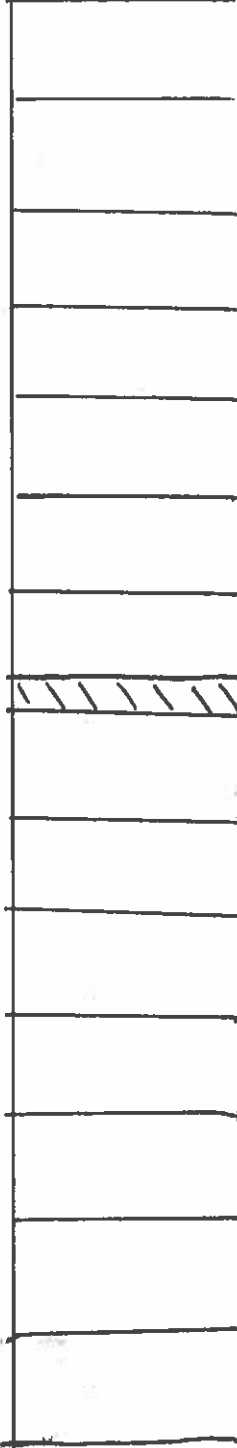


DUMPSTER



CRIMSON RAGE

10th Street



From: [Levi Campbell](#)
To: [Meredith Mullins](#)
Subject: Re: updated site plan
Date: Thursday, January 29, 2026 4:29:24 PM
Attachments: [WasteServiceAgreement-Crimson Rage LLC-2026-01-27-01881859.pdf](#)

Here is my service agreement for the 30ft Trash container that will be offsite. I will be using a pull behind dump trailer to carry it each night to the 30ft trash container. Also will be taking any sort of recyclables to the City of Northport via the dump trailer.

From: Meredith Mullins <mmullins@northportal.gov>
Sent: Thursday, January 29, 2026 5:09 PM
To: Levi Campbell <CrimsonRageLLC@outlook.com>
Subject: Re: updated site plan

This works. Thank you.

Get [Outlook for iOS](#)

From: Levi Campbell <CrimsonRageLLC@outlook.com>
Sent: Thursday, January 29, 2026 11:05:16 AM
To: Meredith Mullins <mmullins@northportal.gov>
Subject: updated site plan

If I need to correct or make things look better please let me know.

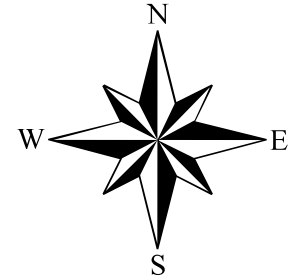
City of Northport Planning Commission

Conditional Use

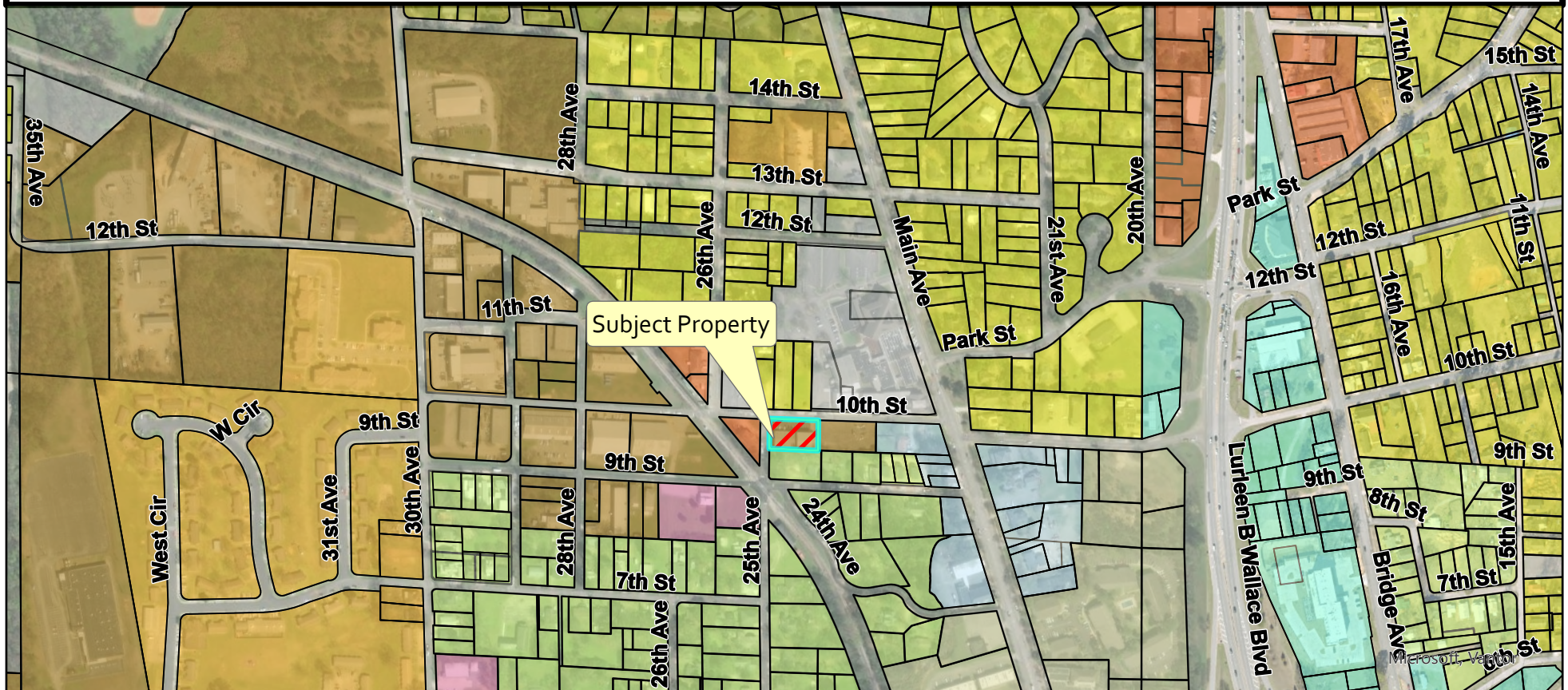
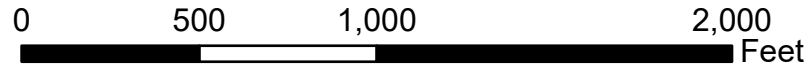
Zoning

- Neighborhood Commercial
- General Commercial
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center
- Office and Institutional

- Residential/Commercial/Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Parcels
- Subject Property



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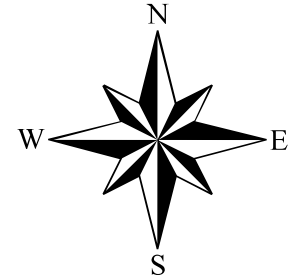
City of Northport Planning Commission

Conditional Use

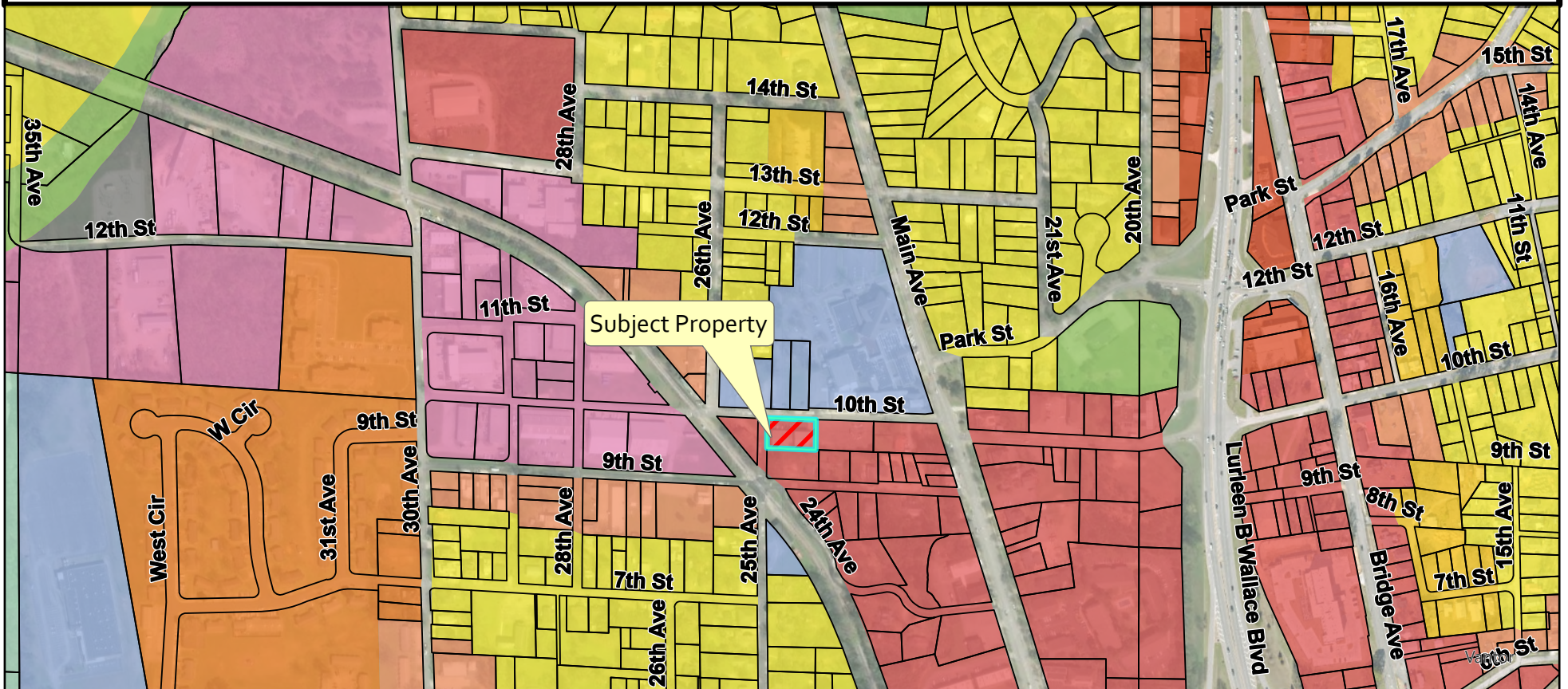
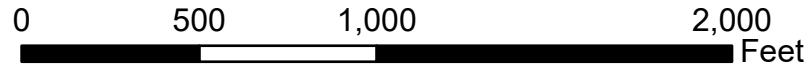
Future Land Use

- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use

- Multifamily Residential
- High Density Residential
- Medium Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Subject Property



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Subject property as
seen from 10th
Street looking south
east.



Subject property
as seen from 10th
Street looking
south west.



City of Northport
Planning and Zoning Commission – February 10, 2026
Staff Report

Case: ANX-26-2 and S-26-4 Old Union Chapel Road

Applicant: Longleaf Engineering

Location: South of Old Union Chapel Road and west of Union Chapel Road

Request: Preliminary Plat & Annexation

Longleaf Engineering is requesting annexation and preliminary plat approval for the Old Union Chapel Road Subdivision located south of Old Union Chapel Road and west of Union Chapel Road. The neighborhood encompasses approximately 26 acres, while the proposed annexation request is for 1.28 acres.

The portion of the property already in the city limits is zoned Residential Single-Family (RS-1). The annexation request would also include a zoning designation of Residential Single-Family (RS-1).

The subdivision contains 35 residential lots and 1 open space lot for the detention pond and buffer along Highway 43. It includes the following waiver requests:

- **Sidewalks** - A waiver has been requested for sidewalk construction on Union Chapel Road along with a partial waiver on Old Union Chapel Road. Sidewalks are not proposed in the City’s Comprehensive Plan or the MPO’s Bicycle and Pedestrian Plan. There are no sidewalks on the adjoining portions of Union Chapel Road, but there is a short section of sidewalk approximately 500 feet to the north.
- **Stub Streets** - The petitioner has requested a waiver for stub streets. Where a proposed subdivision adjoins unplatted or undeveloped land, the Subdivider must provide streets stubbed out to the adjoining tract at intervals between 400 ft and 1,200 ft. A waiver of the regulation would eliminate the requirement to build stub streets connecting property to the southwest, south, and east. Per the petitioner, the existing site topography and prior use as a borrow pit makes connection to adjacent properties unfeasible. The surrounding properties generally have existing public street frontage and can be utilized without need for connection to this subdivision. The property to the south is divided into small tracts, and could not be feasibly developed without consolidation into a larger tract with public street frontage on Tuscoba Loop.
- **Half-Street Improvements** - The petitioner has requested a partial waiver for half-street improvements. Curb and gutter is proposed along Old Union Chapel Road from Union Chapel Road to the western edge of lot 25, but a waiver is requested along the open space

lot. There is no developable land west of lot 25, and the curb and gutter to be waived would not connect to any existing sections of curb and gutter.

This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan contained within Northport Compass depicts this property as High Density Residential. The proposed development and requested zoning do not conflict with the comprehensive plan.

The current property consists of 4 undeveloped parcels, of which 3 are zoned Residential Single-Family (RS-1) and one is located outside of the city limits (no zoning). It is surrounded to the north across Old Union Chapel Road by single-family detached residences zoned Residential Single-Family (RS-4), with one parcel located outside of the city limits (no zoning); to the east by unincorporated single-family detached residential (no zoning), to the south by a mixture of unincorporated single-family detached residential and office-warehouse (no zoning); and to the west across Highway 43 by vacant undeveloped land zoned General Commercial (C-3).

Any action on the annexation will be a recommendation to City Council. Any action on the preliminary plat will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

PETITION FOR ANNEXATION

To The City of Northport, Alabama:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City of Northport this written petition requesting that our property as described be annexed to the City of Northport, Alabama, under the authority of §11-42-20 through §11-42-24, Code of Ala. 1975.

We further certify that said property is contiguous to the city limits of City of Northport, Alabama, and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the preceding description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by §11-42-21, Code of Ala. 1975. A map and written legal description of said property is hereto attached.

Initials: WFS [Signature]

We, the undersigned, fully understand that the City will provide police and fire protection and, if available, the City may provide water and sewer service under our current adopted procedures. The City makes no commitment to extend water and sewer lines to property that is annexed into the City, or to upgrade drainage or roads by virtue of an annexation. Further, the city is prohibited from improving private property.

Initials: WFS [Signature]

We understand that if the subject property lies within the territory of a fire district, it is our responsibility to remove the subject property from the fire district and provide written proof from said fire district that they have released the subject property from the fire district before this petition will be processed by the City. We understand and hereby agree to pay to the City of Northport all costs and attorney's fees which the City may pay in the future to remove this property from any fire district if it is not removed by us prior to this annexation.

Initials: WFS [Signature]

Furthermore, we certify that we understand fully that, following annexation, the subject property shall be subject to all laws and codes administered by the City of Northport, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Northport.

Initials: WFS [Signature]

We do hereby request that the City give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Northport, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 7th day of FEBRUARY 2002025.

Names and Signatures of ALL property owners:

Signature: [Signature]
Print Name: WILLIAM F. BARNES III

Signature: [Signature]
Print Name: GREGORY SCOTT SULLIVAN

Signature: [Signature]
Print Name: KERRIN SHIRLEY

Signature:
Print Name:

Map or Survey Attached? x

Legal Description Attached? x

Recorded Subdivision Plat Attached? or Metes and Bounds descriptions in electronic format? x

Any Property which is found to have been divided in violation of the City of Northport subdivision regulations in effect at the time of said division, will be required to be legally subdivided in accordance with the current regulations prior to, or concurrent with, this petition.



City of Northport Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, William F. Barnes, III, (Mgr.), being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, LLC., to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: William F. Barnes, III Date: 2-7-25

Property Owner Mailing Address: 318 Main Ave
Northport, AL 35476

Phone Number: 205-752-6822

Authorized Agent Mailing Address: 1927 7th Street
Tuscaloosa, AL 35401

Phone Number: 205-345-5646

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, PATRICIA A. MCGILWAIN, a Notary Public in and for said County and State, hereby certify that WILLIAM F. BARNES, III, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

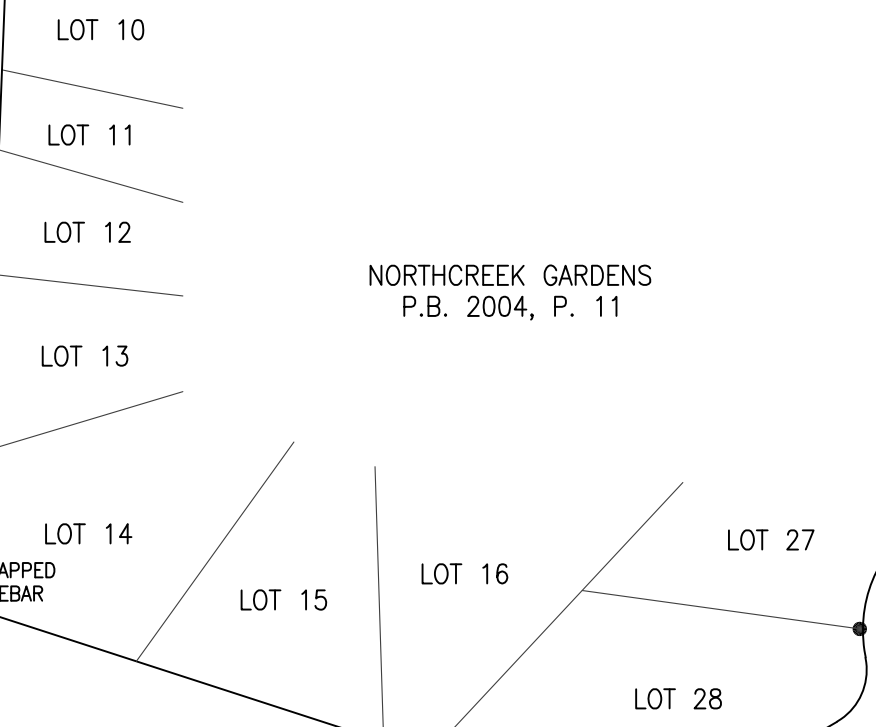
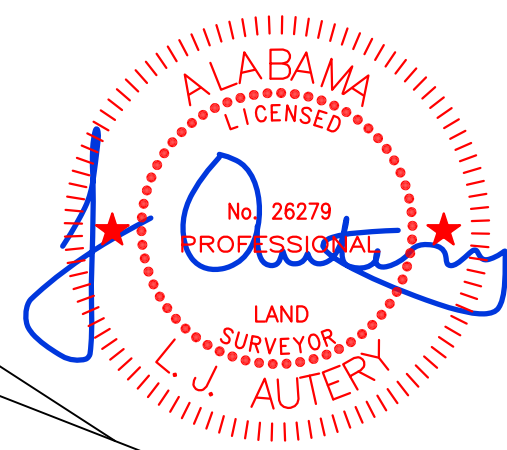
Given my hand and seal of office this 7th day of FEBRUARY, 2025

Patricia A. McGilwain
Notary Public

My Commission Expires: 08/19/2027



N
SPC-AL WEST
GRID NORTH



Union Chapel Road

U.S. Highway No. 43

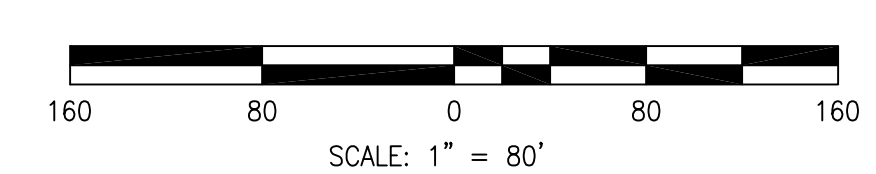
Old Union Chapel Road

Tract 1
23.56 Acres ±

Tract 2
1.28 Ac. ±

- LEGEND**
- (S) SURVEY DIMENSION
 - (D) DEED DIMENSION
 - FOUND CORNER
 - SET CAPPED REBAR (AUTERY PLS 26279)
 - CONC. MONUMENT

SOUTHWEST COR. OF SE1/4 OF NE1/4 SEC. 32, T20S, R10W



THIS DRAWING AND ALL THE INFORMATION SHOWN HEREON IS THE PROPERTY OF LONNIE J. AUTERY AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF LONNIE J. AUTERY
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ALS AUTERY & E
LAND SURVEYING & ENGINEERING, LLC

PHONE: (334) 874-8445
PHONE: (205) 333-2477
3531 18th AVENUE NE
TUSCALOOSA, AL 35406

DATE SURVEYED: 03/07/2025
DATE COMPLETED: 03/10/2025
JOB NUMBER: LLE_THE COVE
EMAIL: jautery@alsurvey.com

S.O.T.: D.B. 2006, P. 549
D.B. 2024, P. 27046
D.B. 1998, P. 7244
WEBSITE: www.alsurvey.com

**SECTION 32, T20S, R10W
TUSCALOOSA COUNTY, AL**

DEED Book 2024 Page 27046
Recorded: 12/26/2024 4:39:31 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING8/JMILLS
Tran: 108931
Deed Tax \$100.00
Probate Judge Fee \$2.00
Recording Fee - By Page Count \$12.00
Source of Title \$1.00
Total: \$115.00

This Instrument Was Prepared by:
Jennifer T. Crabtree
Rosen Harwood, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, Alabama 35401

Source of Title: **Deed Book 2022, at Page 12224**

STATE OF ALABAMA)

WARRANTY DEED

COUNTY OF TUSCALOOSA)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Levon Seale, an unmarried woman, previously known as Levon Watkins** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Northcreek Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as Grantee), together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Tuscaloosa, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET OUT FULLY AT THIS POINT.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Tuscaloosa County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor heirs, successors, executors and administrators, covenants with Grantee, and with Grantee heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor heirs, successors, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 20th day of December, 2024.

Levon Seale

Levon Seale

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Levon Seale**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of December, 2024.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 7/7/25



EXHIBIT A

Start at the Northeast corner of Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 10 West and run South 600 feet along East line of Section 32; thence turn right 89 degrees 46 minutes and run 87.25 feet to point of beginning; thence turn left 74 degrees 49 minutes and run 378.05 feet; thence turn right 90 degrees 00 minutes and run 150 feet; thence turn right 90 degrees 00 minutes and run 364.85 feet to County Road; thence turn right 84 degrees 58 minutes and run 150.6 feet along South margin of County Road to point of beginning, containing 1.27 acres, more or less.

L.S.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

DEED BOOK 2024 Page 27049
USCL 1005a County, Alabama

Grantor's Name Levon Seale
Mailing Address 3901 Union Chapel Rd
Northport AL 35473

Grantee's Name Northcreek Properties LLC
Mailing Address P. O. Box 470
Northport, AL 35476

Property Address 3901 Union Chapel Rd
Northport, AL 35473

Date of Sale 12/20/2024
Total Purchase Price \$ 100,000.00
of
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other X
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Nancy B. Feiz

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

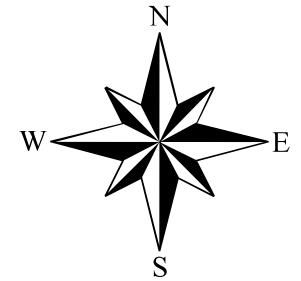
City of Northport Planning Commission

Annexation Request

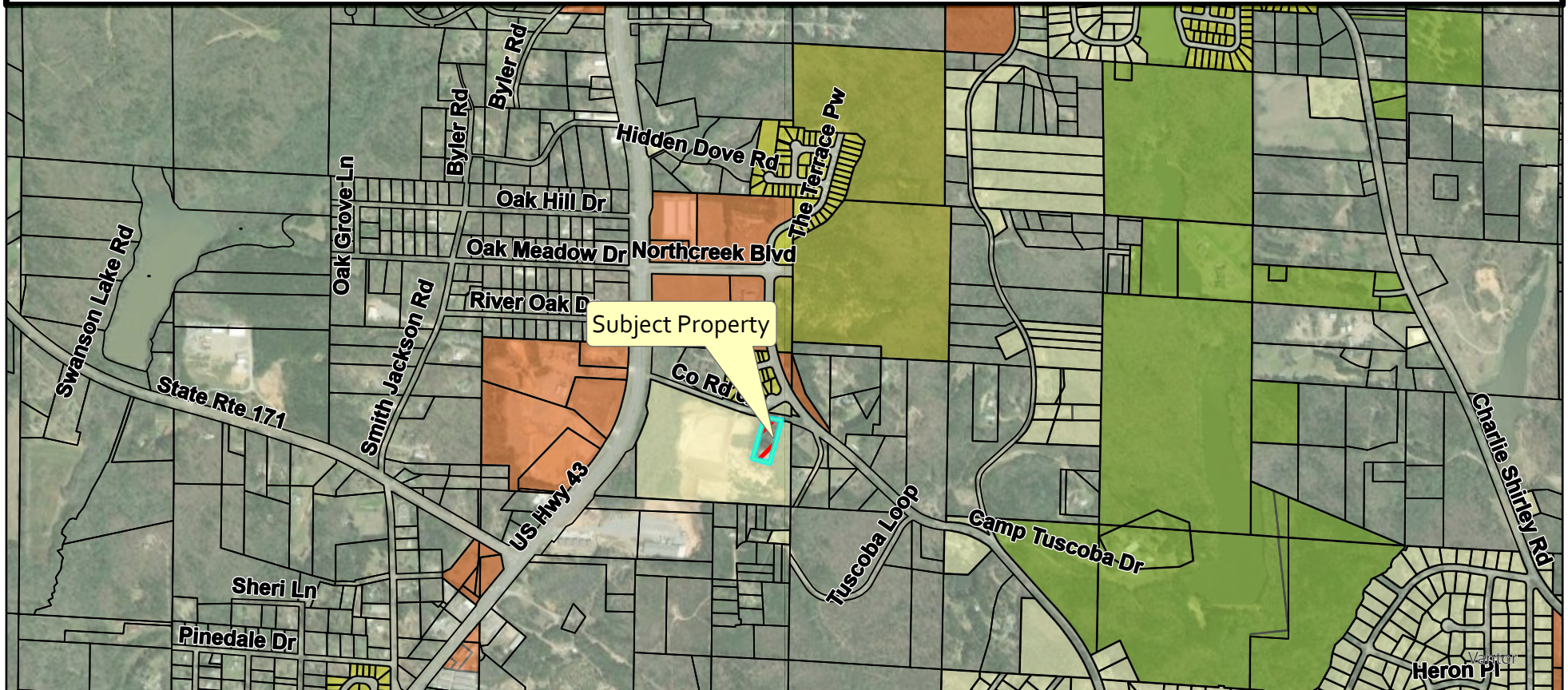
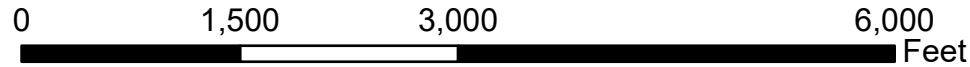
Zoning

- Agriculture
- General Commercial
- Office and Institutional
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 4

- Parcels
- Parcels selection



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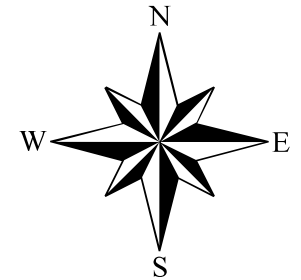
City of Northport Planning Commission

Annexation Request

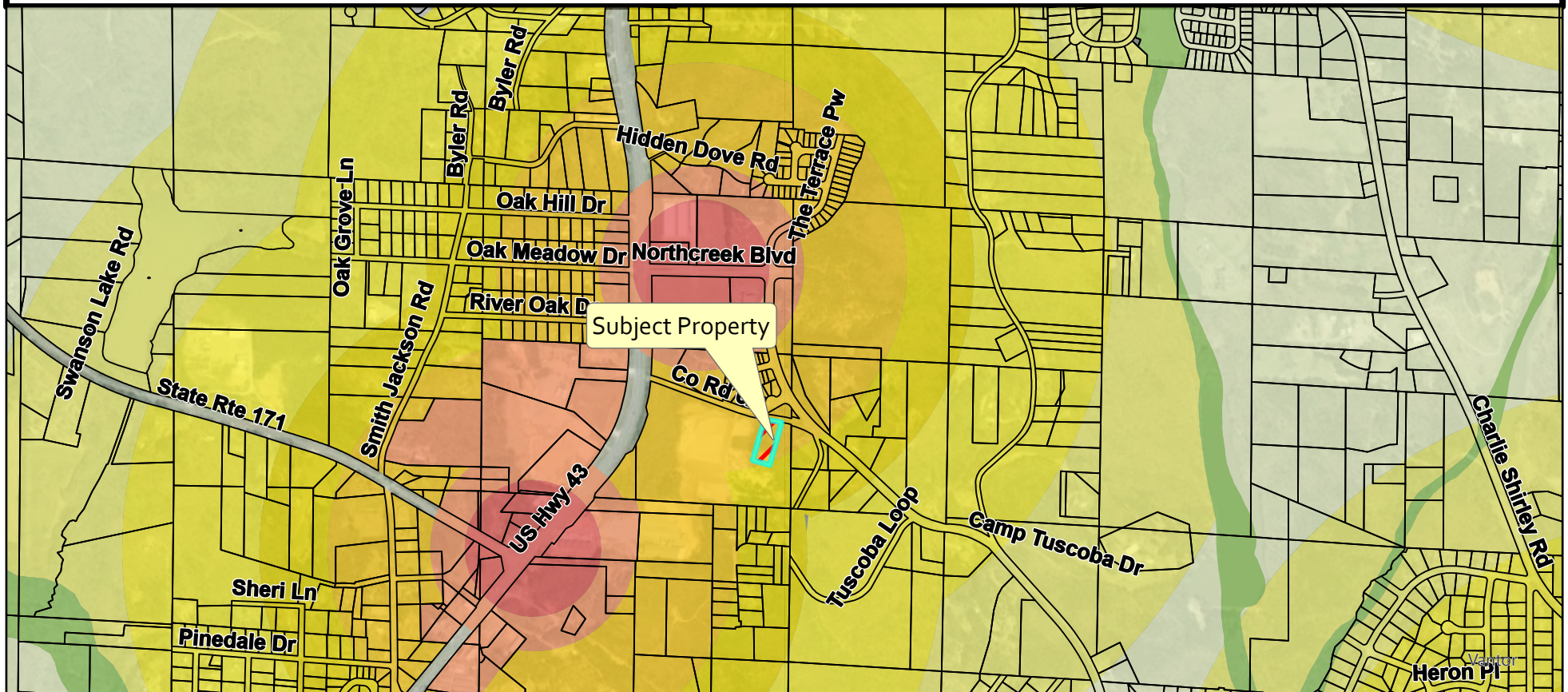
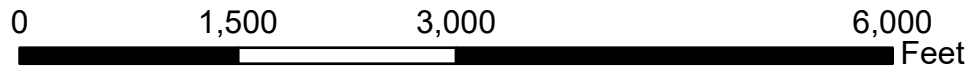
Future Land Use

- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition

- Low Density Residential
- Utilities
- Null
- Parcels
- Parcels selection



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OLD UNION CHAPEL SUBDIVISION

Preliminary Plat

Section 32, Township 20 South, Range 10 W
 Total Site Area: +/- 26.3 Acres
 Total Lots: 35 Lots + Open Space

Owner: Northcreek Properties LLC
 PO Box 470
 Northport, AL 35476

Surveyor: Lonnie J. "Jamie" Autery
 PLS AL Reg No. 26279
 353118th Avenue NE
 Tuscaloosa, AL 35406

RS-1 Setbacks:
 Front: 40' (Primary)
 Front: 25' (Secondary)
 Side: 14'
 Rear: 50'

Requested Variations: None
Requested Waivers: Stub Streets
 Sidewalks along Old Union Chapel Rd & Union Chapel Rd (Partial)
 Half-Street Improvements (Partial)

NOTES

- Current Zoning: RS-1. No change to current zoning.
- All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
- No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
- Homebuilders shall be required to plant 1 tree or shrub per 3,000 sq ft of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
- Open space shall be maintained by the HOA.
- Sanitary sewer and water services to be provided by City of Northport.
- No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0338G (1/16/2014)).
- All residential lots shall be 95' wide at the front building line.
- Proposed total lots: 35 single-family detached
 Proposed density: 1.33 lots/acre
 Total open space: 6.39 acres (24.3% of total site)



NORTH

CHRISTIAN RES 2
 SUBDIVISION
 PB 2004, PC 250

SARONI REAL ESTATE, LLC.
 1718 VETERANS MEMORIAL PKWY
 SITE A
 TUSCALOOSA, AL 35404

CHRISTIAN
 SUBDIVISION
 PB 2003, PC 47

SARONI REAL ESTATE, LLC.
 1718 VETERANS MEMORIAL PKWY
 SITE A
 TUSCALOOSA, AL 35404

SARONI REAL ESTATE, LLC.
 1718 VETERANS MEMORIAL PKWY
 SITE A
 TUSCALOOSA, AL 35404

SARONI REAL ESTATE, LLC.
 1718 VETERANS MEMORIAL PKWY
 SITE A
 TUSCALOOSA, AL 35404

GREEN OAKS INVESTMENT INC
 4419 HARPER RD
 NORTHPORT, AL 35473

CHRISTIAN W GREENE
 4180 UNION CHAPEL RD
 NORTHPORT, AL 35473

CHRISTIAN W GREENE
 4180 UNION CHAPEL RD
 NORTHPORT, AL 35473

KARLIE & JAMES DAVIS
 4126 SUNRISE CIR
 NORTHPORT, AL 35473

MARY FREEMAN
 4133 SUNRISE CIR
 NORTHPORT, AL 35473

TYLER SCOTT ROLAND
 4125 SUNRISE CIR
 NORTHPORT, AL 35473

TREVA GROUP LLC
 3004 SAVANNAH ST
 NORTHPORT, AL 35473

CHRISTOPHER HAGLER
 570 BRIERCLIFF RD
 KNOWXVILLE, TN 37918

NORTHCREEK GARDENS
 PB 2004, PC 11

ARIANE GODFREY
 3928 OLD UNION CHAPEL RD
 NORTHPORT, AL 35473

ELSIE FONDREN
 3914 OLD UNION CHAPEL RD
 NORTHPORT, AL 35473

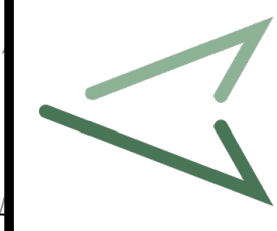
JENNIFER CLARK
 3920 OLD UNION CHAPEL RD
 NORTHPORT, AL 35473

NORTHCREEK PROPERTIES LLC
 PO BOX 470
 NORTHPORT, AL 35476

PRELIMINARY PLAT
 OLD UNION CHAPEL SUBDIVISION
 OLD UNION CHAPEL ROAD
 NORTHPORT, ALABAMA

1927 7th Street
 Tuscaloosa, Alabama 35401
 Phone (205) 345-5646

LONGLEAF
 ENGINEERING

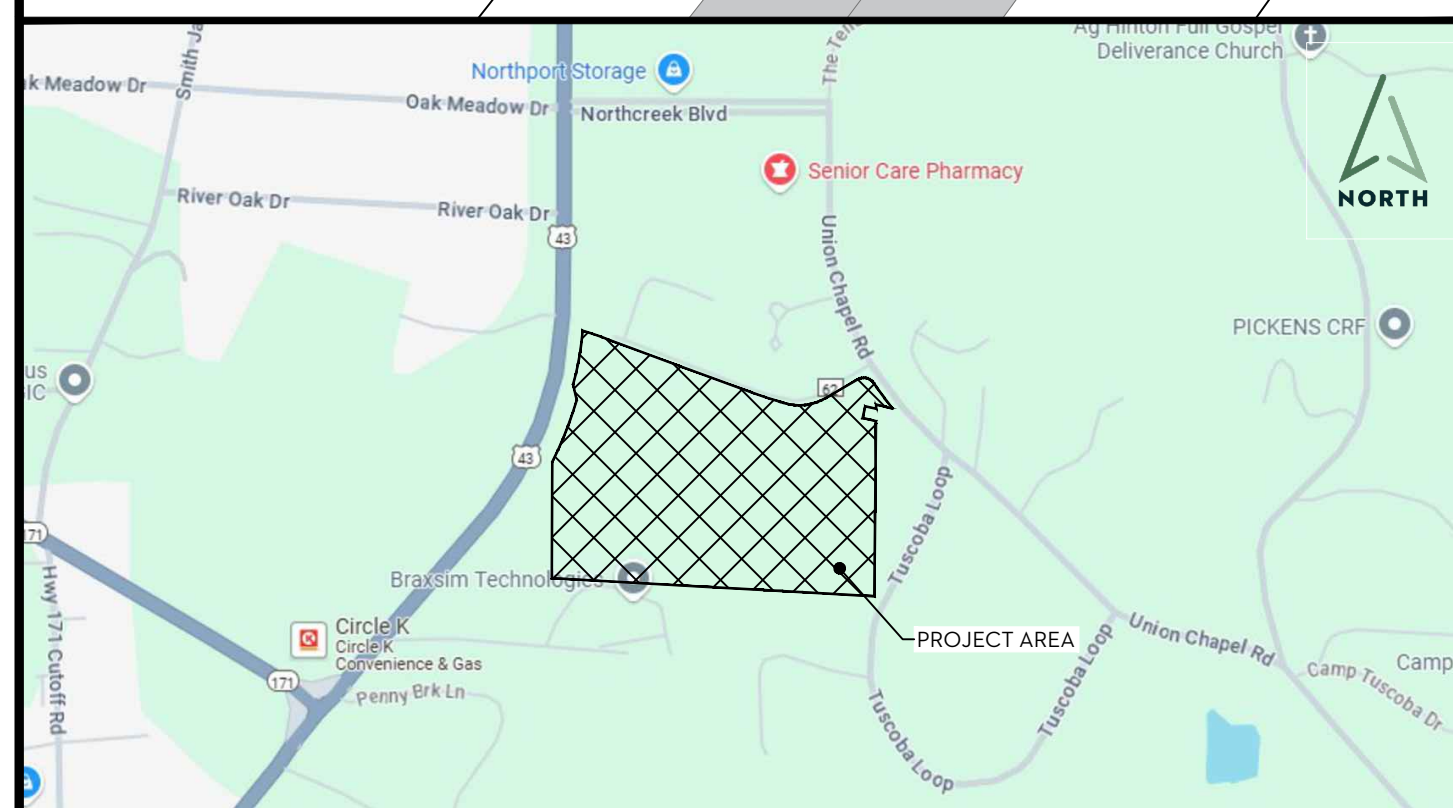


Rev	Date	Description
1	1/17/2026	Revisions per City Staff Comments

Drawn By: RAD Checked By: RTS Date: 1/17/2026
 File: 22-05-031 Old Union Chapel Subdivision.dwg

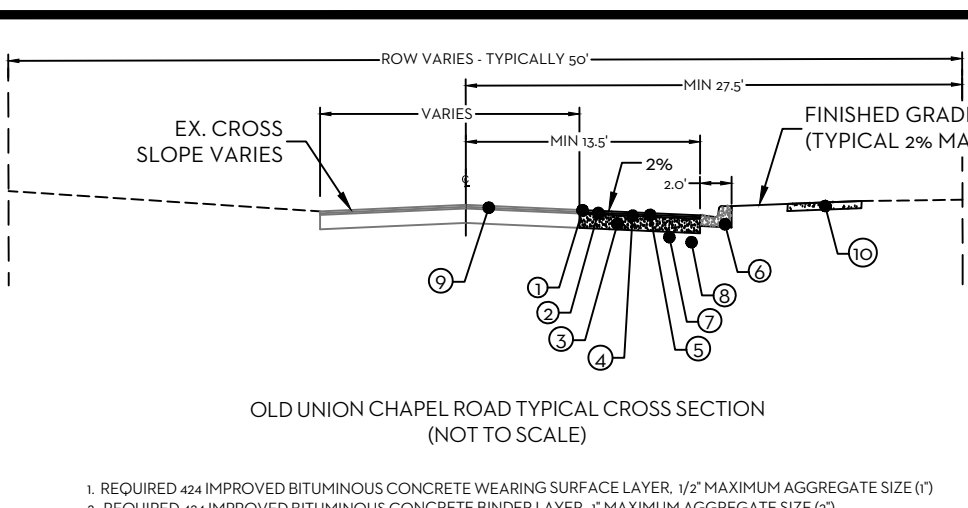
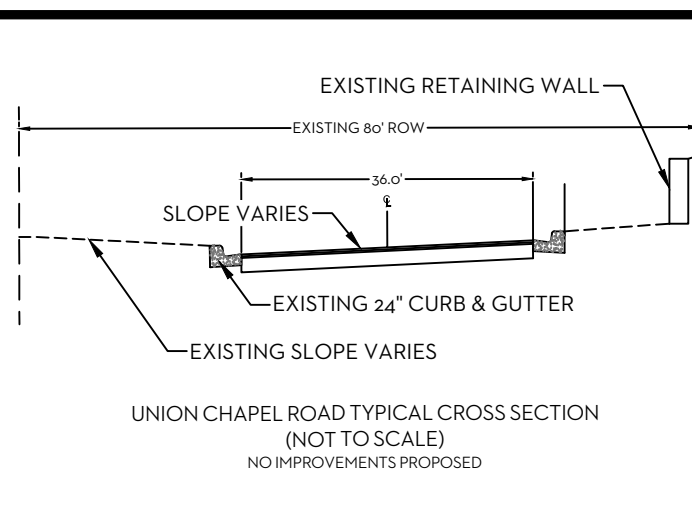
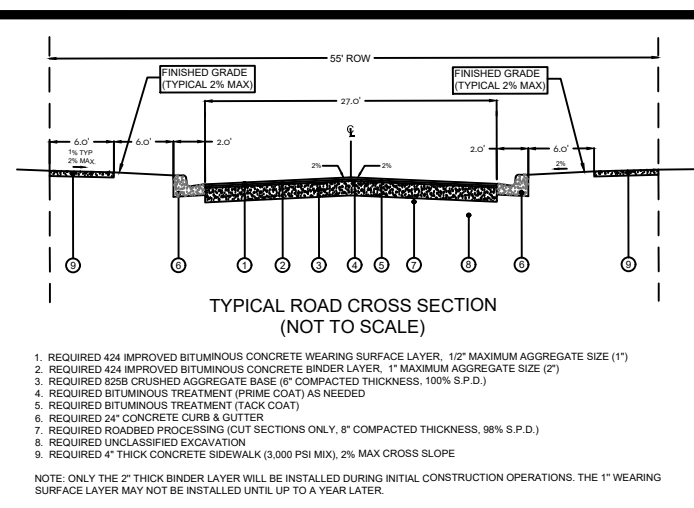
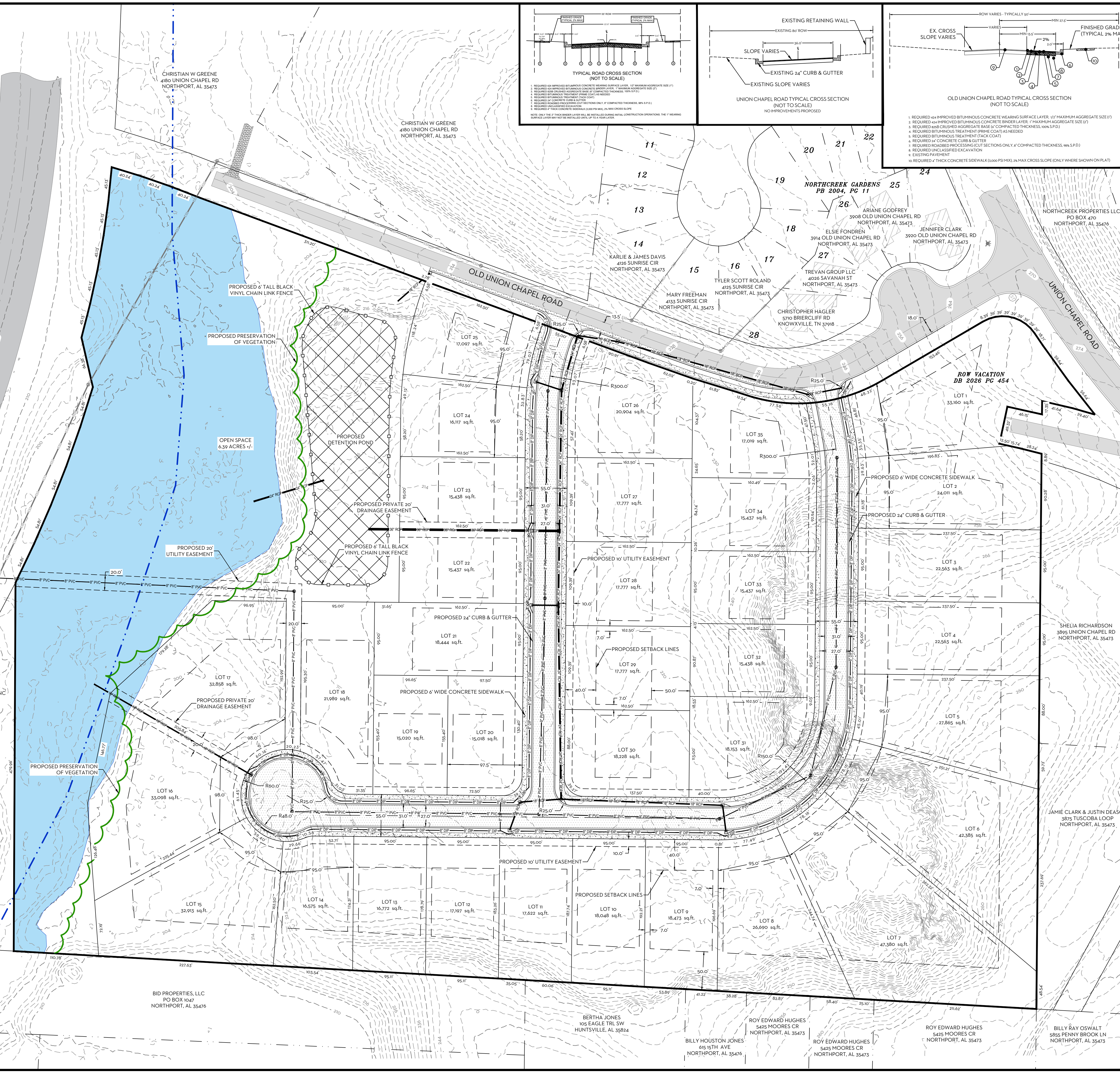
GRAPHIC SCALE
 1" = 60'

SHEET
 1 OF 1



LEGEND

- 180 --- Existing 2' Contours
- Subdivision Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- 36" RCP --- Existing Storm Sewer
- 36" RCP --- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole
- Approximate Wetland Area





1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

January 27, 2026

City of Northport
Planning and Zoning Commission
3500 McFarland Boulevard
Northport, AL 35476

Re: *Waiver Request Letter*
Old Union Chapel Subdivision

Planning and Zoning Commission,

This letter is to accompany the preliminary plat submission for the Old Union Chapel Subdivision.

The developer is requesting the following waiver from the subdivision regulations:

- *Stub Streets*

The Developer is requesting a waiver from the stub street requirement due to existing site topography. The property was previously utilized as a borrow pit and has a significant amount of topography around the perimeter and immediately off-site. The difference in elevations between the subject property and the surrounding parcels limits the feasibility of installing stub streets.

The developer is also requesting partial waivers from the following:

- *Half Street Improvements*
- *Sidewalks along Old Union Chapel Road and Union Chapel Road*

The Developer is proposing to install half street improvements for the majority of the property. A partial waiver is requested for the remaining portion of Old Union Chapel. This segment does not carry through traffic, with the exception of access to a single residential driveway. The western side of Old Union Chapel does not have through access to Highway 43, and we do not anticipate further development of the area.

The Developer is requesting a partial waiver from installing sidewalks along Old Union Chapel Road and Union Chapel Road due to lack of connectivity. Old Union Chapel Road functions as a low-volume residential roadway and does not experience through traffic. Due to these

conditions, the installation of a sidewalk along the entire frontage would result in an isolated segment with limited practical use and minimal benefit to pedestrian connectivity. Sidewalks are proposed between the two new site entrances and within the subdivision and are designed to support local pedestrian activity.

Please let me know if you have any questions or need any further information.







Sincerely,

Longleaf Engineering, LLC

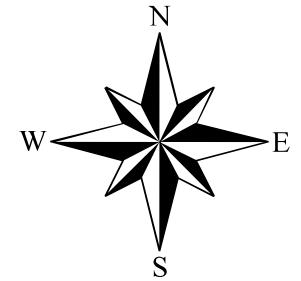
City of Northport Planning Commission

Preliminary Plat

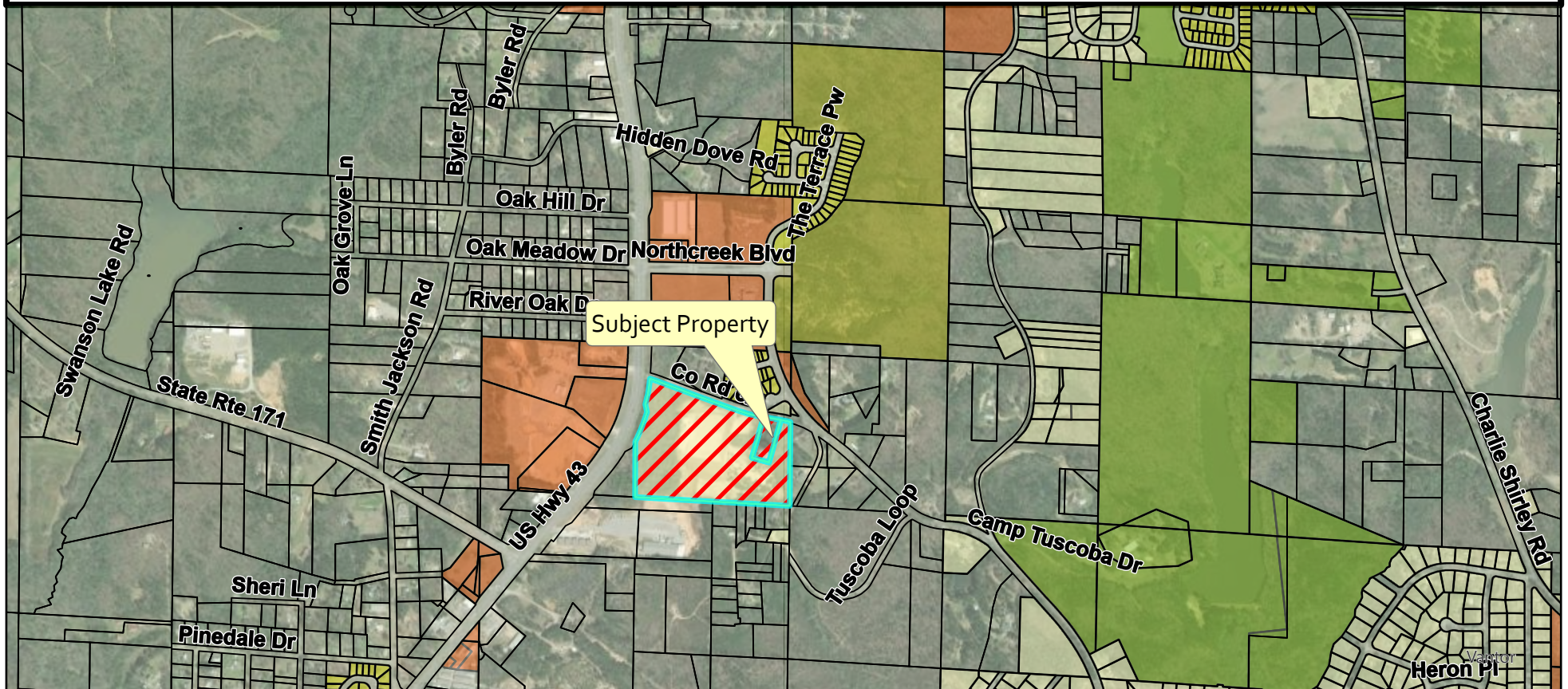
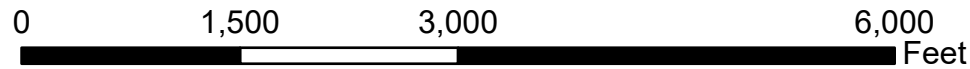
Zoning

-  Agriculture
-  General Commercial
-  Office and Institutional
-  Special District
-  Residential Single-Family - 1
-  Residential Single-Family - 4

-  Parcels
-  Subject Property



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



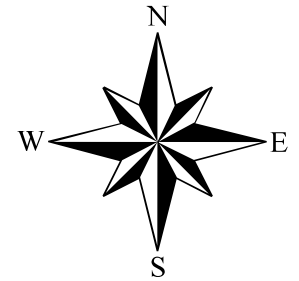
City of Northport Planning Commission

Preliminary Plat

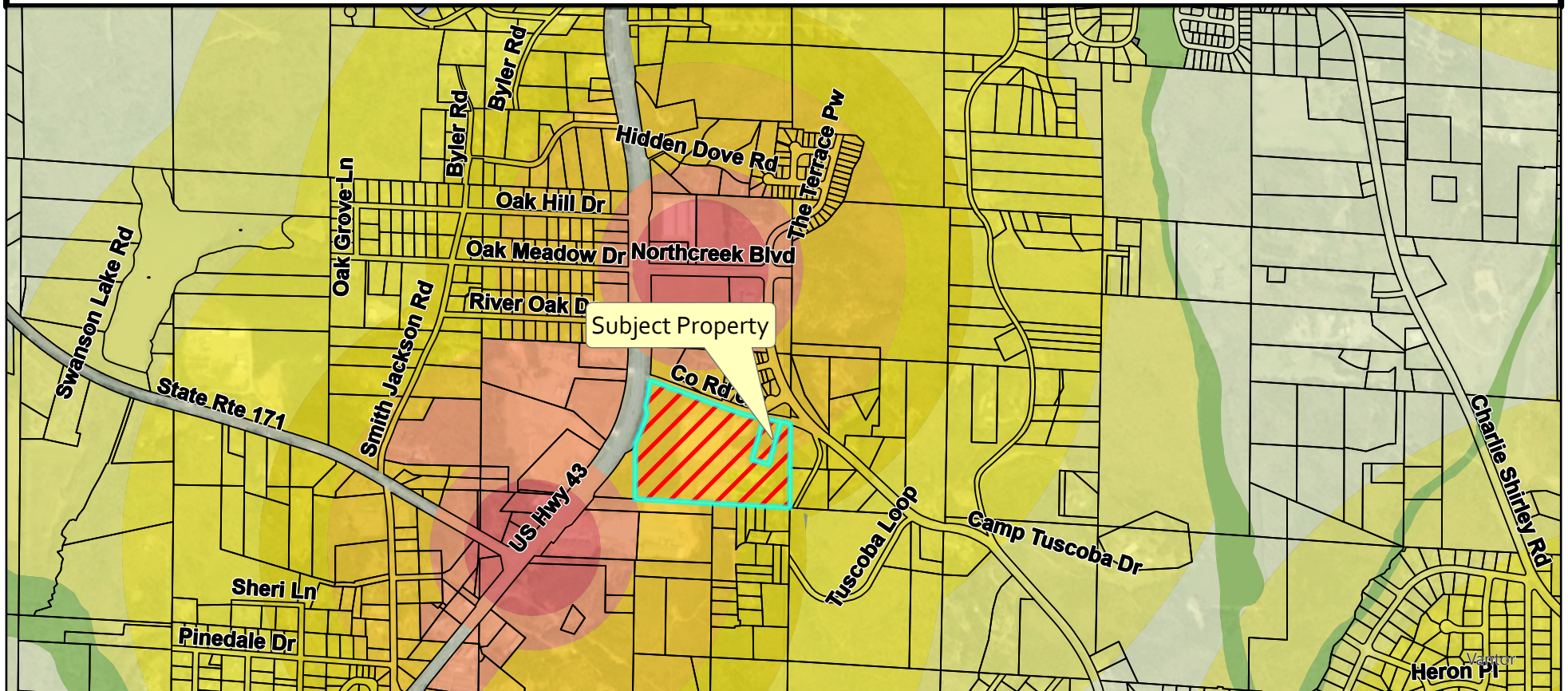
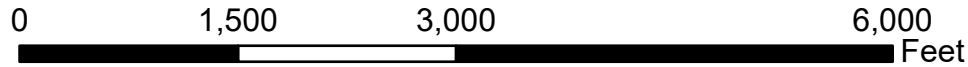
Future Land Use

- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition

- Low Density Residential
- Utilities
- Null
- Parcels
- Subject Property



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Subject property as seen from Old Union Chapel Rd looking south.



City of Northport
Planning and Zoning Commission – February 10, 2026
Staff Report

Case: S-26-5 12th Street Industrial

Applicant: Longleaf Engineering

Location: 3009 12th Street

Request: Preliminary Plat

Longleaf Engineering is requesting preliminary plat approval for approximately 4.29 acres for the property located at 3009 12th Street. The property is currently portions of 2 separate lots, and the requested subdivision would combine the property into 1 lot.

The following waivers are requested with this plat:

- **Sidewalks** - A waiver has been requested for sidewalk construction. There are no sidewalks along this portion of 12th Street. Sidewalks are not proposed in the City’s Comprehensive Plan or the MPO’s Bicycle and Pedestrian Plan. The ROW provided is adequate for sidewalk construction if the City ever adds sidewalks to 12th Street in the future.

The current property consists of portions of 2 undeveloped lots zoned “Limited Manufacturing” (M-1). It is surrounded to the north across 12th Street by a lumber mill zoned “Limited Manufacturing” (M-1); to the east and south by multifamily residential zoned “Residential Multifamily” (RM), and to the west by office-warehouse zoned “Limited Manufacturing” (M-1).

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

RESURVEY OF LOT 1A & 1B
Resubdivision of Lot 1 of Peters Subdivision

Section 16, Township 21 South, Range 10 W
Total Site Area: +/- 4.29 Acres
Total Contiguous Acres Controlled by Developer: +/- 4.29
Total Proposed Lots: 1 Lot
(Currently 2 Lots on 1 Parcel)

Owner: Act First Flips LLC
1711 20th Avenue
Northport, AL 35476

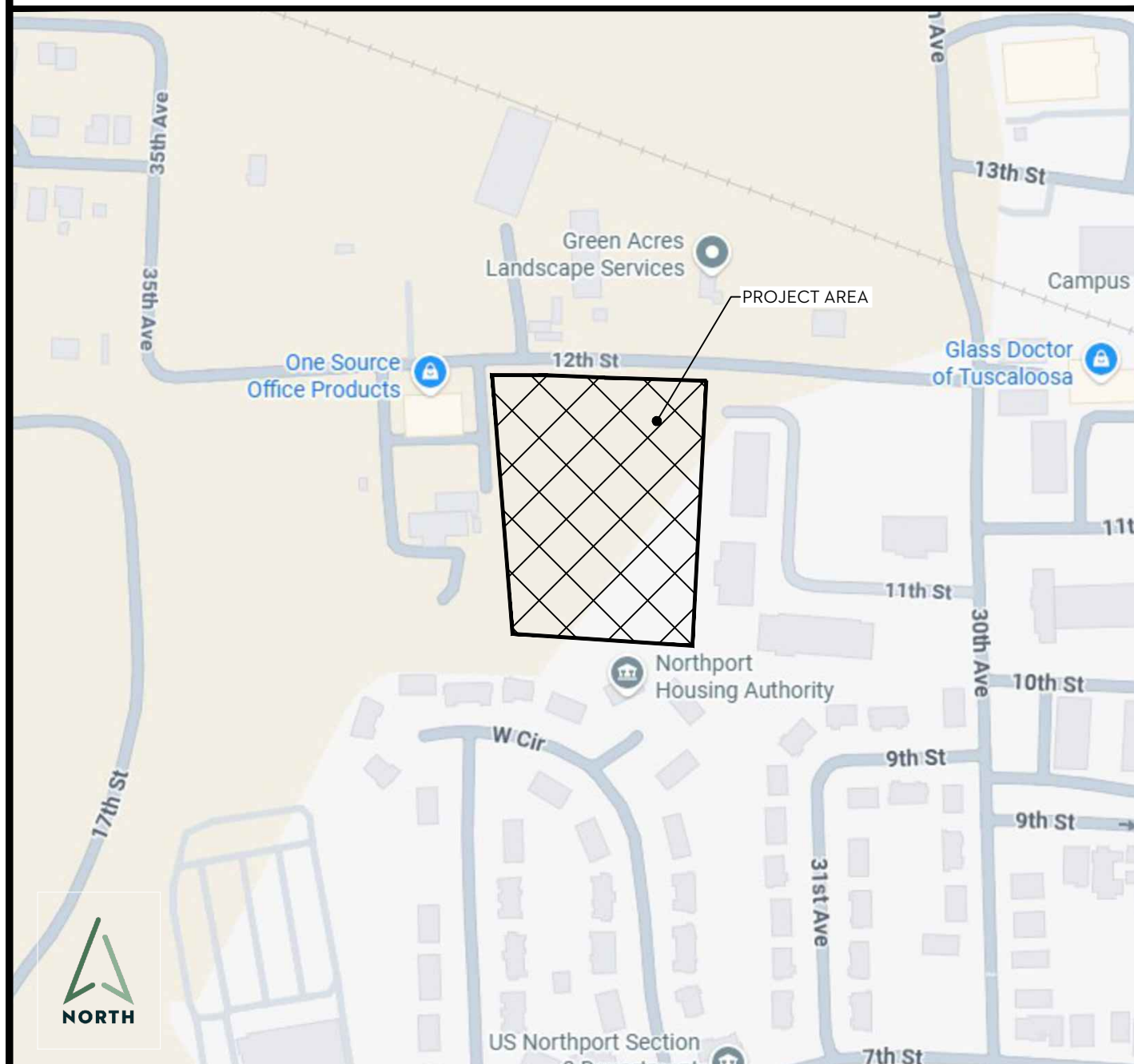
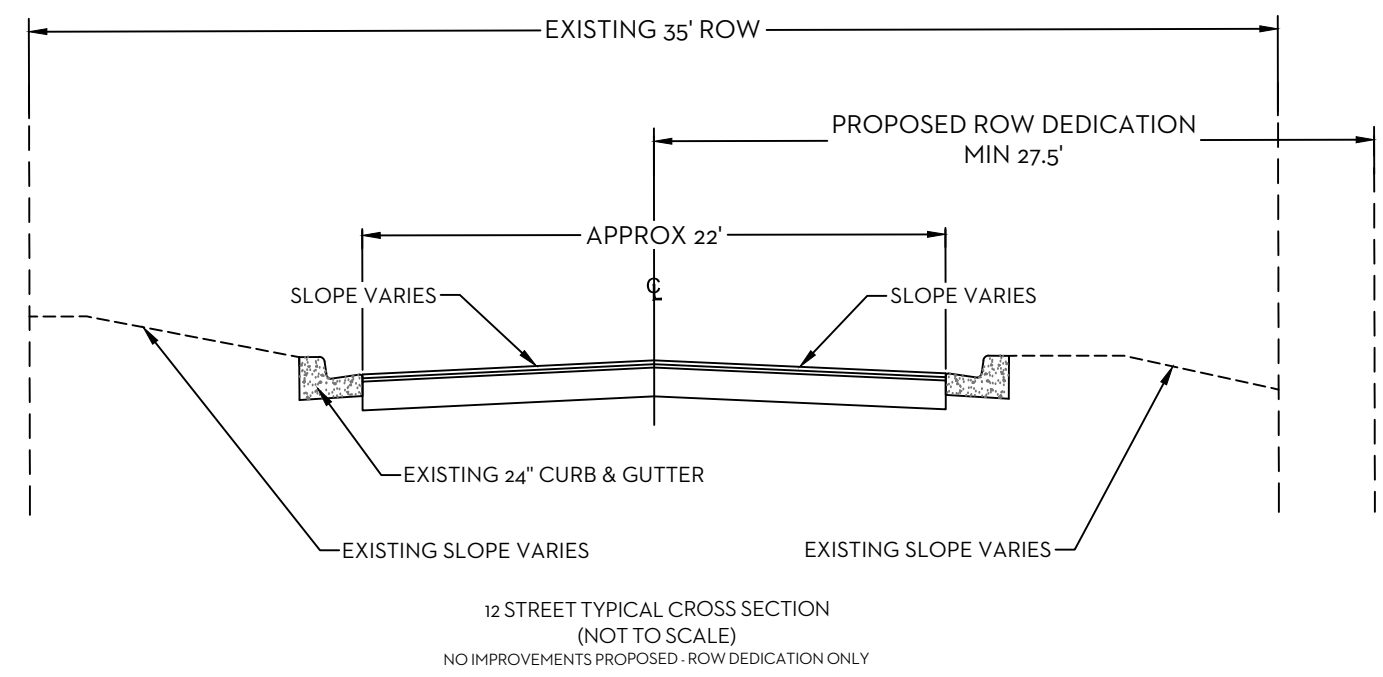
M-1 Zoning: Front, Rear, and One Side Setbacks shall be equal to height of structure.
Max ISR: 0.90
Max Structure Height: 60'

Requested Variances: None
Requested Waivers: Sidewalk along 12th Street

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

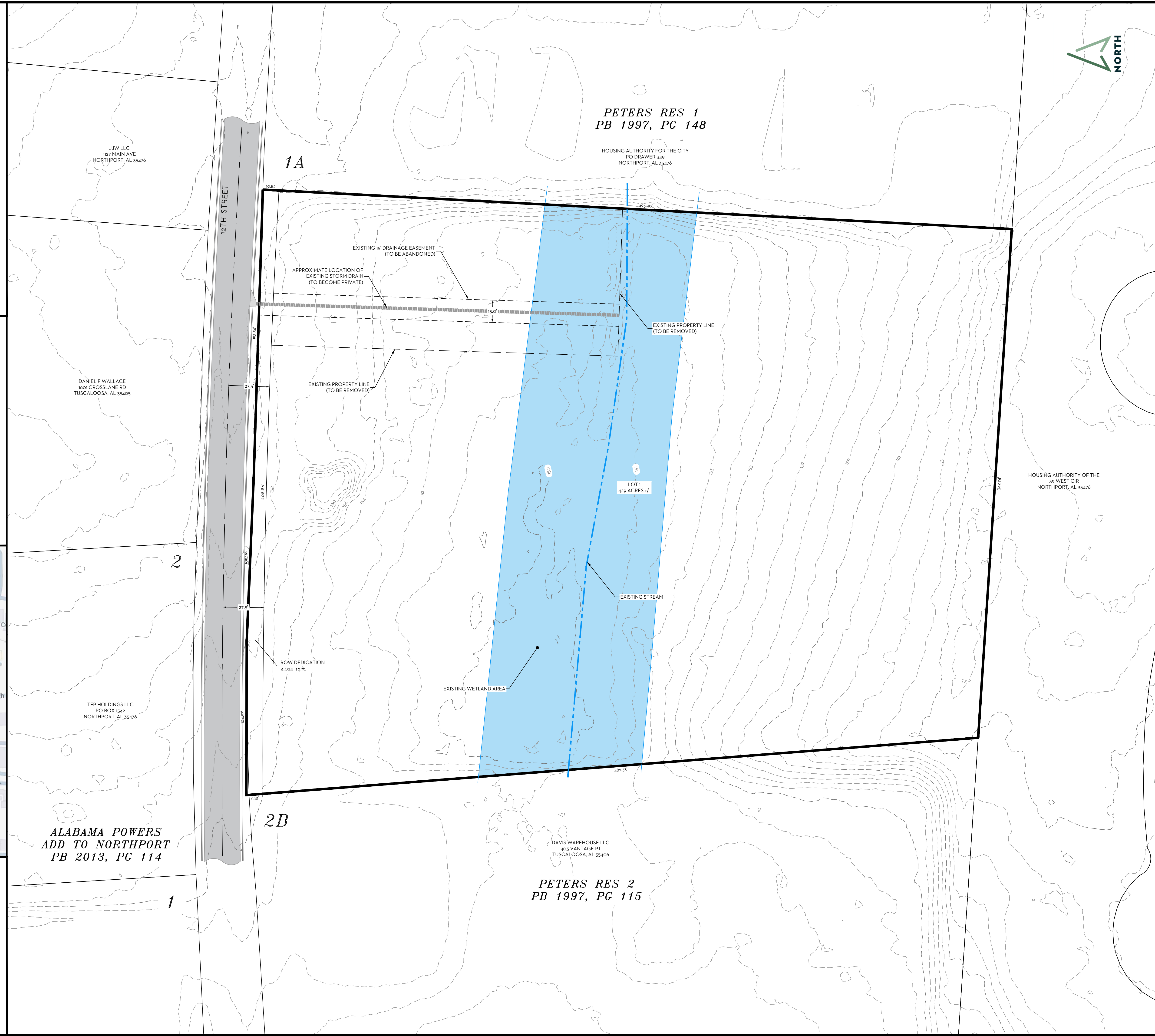
NOTES

- Current Zoning: M-1. No change to current zoning.
- Sanitary sewer and water services to be provided by City of Northport.
- No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0502F, eff. 8/26/2007).



LEGEND

- Existing 1' Contours
- Subdivision Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole
- Approximate Wetland Area



PRELIMINARY PLAT

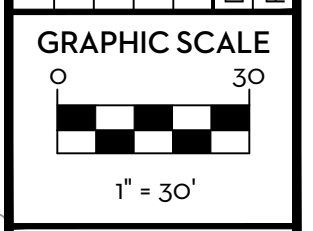
12TH STREET INDUSTRIAL PROPERTY
12TH STREET
NORTHPORT, ALABAMA

1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646



Rev	Date	Description
1	1/27/2026	Revision per City Staff Comments

Drawn By: RAD Checked By: RTS Date: 1/27/2026
File: City NP Industrial Property.dwg



SHEET
1 OF 1



1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

January 28, 2026

City of Northport
Planning and Zoning Commission
3500 McFarland Boulevard
Northport, AL 35476

Re: *Waiver Request Letter*
12th Street Industrial Subdivision

Planning and Zoning Commission,

This letter is to accompany the preliminary plat submission for the 12th Street Industrial Subdivision.

The developer is requesting the following waiver from the subdivision regulations:

- *Sidewalk Requirements*

The Developer is requesting a waiver from installing sidewalks along 12th Street due to limited connectivity. While sidewalks exist in the residential area to the east, they are separated from the subject property by metal/masonry fencing, resulting in no practical pedestrian connection. Additionally, the surrounding land uses and buildings are not pedestrian-oriented destinations, which limits the benefit of a sidewalk in this location.

Please let us know if you have any questions or need any further information.

Sincerely,

Longleaf Engineering, LLC

City of Northport Planning Commission

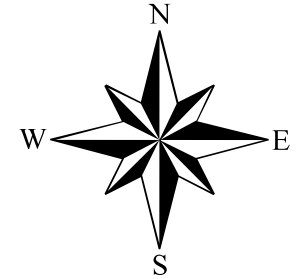
Preliminary Plat

Zoning

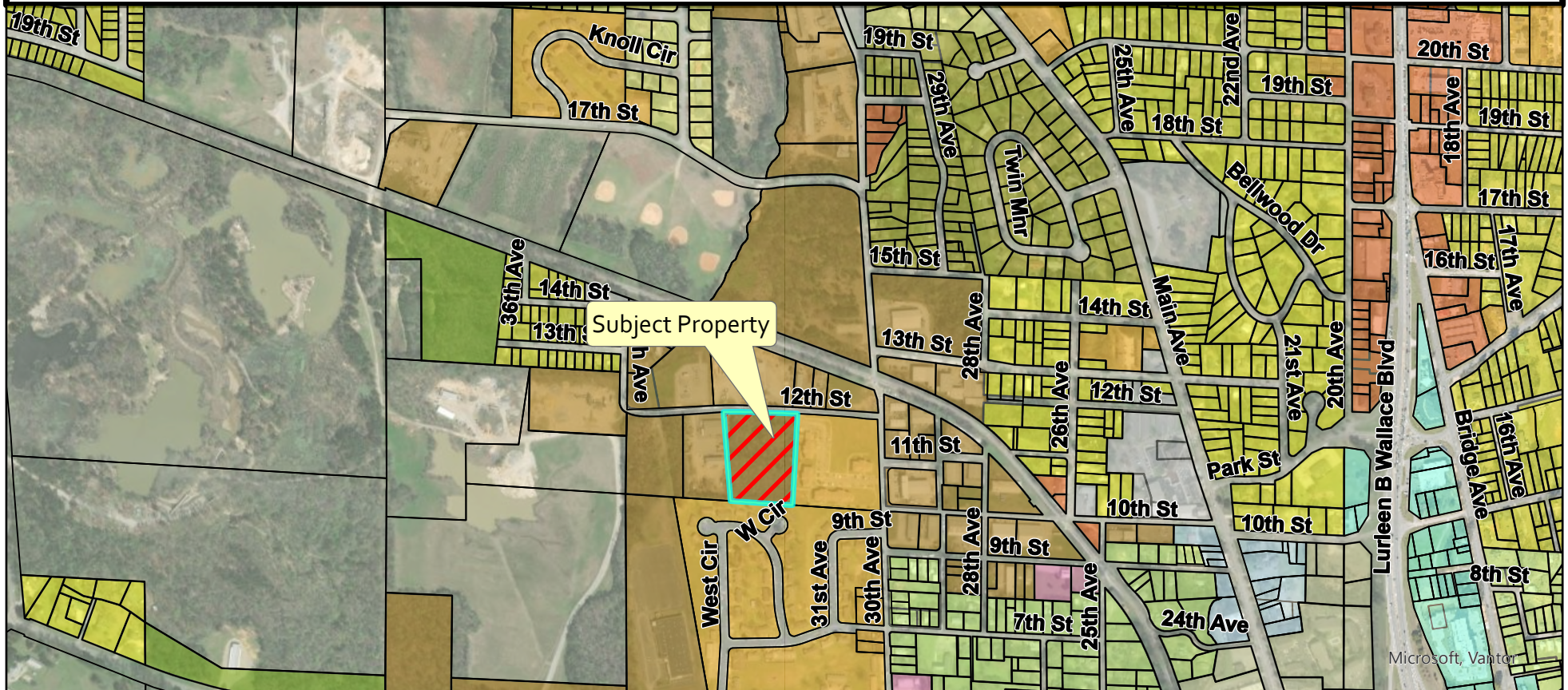
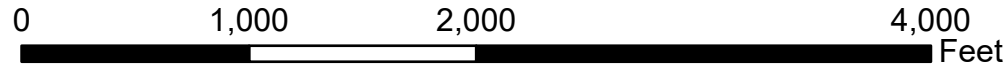
- Agriculture
- Neighborhood Commercial
- General Commercial
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center
- Office and Institutional
- Residential/Commercial/Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use

Parcels

Subject Property



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Microsoft, Vantor

Subject property as
seen from 12th Street
looking south.



City of Northport
Planning and Zoning Commission – February 10, 2026
Staff Report

Case: S-26-6 Forest Glen
Applicant: Builders Group, LLC
Location: Forest Glen Subdivision on HWY 69 North
Request: Master Plan Revision

Builders Group, LLC is requesting master plan revision for the Forest Glen Subdivision located south of Highway 69 North. The neighborhood encompasses approximately 190 acres, while the proposed changes are contained within the Ninth Section, which is approximately 55 acres.

The currently approved master plan contains 80 residential lots and 5 open space lots for the Ninth Section. The proposed revision also contains 80 residential lots and 5 open space lots for the Ninth Section. A side-by-side comparison of the two plans is included in your packet. Some of the key differences between the currently approved plan and the proposed plan include:

- **Prince William Way** – The currently approved master plan shows Prince William Way connecting to Wallace Way. While the proposed plan shows the right-of-way for these streets intersecting, the proposed streets do not connect.
- **Merlot Circle** – The currently approved master plan shows Merlot Circle as a short cul-de-sac accessed from Mercan Drive. The proposed revision shows the street as a longer cul-de-sac accessed from Wallace Way.
- **Double Frontage Lots** – The proposed changes to Merlot Circle result in lots with frontages on both Merlot Circle and Mercan Drive. The proposed building orientation is unclear at this time, and it is unknown which adjoining properties would be facing the front or rear of lots 150-154. As dual frontage lots are deemed to have two front lot lines, privacy fences would not be allowed along either frontage.
- **Phasing** – The currently approved master plan shows the Ninth Section as being built in 4 phases. The proposed revision shows this section as consisting of 2 phases.

The proposed master plan includes the following waiver requests:

- **Maximum Cul-de-sac Length** - The petitioner has requested a waiver for the maximum cul-de-sac street length of 600'. Per the petitioner, the site topography and existing wetlands restrict the ability to provide connectivity to other streets to shorten the cul-de-sac length.
- **Stub Streets** - Where a proposed subdivision adjoins unplatted or undeveloped land, the Subdivider must provide streets stubbed out to the adjoining tract at intervals between 400 ft and 1,200 ft. A waiver of the regulation would eliminate the requirement to build

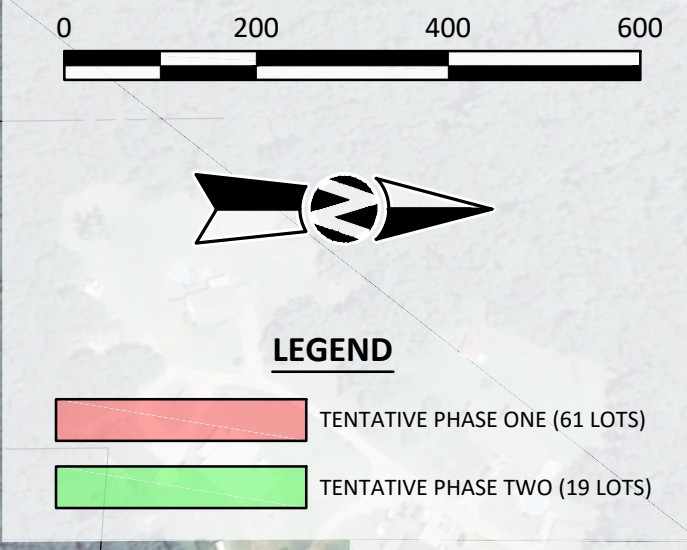
stub streets connecting property to the west and north. The large area of wetlands would make a connection to the west unfeasible.

- **Typical Roadway Section** - The petitioner has requested a waiver for typical roadway section. The typical section would provide four-foot sidewalks on each side of the street with a two-foot planting strip. The current regulations require a six-foot sidewalk with a six-foot strip, but on just one side of the street. The proposed section matches the adjacent sections of Forest Glen.
- **Double Frontage Lots** - The petitioner has requested a waiver for double frontage lots. The commission could consider a plat restriction denying driveway access to Mercan Drive for lots 150-154.
- **Maximum Lot Depth** – The subdivision regulations prohibit a depth-to-width **ratio** exceeding 5:1. Lots 98–101 exceed this maximum. However, the increased rear setbacks of these lots could allow for a buffer against adjoining established lots. These lot configurations and rear setbacks match the master plan previously approved in 2023.
- **Setbacks** – The petitioner initially included setback modifications in the waiver request, however, this request was withdrawn with the resubmittal.

Open space lots are shown in the proposed master plan, however, amenity types are not clearly labeled. The commission may want to consider adding a condition that this be shown on the final plat.

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

!



**FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W
AND THE NW 1/4 OF SEC. 15, T20S, R102**

**BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA**

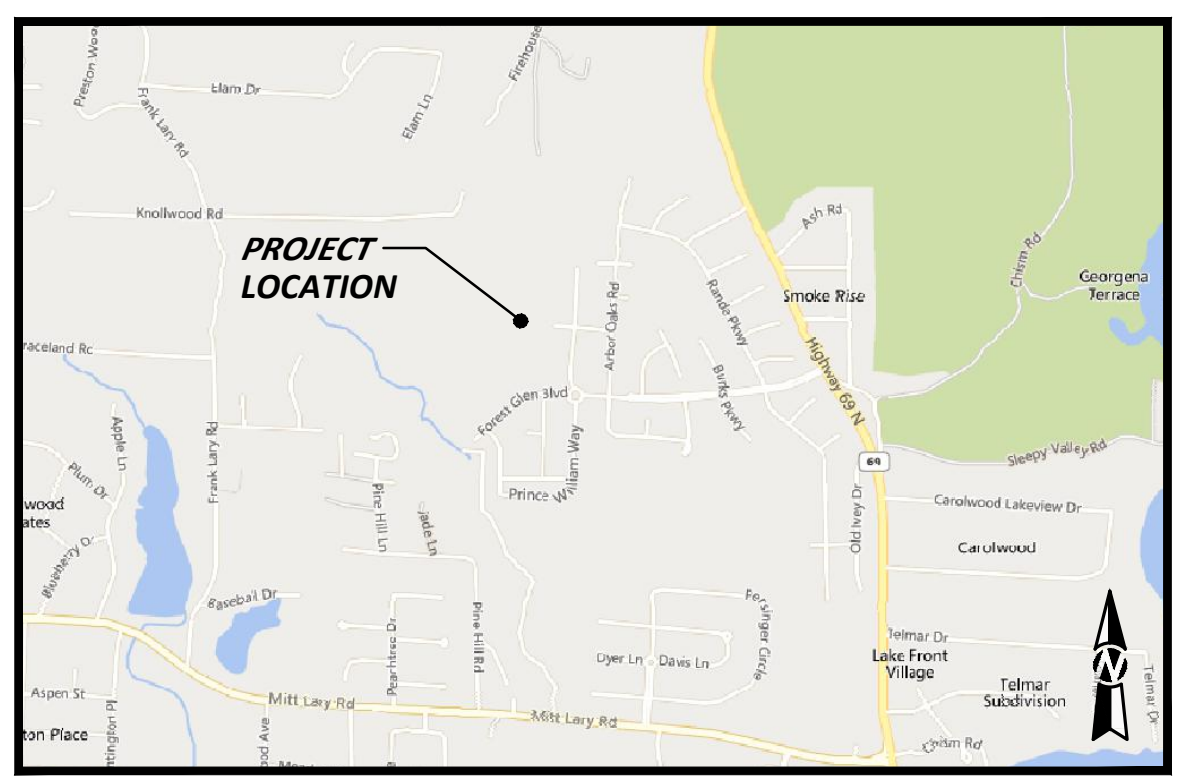
**PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION)**

Sheet Title	Revision Description	Checked By: C C C
MASTER PLAN		Proj. No.: 000250103096.00
No.	Date	File Name: 253096.Master Plan.dwg
Drawn By: T C C	Date: 01/13/26	

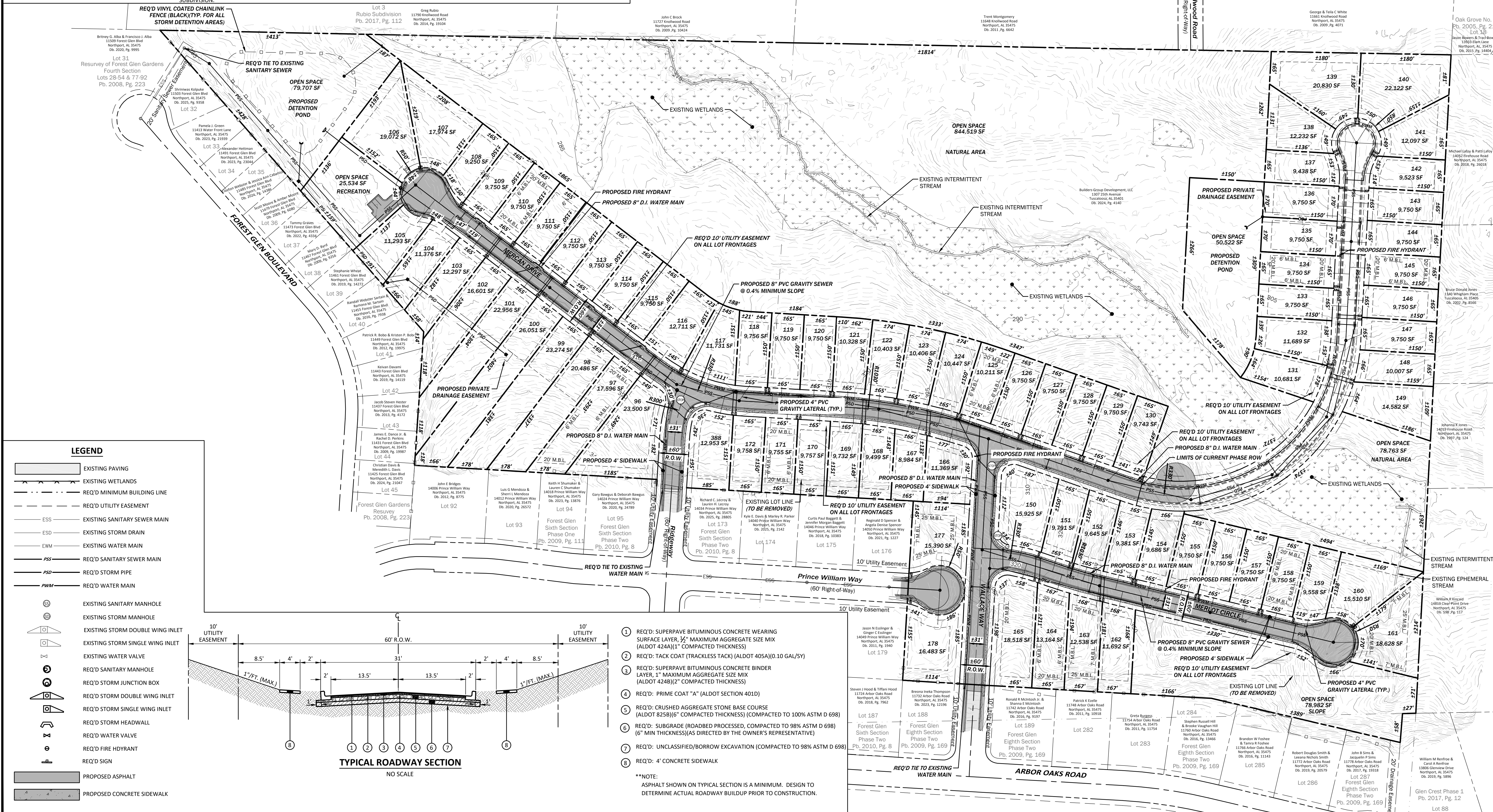
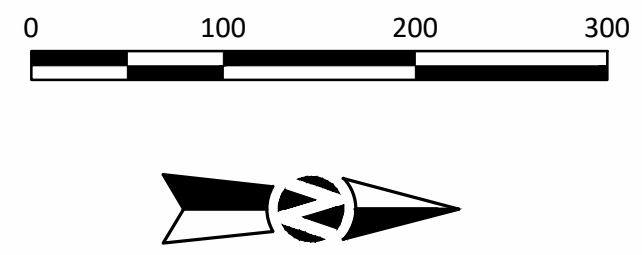
MATCHLINE - THIS SHEET

Joseph M. Landers 11599 Yellow Drive Northport, AL 36445 06/2004, Pg. 1448B	Jan Hill-Corcoran 13633 Hwy 69 N Northport, AL 36447 06/2001, Pg. 2577	Michael R. Dunn 11423 Stella Way Northport, AL 36445 06/2005, Pg. 7262	John R. Hubbard 13601 Hwy 69 N Northport, AL 36445 06/1987, Pg. 54	Rebecca P. Dalry 17721 Hwy 69 N Northport, AL 36445 06/2017, Pg. 14860	Michael S. Ashley 13228 Hwy 69 N Northport, AL 36445 06/2004, Pg. 212
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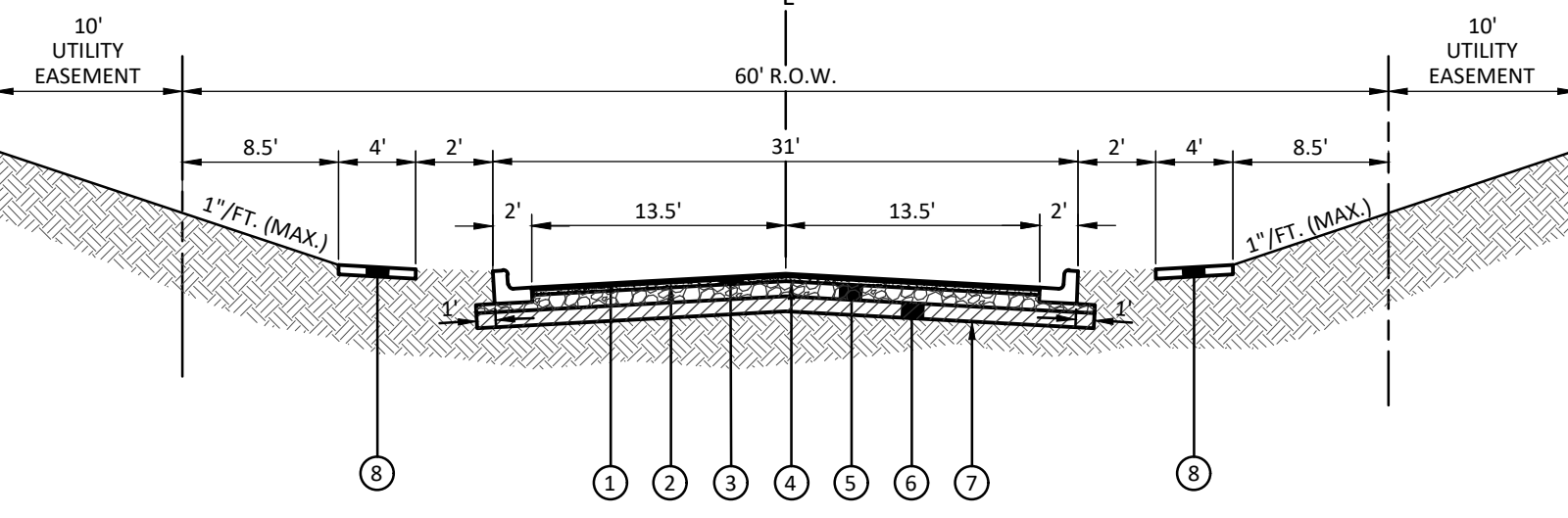
- GENERAL NOTES**
- TOTAL ACREAGE TO BE SUBDIVIDED (PH 1): ±26.3 AC
TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: ±55 ACRES
 - CONTOUR INTERVAL: 1' (EXISTING CONTOURS)
 - OWNER/DEVELOPER:
BUILDERS GROUP DEVELOPMENT, LLC
1307 25TH AVENUE
TUSCALOOSA, AL, 35401
 - CURRENT ZONING:
RS-5D
 - PROPOSED SETBACKS:
LOTS 96-160, 164-172, 388
FRONT: 20'
SIDE: 6'
REAR: 20'
LOTS 161-163
FRONT: 20'
SIDE: 7'
REAR: 25'
LOTS 177-178
FRONT: 25'
SIDE: 7'
REAR: 25'
 - NUMBER OF LOTS (PHASE 1):
61 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
 - TYPICAL LOT SIZE: ± 9750 SF
 - ROADWAY RADII (HORIZONTAL):
REQUIRED: 200' (CUL DE SAC)
200' (MINOR STREET)
 - REQUESTED WAIVERS:
MAXIMUM CUL DE SAC LENGTH
STUB STREETS
MAXIMUM LOT DEPTH
MINIMUM REAR AND SIDE YARD SETBACK
DOUBLE FRONTAGE LOTS
TYPICAL ROADWAY SECTION
 - SOURCE OF TITLE: DB 2024, PG 4140
 - SUBJECT PROPERTY LIES IN ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NUMBERS 0125C0330G AND 01125C033G (MAP EFFECTIVE DATE: 1/16/2014).
 - DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
 - APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.
 - PROPOSED UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.



VICINITY MAP



- LEGEND**
- EXISTING PAVING
 - EXISTING WETLANDS
 - REQ'D MINIMUM BUILDING LINE
 - REQ'D UTILITY EASEMENT
 - ESS - EXISTING SANITARY SEWER MAIN
 - ESD - EXISTING STORM DRAIN
 - EW - EXISTING WATER MAIN
 - FSS - REQ'D SANITARY SEWER MAIN
 - PSD - REQ'D STORM PIPE
 - PWM - REQ'D WATER MAIN
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING STORM DOUBLE WING INLET
 - EXISTING STORM SINGLE WING INLET
 - EXISTING WATER VALVE
 - REQ'D SANITARY MANHOLE
 - REQ'D STORM JUNCTION BOX
 - REQ'D STORM DOUBLE WING INLET
 - REQ'D STORM SINGLE WING INLET
 - REQ'D STORM HEADWALL
 - REQ'D WATER VALVE
 - REQ'D FIRE HYDRANT
 - REQ'D SIGN
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE SIDEWALK



TYPICAL ROADWAY SECTION
NO SCALE

- REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER 1/2" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
- REQ'D: TACK COAT (TRACKLESS TACK) (ALDOT 405A)(0.10 GAL/SY)
- REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424B)(2" COMPACTED THICKNESS)
- REQ'D: PRIME COAT "A" (ALDOT SECTION 401D)
- REQ'D: CRUSHED AGGREGATE STONE BASE COURSE (ALDOT 825B)(6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D 698)
- REQ'D: SUBGRADE (ROADBED PROCESSED, COMPACTED TO 98% ASTM D 698) (6" MIN THICKNESS) AS DIRECTED BY THE OWNER'S REPRESENTATIVE
- REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
- REQ'D: 4" CONCRETE SIDEWALK

**NOTE:
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.



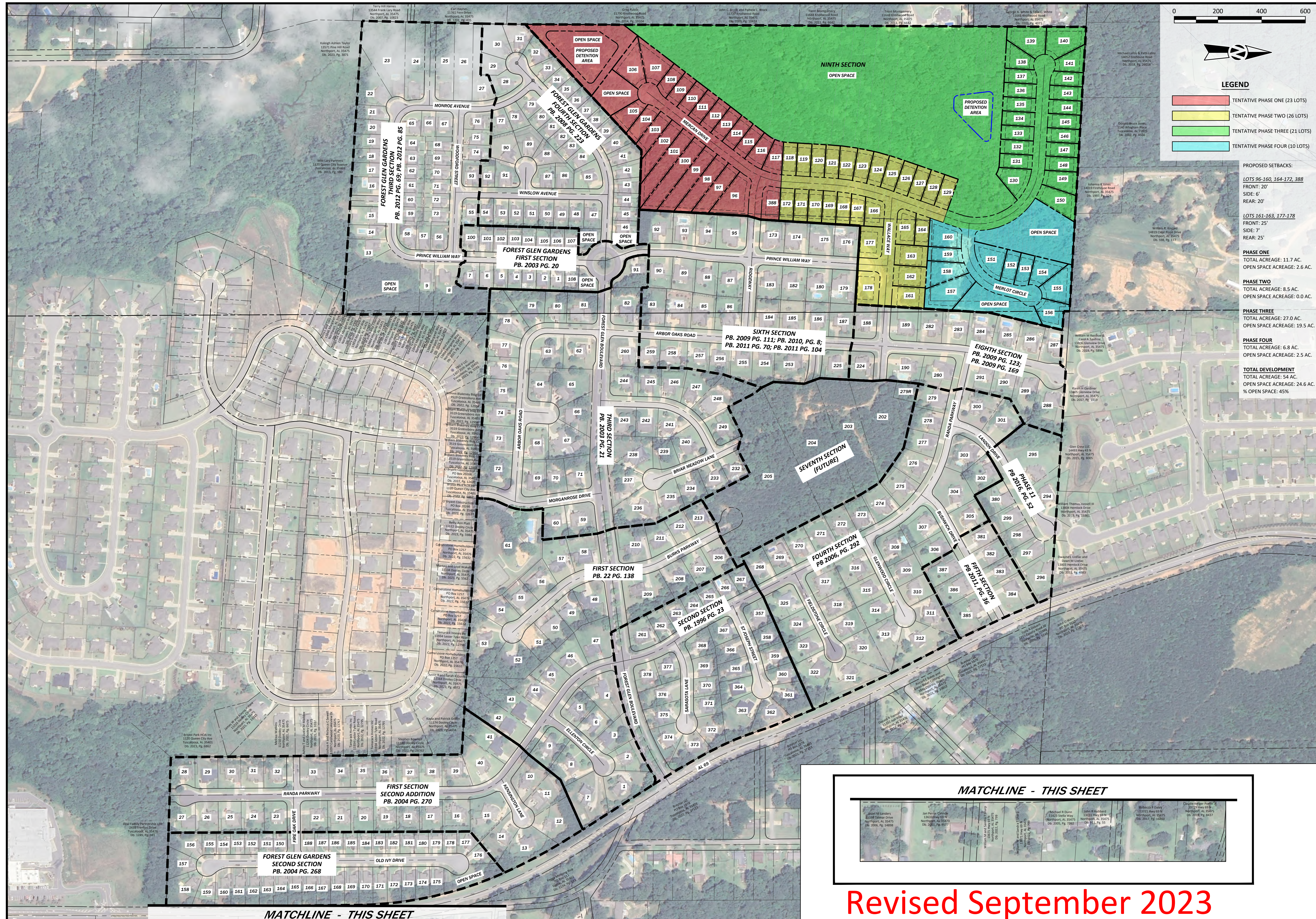
FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W
AND THE NW 1/4 OF SEC. 15, T20S, R10E
BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION)

No.	Date	Revision Description

Drawn By: T. C. C
Checked By: C. D. C
Date: 01/12/26
Proj. No.: 000250103096.00
File Name: 253096.Preliminary Plat.dwg

Sheet No.
2 OF 2



0 200 400 600

LEGEND

- TENTATIVE PHASE ONE (23 LOTS)
- TENTATIVE PHASE TWO (26 LOTS)
- TENTATIVE PHASE THREE (21 LOTS)
- TENTATIVE PHASE FOUR (10 LOTS)

PROPOSED SETBACKS:

LOTS 96-160, 164-172, 388
 FRONT: 20'
 SIDE: 6'
 REAR: 20'

LOTS 161-163, 177-178
 FRONT: 25'
 SIDE: 7'
 REAR: 25'

PHASE ONE
 TOTAL ACREAGE: 11.7 AC.
 OPEN SPACE ACREAGE: 2.6 AC.

PHASE TWO
 TOTAL ACREAGE: 8.5 AC.
 OPEN SPACE ACREAGE: 0.0 AC.

PHASE THREE
 TOTAL ACREAGE: 27.0 AC.
 OPEN SPACE ACREAGE: 19.5 AC.

PHASE FOUR
 TOTAL ACREAGE: 6.8 AC.
 OPEN SPACE ACREAGE: 2.5 AC.

TOTAL DEVELOPMENT
 TOTAL ACREAGE: 54 AC.
 OPEN SPACE ACREAGE: 24.6 AC.
 % OPEN SPACE: 45%

3516 Greensboro Avenue | Tuscaloosa, AL 35401
 205.345.0816 | www.ttlusa.com

FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W
AND THE NW 1/4 OF SEC. 15, T20S, R10E
BUILDERS GROUP DEVELOPMENT, LLC
 NORTHPORT, ALABAMA

PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION)

MATCHLINE - THIS SHEET

Revised September 2023

Revision Description	
No.	Date

Drawn By: T C C
 Date: 08/15/23
 File Name: 230200.Master Plan.dwg

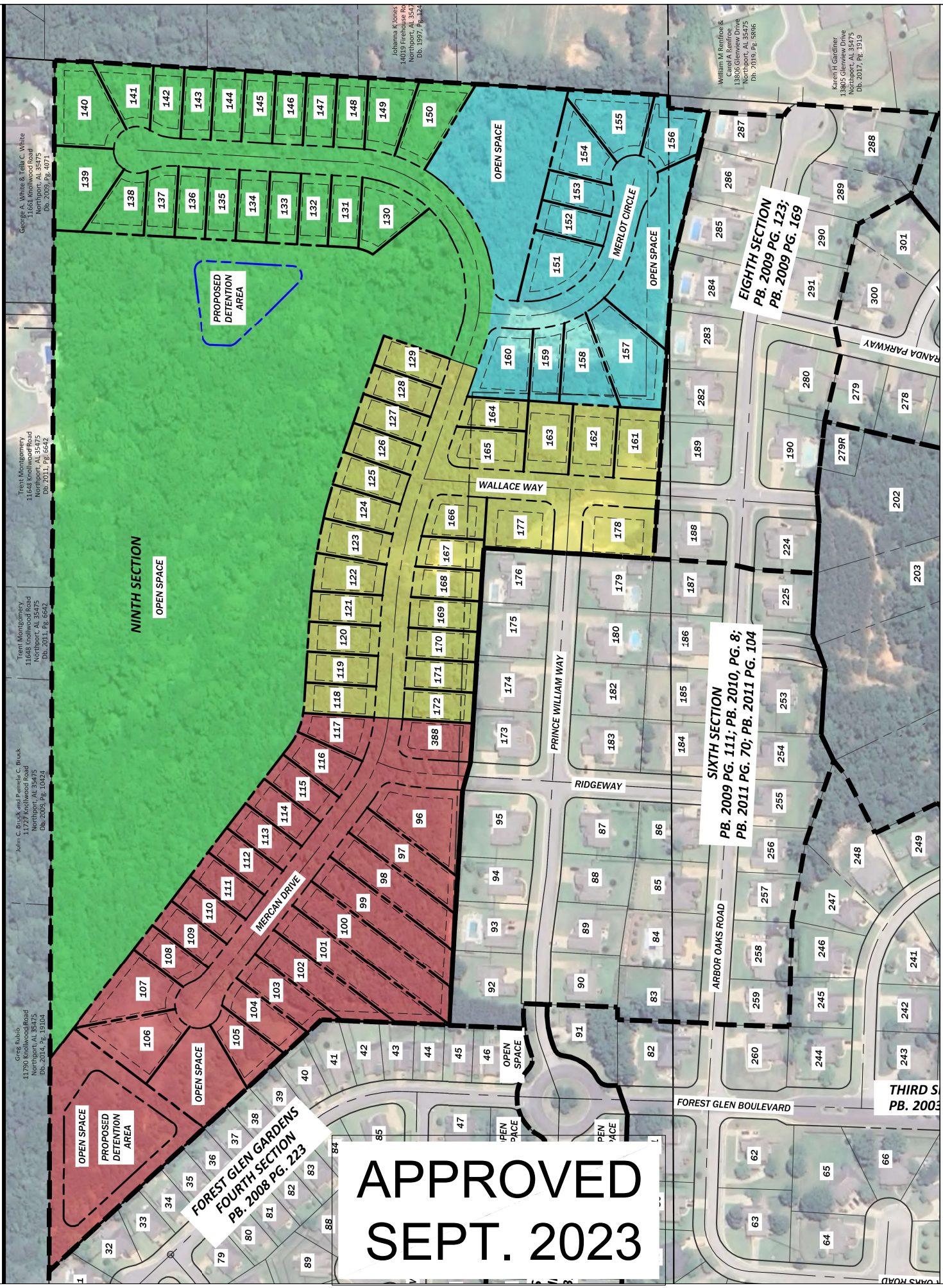
Checked By: C D C
 Proj. No.: 000230102020.00
 Sheet No. **2**

**APPROVED
SEPT. 2023**

**FOREST GLEN GARDENS
FOURTH SECTION
PB. 2008 PG. 223**

**SIXTH SECTION
PB. 2009 PG. 111; PB. 2010, PG. 8;
PB. 2011 PG. 70; PB. 2011 PG. 104**

**EIGHTH SECTION
PB. 2009 PG. 123;
PB. 2009 PG. 169**

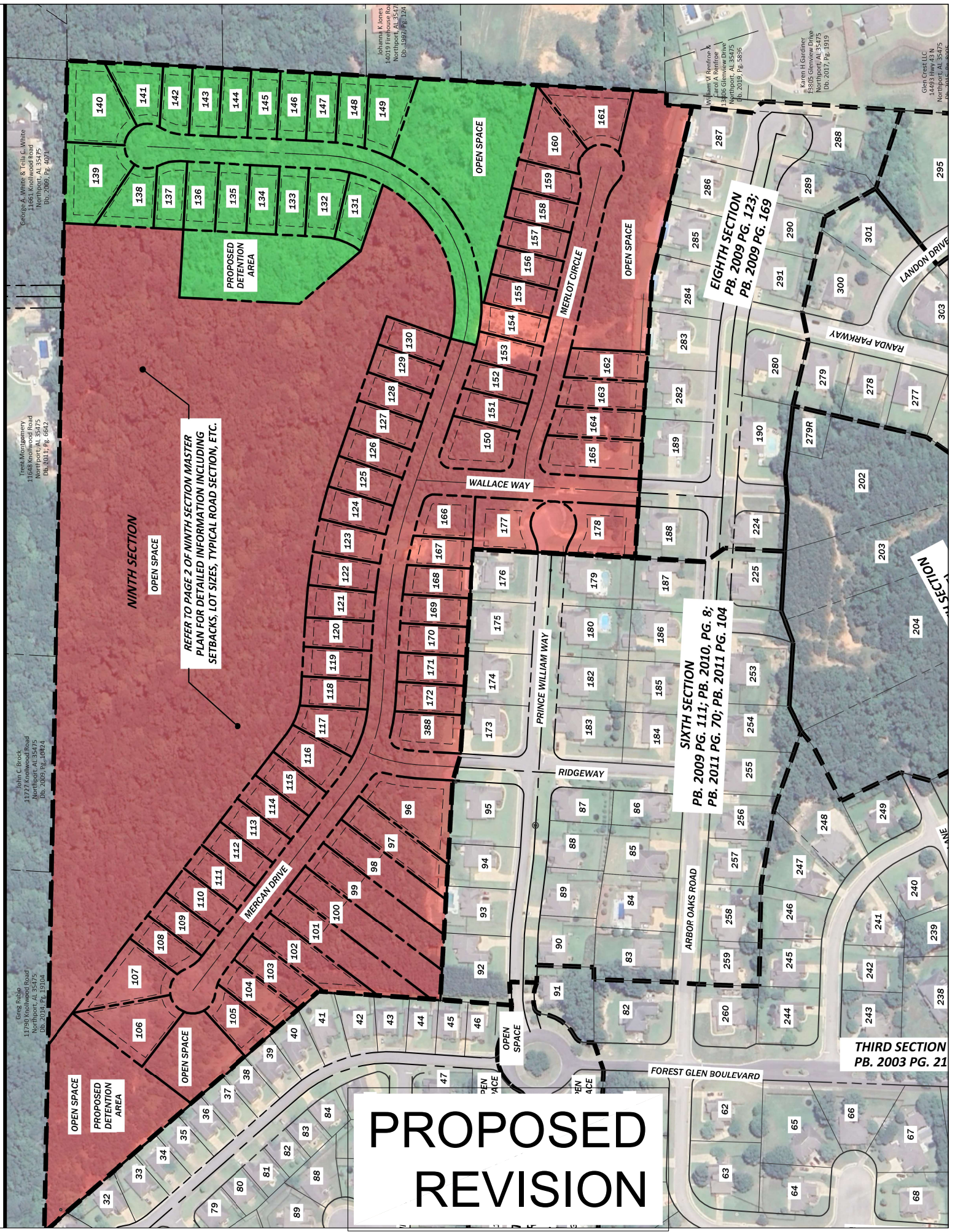


**PROPOSED
REVISION**

**SIXTH SECTION
PB. 2009 PG. 111; PB. 2010, PG. 8;
PB. 2011 PG. 70; PB. 2011 PG. 104**

**EIGHTH SECTION
PB. 2009 PG. 123;
PB. 2009 PG. 169**

**REFER TO PAGE 2 OF NINTH SECTION MASTER
PLAN FOR DETAILED INFORMATION INCLUDING
SETBACKS, LOT SIZES, TYPICAL ROAD SECTION, ETC.**



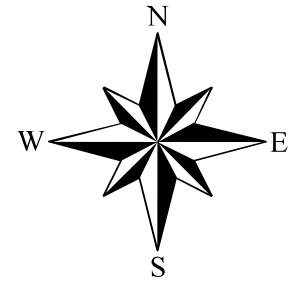
City of Northport Planning Commission

Master Plan Revision

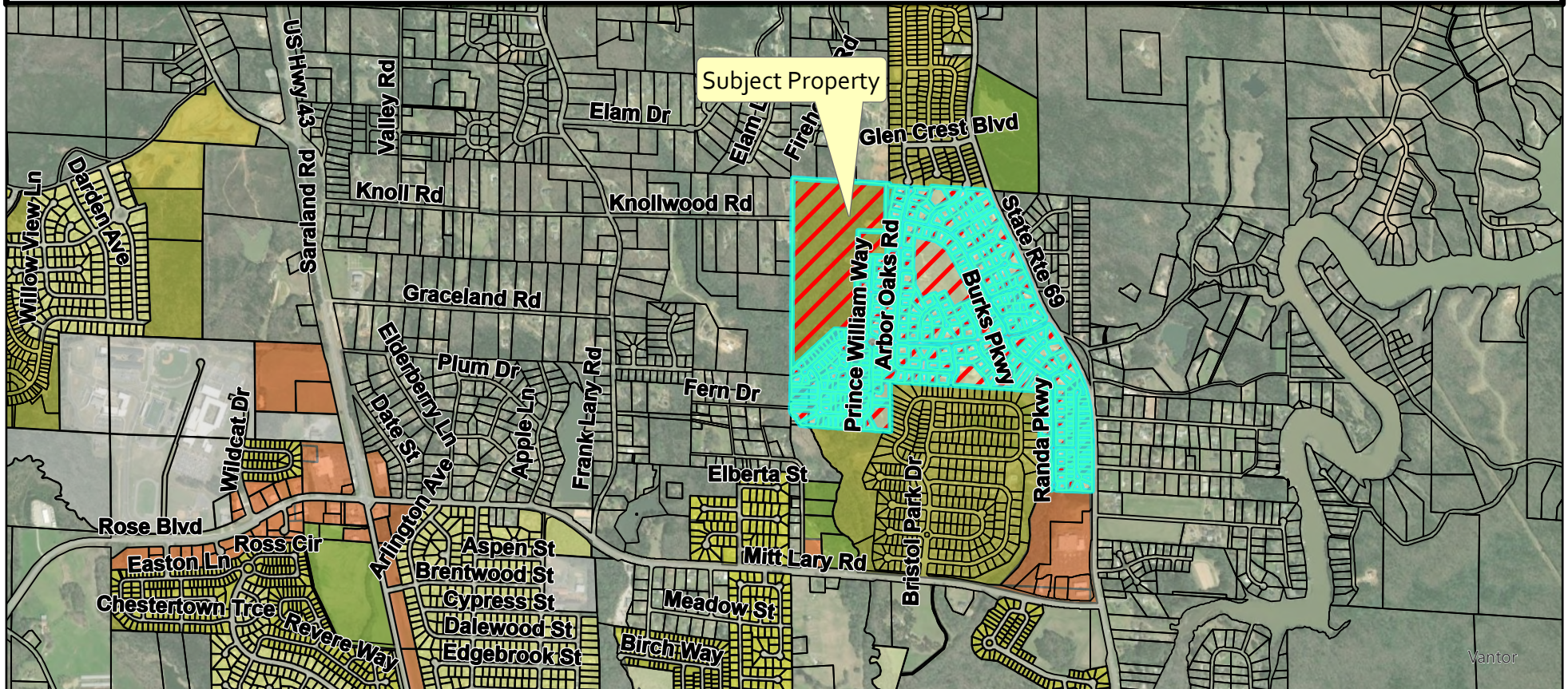
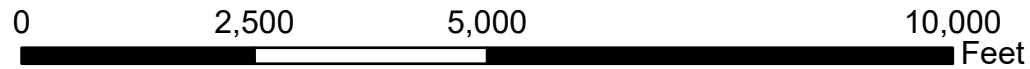
Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Office and Institutional
- Special District
- Residential Single-Family - 1

- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Subject Property



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Vantor

Subject property as
seen from Prince
William Way looking
north west.

2026 Google

Prince William Way

City of Northport
Planning and Zoning Commission – February 10, 2026
Staff Report

Case: AMD-26-1

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Update

The City of Northport is requesting amendments to the zoning ordinance. These updates are highlighted in the following attachment. Highlighted text with a strikethrough is currently in place and proposed to be removed. Highlighted text with no strikethrough is not currently in place and is proposed to be added. Additionally, code sections and their references have been updated as needed.

Any action on this item will be a recommendation to City Council.

City of Northport
Planning and Zoning Commission – February 10, 2026
Staff Report

Case: AMD-26-1

Applicant: City of Northport

Location: N/A

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§1.04 Establishment of Zoning Districts

The City of Northport, Alabama is hereby divided into zoning districts of such number and character as are necessary to achieve compatibility of uses within each district, to implement the Official Zoning Map of Northport, and to serve the other purposes of this Ordinance.

1.04.01 General Districts

- A. Residential “Single Family” RS-1, RS-2, RS-3
- B. Residential “Multifamily” RM
- C. Office-Institutional O-I
- D. Commercial C-2, C-3, C-6
- E. Manufacturing M-1, M-2

1.04.02 Special Purpose Districts

- A. Agricultural AG
- B. Recreational District REC
- C. Special District SD
- D. Special Corridor Overlay District
- E. Downtown Districts. Refer to [§6.05 Downtown Districts](#) for list of individual districts.

1.04.03 Carryover Districts. The following are zones shown on the Zoning Map, however, they may not be expanded and no new areas may be assigned these zoning designations. Existing properties within these zones may continue as they exist subject to the regulations applicable to them at the time they were assigned such zoning classifications.

- A. Residential RS-4
- B. Mobile Home Park MHP
- C. The following Downtown Core Districts: **Light Industrial Manufacturing**, Working Riverfront, Multifamily, Neighborhood Center, New Urban Neighborhood, River’s Edge

1.04.04 Zoning Map

- A. Zoning districts established by this Ordinance are bounded and defined as shown on the Official Zoning Map of Northport, which, together with all explanatory materials contained thereon, is hereby made a part of this Ordinance.
- B. Official Zoning Map
 1. The Official Zoning Map is kept in the office of the Director and is available at all times for inspection by the general public. An online version of the zoning map is available for public inspection; however, the Official Zoning Map is the final authority as to the current zoning status of properties in the City.
 2. The official zoning map, plus official records of the City Clerk regarding actions of the City Council, hereinafter “the Council,” to amend district boundaries constitutes the only official delineation of zoning district boundaries.

- 2.03.05 ADT: Average Daily Traffic
- 2.03.06 ALDOT: Alabama Department of Transportation
- 2.03.07 AMCC: Alabama Medical Cannabis Commission
- 2.03.08 BFE: Base Flood Elevation
- 2.03.09 BR: bedroom
- 2.03.10 DU: Dwelling or Dwelling Unit
- 2.03.11 EIFS: Exterior Insulation Finishing Systems
- 2.03.12 FAA: Federal Aviation Administration
- 2.03.13 FAR: Floor Area Ratio
- 2.03.14 FCC: Federal Communications Commission
- 2.03.15 ft: feet
- 2.03.16 GFA: gross floor area
- 2.03.17 ISR: Impervious Surface Ratio
- 2.03.18 LDP: Land Development Permit
- 2.03.19 LID: Low Impact Development
- 2.03.20 MUTCD: Manual on Uniform Traffic Control Devices
- 2.03.21 NRCS: Natural Resources Conservation Service
- 2.03.22 sf: square feet

§2.04 Definitions

When used in this Ordinance, the following terms shall have the meanings herein ascribed to them:

- 2.04.01 ACCESS: Any means of ingress or egress to a property for pedestrians or vehicles.
 - A. LEGAL ACCESS: The form of access which qualifies a development site for a building permit or certificate of occupancy, attesting that such property is legally accessible from a public street by means of direct road frontage or a recorded easement across one or more intervening properties. See [§3.10.06 Access](#).
- 2.04.02 ACCESSORY STRUCTURE: A detached subordinate structure or building, located on the same lot as the principal structure, the use of which is clearly incidental to that of the principal structure. See [§3.04.04 Accessory Uses and Structures](#).
- 2.04.03 ADJACENT: Either adjoining or on the opposite side of a street or other w that separates it from the subject property. Properties separated by an interstate or railroad are not considered “adjacent.”
- 2.04.04 ADJOINING: Having a common border with or being separated from such common border by an alley or easement.
- 2.04.05 ADULT NOVELTY STORE: Any business that has more than 50% of its inventory, stock-in-trade, or publicly displayed merchandise in Sexually-Oriented Novelties and does not feature live entertainment.
- 2.04.06 AGRICULTURE or AGRICULTURAL USE. Category of uses including the production, harvesting, boarding or maintenance, for sale, lease, or personal use, of plants and animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and products; poultry and poultry products; the

development and includes the means necessary for water-supply preservation or prevention or alleviation of flooding.

- 2.04.74 DRAINAGEWAY: Minor watercourses, natural or man-made, that are defined either by soil type or the presence of intermittent or perennial streams.
- 2.04.75 DRIP LINE: A vertical line extending downward from the outermost tips of the tree branches to the ground.
- 2.04.76 DWELLING or DWELLING UNIT: One or more rooms in the same building, connected and constituting a separate, independent housekeeping unit for permanent residential occupancy and with facilities for sleeping and cooking or a bathroom and physically separated from any other dwelling units that may be within the same building. All rooms within the dwelling unit have internal access. Each dwelling unit has no more than one electrical meter. Refer also to [§3.02.04 Standards Applicable to Certain Uses](#).

Dwellings are further categorized as:

- A. ACCESSORY DWELLING: A subordinate, independent dwelling unit located on the same lot as a Single-Family Detached Dwelling, whether attached to or detached from the principal dwelling.
- B. CARETAKER DWELLING: A residence for an on-site manager, watchman or caretaker employed on the premises and that is incidental to a principal use, including mini-warehouses, junkyards, funeral homes, places of worship, major institutional uses.
- C. DUPLEX: A residential structure, divided horizontally or vertically, and designed for or occupied by two dwelling units contained entirely under one roof on one lot.
- D. MULTIFAMILY DWELLING: A dwelling within a building containing three or more dwelling units.
- E. SINGLE-FAMILY DWELLING, DETACHED: A residential structure, completely separate from all other structures, designed to house one family as a single housekeeping unit, with each dwelling located on its own lot.
- F. TOWNHOUSE: A residential structure sharing a common wall with at least one other unit in a structure consisting of not less than three dwelling units and having no other dwelling unit directly above or below.
- G. TWIN HOUSE: A residential structure sharing a common side wall with one other unit in a structure containing no more than two units, with each dwelling located on its own lot.
- H. UPPER-STORY DWELLING: A dwelling unit located on a floor above a use of a nonresidential use in the same building.
- I. ZERO LOT LINE DWELLING: A single-family detached dwelling located on a lot so that one of the dwelling's sides rests on a lot line, with each dwelling located on its own lot.

- 2.04.140 **MOBILE HOME:** A residential structure, built prior to June 15, 1976, prior to the National Manufactured Housing Construction Safety Standards Act, designed and fabricated to be transported on its own wheels and axles arriving at the site where it is to be occupied as a dwelling, completed and ready for occupancy includes the plumbing, heating, air conditioning and electrical systems.
- 2.04.141 **MODULAR BUILDING:** A factory-fabricated building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure and which bears a seal of compliance from the Alabama Manufacturing Housing Commission. Modular buildings are constructed to meet the requirements of the Building Code and any other City-adopted design and construction standards applicable to conventional construction.
- 2.04.142 **MODULAR HOME:** A Modular Building designed and constructed for use as a dwelling.
- 2.04.143 **MOTEL:** An establishment providing sleeping accommodations for the travelling public, in which lodging rooms are accessed from the exterior of the building. Motels may also include dining facilities, fitness centers and other incidental services for guests.
- 2.04.144 **MUSEUM:** A building or structure open to the public on a regular, recurring basis for the primary purpose of procuring, preserving, and exhibiting objects of historical, artistic, scientific, or cultural interest. This use must include dedicated gallery or display space, a defined schedule of public operating hours, and an educational or interpretive component; a private collection or storage facility that is only accessible by appointment or infrequent tour does not constitute a museum.
- 2.04.145 **NIGHTTIME CARE FACILITY**
- A. **NIGHTTIME CARE CENTER:** A building and premises licensed by the Alabama Department of Human Resources (ADHR) for the care of seven or more children after 7pm.
- B. **NIGHTTIME HOME:** A detached single-family dwelling licensed by the ADHR for the care of six or fewer children after 7pm.
- 2.04.146 **NONCONFORMING or NONCONFORMITY:** See [Article 11 Nonconformities](#) and the following:
- A. **NONCONFORMING LOT OF RECORD:** Any lot, validly recorded in the public records of Tuscaloosa County, which does not conform to minimum lot area or width requirements of the applicable district.
- B. **NONCONFORMING STRUCTURE:** A structure that does not conform to setbacks, height limits or other area or dimensional requirements of this Ordinance.
- C. **NONCONFORMING USE:** A use which does not conform to the use regulations of the applicable district.
- 2.04.147 **NONRESIDENTIAL USE:** Uses including agricultural, institutional, commercial, lodging and industrial activities.
- 2.04.148 **OFFICE-WAREHOUSE:** A facility combining office and warehouse functions in a single structure, for the primary purpose of wholesale trade, display, and distribution of products. Said facility is characterized by occasional truck deliveries and does not create nuisances such as dust, noise, or odors. Any warehouse activity with heavy trucking activities is categorized as Warehousing and Distribution. See also [§7.31 Office-Warehouses](#).
- 2.04.149 **ON-SITE:** Located within the boundaries of the development site.
- 2.04.150 **OPEN SPACE:** Any parcel or area of land or water, either publicly or privately owned, set aside, dedicated, designated, or reserved for the private use or enjoyment of owners or occupants of land adjoining such open space, or for the public at large.

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- 2.04.166 PLACE OF WORSHIP: A building used for regular religious worship, by the congregation or parts thereof, of an organized religion.
- 2.04.167 PLANNED DEVELOPMENT: A land development project comprehensively planned in accordance with [§6.03 Special District](#).
- 2.04.168 PORTABLE BUILDING: A prefabricated structure assembled off-site and delivered to the site as a complete unit or a building assembled on-site, which can be moved to another location without disassembly. Portable Buildings are designed and constructed in accordance with the standards for relocatable modular buildings in the Building Code. Does not include Manufactured Homes nor Modular Buildings.
- 2.04.169 PREMISES: One or more lots designed and improved in a unified manner to function together, including all associated structures, parking areas and other improvements thereon.
- 2.04.170 PRINCIPAL STRUCTURE: A structure in which is conducted or intended to be conducted the principal use of the lot on which it is located. Any structure that is connected to the principal structure by fully enclosed, habitable space is considered part of the Principal Structure.
- 2.04.171 PRIVATE CLUB: A place of assembly operated by an association of persons, organized or formed in accordance with the Code of Alabama, and united by some common interest such as social, educational or recreational purposes and characterized by membership qualifications, payment of fees or dues, and holding of regular meetings.
- 2.04.172 PROPERTY LINE: A line dividing one lot from another or from a street or any public or private space.
- 2.04.173 PUBLIC FACILITY: Land or buildings occupied by a federal, state or local government agency providing public services, including government offices, parks, museums (public or private), libraries, transit stations, police and fire stations, emergency service stations, civil defense operations and other government uses.
- 2.04.174 PUBLIC IMPROVEMENT: Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs as: vehicular and pedestrian circulation systems, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility and energy services.
- 2.04.175 PUBLIC UTILITY FACILITY
- A. MAJOR PUBLIC UTILITY FACILITY: Electric or gas generating plants, sewage treatment plants and water treatment facilities.
 - B. MINOR PUBLIC UTILITY FACILITY: A facility that provides utility services to the public, including water and sewer, gas distribution, electric transmission and distribution, and cable transmission and distribution facilities not otherwise defined as Major Public Utility Facility.
- 2.04.176 RECREATION
- A. INDOOR RECREATION: An establishment providing recreation or fitness services within an enclosed building, including but not limited to aquariums, gymnasiums and fitness centers, indoor skating rinks, arcades, billiard parlors, bowling establishments, indoor swimming pools; and enclosed facilities for yoga, martial arts and dance.
 - B. MAJOR OUTDOOR RECREATION: Establishments providing recreational activities that pose greater nuisances than Minor Outdoor Recreation, because of their size and scale, traffic volumes, noise, light, or physical hazards such as flying objects or use of weapons, including but not limited to: amusement parks, fairgrounds, golf driving ranges, miniature golf, archery ranges.
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2.04.210 TREE

- A. CANOPY TREE: A single trunk tree whose height is greater than 35 ft at maturity.
- B. UNDERSTORY TREE: A single trunk or multi-stem tree whose height is less than 35 ft at maturity, including those deciduous and evergreen understory trees listed in [Article 9 Landscaping](#).

2.04.211 USE: The purpose or activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

- A. ACCESSORY USE: A use which is customarily incidental and subordinate to the principal use of the land or building on the same lot. Accessory uses are subordinate in area, extent, and purpose to the principal use served. See [§3.04.04 Accessory Uses and Structures](#).
- B. PRINCIPAL USE: The primary purpose for which land is used.
- C. TEMPORARY USE: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Temporary uses do not involve the construction or alteration of permanent structures.

2.04.212 VARIANCE: A relaxation of the terms of this Ordinance where such relaxation will not be contrary to the public interest and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary hardship.

2.04.213 VEHICLE SALES, RENTAL AND SERVICE

- A. HEAVY VEHICLE AND EQUIPMENT SALES, RENTAL AND SERVICE: The sale or rental of trucks over one ton payload capacity, tractors and farm implements, manufactured homes, recreational vehicles, boats, and construction and similar equipment, including the storage, maintenance and servicing of the same.
- B. VEHICLE AND EQUIPMENT SALES, RENTAL AND SERVICE: The sale or rental of automobiles, light trucks, motorcycles, riding lawn mowers and similar household and gardening equipment, including accessory storage, maintenance and servicing of the same.

2.04.214 VEHICLE STORAGE, LONG TERM: The storage of automobiles, boats, recreational vehicles, or any other motorized vehicles, whether operable or not, for longer than 30 days. The relocation of a vehicle to a different location on the same property shall not be construed as a removal of the vehicle or a reset of the 30-day storage period.

2.04.215 VENDING FACILITY

- A. ACCESSORY VENDING FACILITY: Any outdoor, automated or self-service vending structure that dispenses goods or products to customers and that is accessory to a commercial activity on the same premises, but which is detached from any other structure and has its own drive-up access.
- B. FREESTANDING VENDING FACILITY: Any outdoor, automated or self-service vending structure that dispenses goods or products to customers and that is not accessory to a commercial activity on the same premises, including but not limited to ice vending and automated teller machines.

2.04.216 VETERINARY OFFICE: A facility operated by a licensed veterinarian specifically for the practice of veterinary medicine, which may include overnight boarding of animals.

2.04.217 WAREHOUSING AND DISTRIBUTION, ENCLOSED: A place of business engaged in warehousing or distribution services within a building, including truck terminals and similar uses.

§5.04 Highway Commercial District (C-6)

The District is intended for properties adjacent to McFarland Boulevard to accommodate a wide range of commercial activities, some of which require a high degree of visibility and vehicular access afforded by location along the highway, including business uses that serve the traveling public.

§5.05 Office-Institutional District (O-I)

This district is intended to provide areas for the development of public, semi-public and private offices; schools, healthcare and childcare facilities; places of worship and other institutional uses. Such uses are supportive of the surrounding residential community.

§5.06 Limited Manufacturing Light Industrial District (M-1)

This district is intended to provide areas for commercial and light industrial uses that must be segregated because of negative impacts that cannot be made compatible with other uses through the application of performance standards. The creation of this district recognizes not only nuisances, but also infrastructure and operational incompatibilities between its permitted uses and those of other districts. Location criteria for this district focus on transportation, requiring that sites have access to a railroad, an airport or a major highway.

§5.07 General Manufacturing District (M-2)

This district is intended to provide areas for intensive commercial and industrial uses that must be segregated because of negative impacts that cannot be made compatible with other uses through the application of performance standards. The creation of this district recognizes not only nuisances, but also infrastructure and operational incompatibilities between its permitted uses and those of other districts. Location criteria for this district focus on transportation, requiring that sites have access to a railroad, an airport or a major highway.

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Slaughterhouse, subject to §7.41					C	C
Storage of sand, gravel, blocks, subject to §7.42					C	P
Vehicle storage, long term						C
Warehousing and distribution, Enclosed				C	P	P
Warehousing and distribution, Unenclosed					C	C

Table 5-2 Area and Dimensional Requirements, Nonresidential Districts

Zoning District	Minimum Yard Setback				Min. Lot Area ³	Minimum Lot Width ³	Maximum ISR	Maximum Height of Structures
	Front	Rear	One Side	Total Both Sides				
O-I	25 ft	25 ft	10 ft ¹	20 ft	7,500 sf	50 ft	.85	50 ft
C-2	20 ft	20 ft	10 ft ¹	20 ft ¹	7,500 sf	50 ft	.70	40 ft
C-3	20 ft	20 ft	10 ft ¹	20 ft ¹	7,500 sf	50 ft	.80	40 ft ^{4, 5}
C-6	40 ft	25 ft	10 ft ¹	20 ft ¹	5,000 sf	100 ft	.90	50 ft ^{4, 5}
M-1	²	²	²	n/a	10,000 sf	100 ft	.90	60 ft
M-2	²	²	²	n/a	10,000 sf	100 ft	.90	60 ft

1 May be reduced to zero (0) feet by Special Exception, see [§14.04](#).

2 Equal to height of structure

3 No minimum lot size or width is required for public utility facilities.

4 Hotels are permitted a maximum height of 75 ft.

5 Additional height may be considered through conditional use request, see [§12.05](#).

§6.02 REC Recreational District

6.02.01 This district is intended to provide areas for entertainment and recreational uses.

6.02.02 Use Regulations. See Table 6-3 and the following:

- A. Enclosed and unenclosed retail, medical facilities, restaurants, and places of assembly are permitted by right when accessory to a permitted use.

6.02.03 Area and Dimensional Requirements. See Table 6-4.

Table 6-3: Permitted Uses, REC District

P: The use is permitted by right			
C- The use requires Conditional Use approval, see §12.05			
Uses			
Amusement parks, subject to §7.25	C	Hotels	P
Arenas, stadiums	C	Place of assembly	C
Artisanal manufacturing	C	Race tracks	C
Bars	C	Recreational vehicle parks and campgrounds, subject to §7.35	P
Community center	P	Recreation, Indoor	P
Entertainment, indoor	P	Recreation, Outdoor	P
Entertainment, outdoor	P	Restaurant, Standard and Fast Food	C
Fairgrounds, subject to §7.25	C	Upper-story dwellings	C
General retail, enclosed	C		

Table 6-4: Area and Dimensional Requirements, REC District

Maximum Height of Structures	Minimum Setbacks		
	Front	Rear	Side
50 ft ^{1,2}	20 ft	20 ft	10 ft
Uses	Maximum ISR	Minimum Site Area	Minimum Lot Width
Outdoor Entertainment	0.80	n/a	75 ft
Indoor Recreation	0.90	40,000 sf	100 ft
Outdoor Recreation	0.40	n/a	n/a
Other enclosed uses	0.85	40,000 sf	100 ft

1 Hotels are permitted a maximum height of 75 ft.

2 Additional height may be considered through conditional use request, see [§12.05](#).

§6.03 SD Special District

6.03.01 Purpose. Special districts are hereby authorized to provide optional methods of land development, which encourage imaginative solutions to environmental design problems. Development with Special Districts must be characterized by unified building and site development programs providing for coordinated open space and architectural treatment. Special Districts are intended to:

- A. achieve a high quality of development, environmental sensitivity and energy efficiency, and adequate provision of public services;
- B. provide greater freedom and flexibility in:
 - 1. the form and design of development;
 - 2. choice in housing type, lot size and neighborhood design
 - 3. residential developments with integrated mixed-use centers, in which businesses, institutions and amenities are accessible on foot and bike from surrounding housing;
 - 4. how development will be located and designed to respect the natural features of the land and protect the environment;
- C. allow more efficient use of land, with coordinated and appropriately sized networks of streets and utilities;
- D. provide pedestrian connections within the same development, and to the public right-of way;
- E. encourage the provision of centrally-located open space amenities within the development;
- F. promote development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;
- G. promote development form that respects and takes advantage of a site's natural and manmade features, such as rivers, lakes, wetlands, floodplains, trees, and historic resources.
- H. preserve trees, slopes, wetlands, flood prone areas and natural drainage patterns and limit disruption of natural features;
- I. promote efficient development patterns that result in economically designed infrastructure.

6.03.02 Applicability

- 1. The establishment of a Special District will be for the express purpose of improving, development and uses of the tract in accordance with its approved plan of development. All properties in an approved planned development are bound by the standards in its Special District Plan, even if subsequently sold, until the Special District Plan is voided by the City. In the case of multiple ownership, the approved Special District Plan is binding on all owners. No use of the property, nor construction, modification or alteration of any use or structure is permitted in conflict with the approved Special District Plan.
- 2. No amendment of this Section affects a planned development approved prior to such amendment. Planned developments with an approved Special District Plan may continue in accordance with the Zoning Ordinance in effect at the time of such prior approval. For properties zoned SD but for which there is no approved Special District Plan, a plan must be approved in accordance with this Section before any development permit or subdivision may be approved. Should the Special District Plan approval expire or be voided, any newly submitted Special District Plan must conform to the

regulations in effect at the time of the new submittal. Notwithstanding the requirements above, single-family residential uses are permitted by right for individual lots zoned SD and for master-planned subdivisions where more than 50% of the total residential units or acreage have received a certificate of occupancy. Such residential uses are not required to obtain Special District Plan approval.

3. Since the Special District Plan is an essential element of the rezoning itself, the Zoning Board of Adjustments should not grant variances or special exceptions that would have the effect of amending an approved Special District Plan, as such action would constitute rezoning.
4. All provisions of the Zoning Ordinance and Subdivision Regulations apply except where specifically addressed in this Section or within the approved Special District Plan. Unless specific variations are noted in the Special District Plan and Narrative and approved by the Council, the most restrictive requirements for parking, loading, yards, signage, landscaping and dimensional regulations applicable to the development under this Ordinance apply.

6.03.03 General Requirements

- A. Minimum area. Each planned development must contain at least ten acres of contiguous land. A smaller land area may be permitted provided evidence that:
 1. the project is consistent with the developmental goals of the Comprehensive Plan for the particular location;
 2. the minimum acreage requirement is impractical due to ownership, existing development patterns and similar constraints;
 3. the design concept fully integrates the development into the surrounding neighborhood or business area;
 4. the arrangement of uses, buildings, streets, parking, open spaces and amenities could not be reproduced on the site under conventional zoning regulations.
- B. Community benefits. The applicant must demonstrate that, in exchange for the flexibility conferred by SD designation, the development will feature the following benefits:
 1. All buildings will feature quality, durable materials.
 2. Driveways, garages and parking areas will not dominate public views along streets. Parking garages along residential blocks will be varied, set back behind the front building line, oriented away from street view, accessed from alleys, or a combination of these methods.
 3. Residential developments will feature a range of housing types and sizes appropriate to different stages in life.
 4. Usable open spaces will be provided in accessible locations throughout the development. A greater amount of common open space will be provided in more intensively developed portions of the development.
 5. Paths will be provided to enable the safe movement of residents, on foot or bike, throughout the development and to adjoining neighborhoods and community destinations.

- G. Off-street parking space must be provided for each non-resident employee in addition to that required for the dwelling.
- H. The operation of a day care home may not create any nuisance such as excessive traffic, on-street parking, or noise to any greater extent than that normally experienced in the residential neighborhood or be present or noticeable beyond the property boundaries of the day care premises.

§7.15 Farm Equipment Sales and Repair

- 7.15.01 All structures and equipment storage areas must be located at least 200 ft from the nearest residential structure under different ownership.
- 7.15.02 All repairs must be performed within a fully enclosed structure.

§7.16 Flea Markets

- 7.16.01 Flea markets are permitted only on property fronting on an arterial road.
- 7.16.02 At least one enclosed building of 300 sf or more in size must be constructed on the property.
- 7.16.03 The minimum site for flea markets is five acres with a minimum width of 200 ft and a minimum depth of 300 ft.
- 7.16.04 No merchandise may be sold or displayed less than 100 ft from adjoining residential property.
- 7.16.05 Parking areas must have a smooth, stabilized and dustless surface, provided that no more than 50% of the required parking spaces may be grass or other suitable material in overflow and remote locations. Unpaved spaces and driving aisles must be organized for efficient traffic flow, using tire stops approved by the City Engineer. Parking spaces within 150 ft of any structure on the development site must be paved with asphalt, concrete or other rigid paving material.
- 7.16.06 A Class A buffer must be provided along all property lines adjoining nonresidential uses. A Class B buffer must be provided along all property lines adjoining residential uses. See [§9.05 Buffers](#).
- 7.16.07 Frontage and perimeter landscaping must be provided as required in [§9.03 Vehicular Area Landscaping Standards](#).

§7.17 Food Processing and Packaging

- 7.17.01 Minimum lot size is 100,000 sf.
- 7.17.02 Buffers must be provided from all non-industrial uses as required in [§9.05 Buffers](#).

§7.18 Garden Center or Nursery

- 7.19.01 Open-sided structures may be approved by the Zoning Board as a Special Exception ([§14.04](#)).

§7.19 Gas Stations and Minor Automobile Repair

- 7.19.01 Gas Stations and Minor Automobile Repair businesses may be located on arterial and collector streets only. If located on an arterial street, such businesses must have at least 150 ft of frontage along the arterial street.
- 7.19.02 Pits, hoists, and all lubricating, washing, and repair equipment and workspace must be enclosed within a building. All parts, oils, fuels, and tools must be stored within an enclosed structure.
- 7.19.03 Liquid petroleum fuels must be stored in underground tanks.

- E. No new accessory structure may be built for the purpose of operating the home occupation.
- F. There may be no visible evidence that the dwelling is being used to operate a home occupation. The conduct of a home occupation does not afford additional signage for dwellings as permitted in accordance with [§10.08 Temporary Signs](#).
- G. No more than two company or commercial vehicles may be parked at the premises at any time, including but not limited to cars, vans, trucks, and utility trailers. Off-street parking must be provided on the premises, as required by [§8.01 Off-Street Parking Requirements](#). Parking of commercial vehicles is subject to the regulations of the City Code and may not be forward of the front building line.
- H. A maximum of one person not residing in the dwelling may engage in the operation of the home occupation.
- I. No merchandise may be distributed to customers on the premises, nor may any goods be exchanged for the purposes of alterations or repairs on the premises.
- J. The operation of a home occupation may not create any nuisance such as excessive traffic, on-street parking, noise, vibration, glare, odors, fumes, smoke, dust, heat, fire hazards, electrical interference or fluctuation inline voltage, or hazards to any greater extent than that normally experienced in the residential neighborhood, or be present or noticeable beyond the property boundaries of the home occupation premises.
- K. The on-site repair of vehicles is prohibited as a home occupation.
- L. No home occupation shall commence operation until an application has been submitted to and approved by the City.

7.22.03 Application Procedures

- A. Each applicant for a home occupation approval must submit an application, together with any required fees and attachments, to the Director. The Director must, within five days, approve or deny the application, or inform the applicant that more information is needed to reach a decision.
- B. Each applicant for home occupation approval must submit a deed to the subject property. If the applicant does not own the property, a signed and notarized letter of authorization from the owner must be provided with the application.
- C. No more than one home occupation may be approved in any one dwelling unit. Home occupations which involve no employees other than those living in the dwelling and no on-premises customers, clients or patrons are exempt from this provision. For the purposes of this Section, a fraternity, sorority, or boarding house constitutes a single dwelling unit.
- D. If an applicant fails to provide sufficient information to determine compliance with this Section, the application will be denied.

7.22.04 Other Provisions

- A. Child and adult day care and nighttime care services are not considered home occupations under this Section but are regulated under [§7.14 Family and Group Day Care Homes](#). These businesses, if previously approved as home occupations, may continue operating as such until the expiration of the current business license.

3. an existing manufactured home park replaces, cumulatively within a five-year period, 10 homes or 50% of the homes, whichever is more restrictive.
- B. Storm shelter must have a minimum floor area of seven sf for each home stand and be located no more than 1,320 linear feet from the furthest home stand in the park.
- C. Shelters must be designed and constructed in conformance with State of Alabama Emergency Management Agency standards and installed as approved by the Building Official. Shelters must meet all applicable requirements of the Americans with Disabilities Act and, if located within a floodplain, must meet all FEMA requirements.
- D. The park operator is responsible for making the storm shelter accessible and usable in times of need. Storm shelters may not be used for storage purposes if such storage reduces the minimum floor area required herein.

§7.30 Mines and Quarries

- 7.30.01 Minimum parcel size is 100 acres.
- 7.30.02 A 300-foot buffer zone must be established around the perimeter of the property, in which the natural or existing vegetation must be maintained or improved. No digging, dredging, blasting, storage of tailings, or other mining-related activities is allowed within the 300-foot buffer. Where no natural vegetation exists, plantings and other buffer improvements must be provided in accordance with [§9.05 Buffers](#).
- 7.30.03 No structures, vehicles, equipment, or parking areas may be located within 100 ft of a property line.

§7.31 Mini-Warehouses and Self-Storage

- 7.31.01 Requirements applicable to Mini-warehouse and Climate Controlled Self-Storage
 - A. No storage bay or unit may be used as a place of business or any use other than storage. No storage bay or unit may contain plumbing nor more than one electrical outlet.
- 7.31.02 Requirements applicable to Mini-warehouses only
 - A. No business license may be approved for that portion of the property containing the mini-warehouse other than for the mini-warehouse use. Where an applicant proposes additional uses on the same development site, the mini-warehouse use must be physically separated from all other uses. Conditional use approval of the mini-warehouse, if applicable, will be assigned to a specific portion of the site, established by an internal boundary shown on the site plan.
 - B. The mini-warehouse facility must be surrounded by a fence at least six feet in height and that restricts access to the site. An opaque wall or fence, subject to [§9.07 Design Standards for Required Fences](#), may be required as part of Conditional Use approval, if applicable.
- 7.31.03 Requirements applicable to Climate-Controlled Self-Storage only
 - A. Other than that portion of the ground floor of the building used for office and other support functions of the self-storage use, the remainder of the ground floor must be used for retail, dining, office entertainment, recreation, or some combination of these uses not associated with the storage business. This requirement is waived within the M-1 and M-2 districts.
 - B. Ground floor must have a floor to ceiling height of at least ten feet.

Table 9-2 Buffer Requirements by Use

	Existing Adjoining Use							
	Single-family		Multi-family	Lodging	Public Facilities and Institutional Uses		Business/Commercial	Parks and greenways
	detached	attached			minor	major		
Developing Land Use								
Residential and Lodging								
Buffer Class Required								
Detached, single-family and duplex	-	-	-	-	-	-	-	-
Townhouse, Triplex and Quadplex	A	-	-	-	-	-	-	-
Multifamily	B	-	-	-	-	-	-	-
Lodging	B	A	A	-	-	-	-	-
Manufactured home parks, campgrounds	B	B	B	B	A	A	A	A
Institutional								
Minor	A	-	-	-	-	-	-	-
Major	B	B	B	A	-	-	-	A
Business/Commercial								
Offices	A	A	A	-	A	-	-	-
Outdoor entertainment and recreation	B	B	B	A	A	-	-	A
Mixed-use building containing dwellings	B	B	A	-	-	-	-	-
Minor shopping centers, restaurants, retail no larger than 100,000 sf GFA	B	A	A	-	-	-	-	-
Major shopping centers	B	B	A	-	-	-	-	-
Mini-storage facilities	B	B	B	-	-	-	-	A
Heavy commercial, including repair, contractor and automotive uses	B	B	B	A	B	-	-	A
Other commercial uses	B	B	A	A				
Industry and Utilities								
Warehousing, storage and public utility facilities	C	C	C	C	C	B	A	B
Other industrial uses	C	C	C	C	C	C	B	B
Heavy industry	D	D	D	D	D	D	C	C
Planting Requirements by Buffer Class								
Buffer Class	Width with fence/wall		Width without fence/wall		Required trees ¹			
A	10 ft		20 ft		1 tree per 20 ft			
B	20 ft		30 ft		1 tree per 15 ft			
C	30 ft		40 ft		1 tree per 12 ft			
D	40 ft		50 ft		1 tree per 12 ft			

- C. Multiple elements may be screened together.
- D. Elements that produce objectionable noise or odors may be required to be so located as to minimize any nuisance to the public and adjoining properties.
- E. Shrubs, if used as the primary screening material, must be evergreen and spaced so that, at maturity, they create a solid, opaque screen. If used in combination with an opaque fence, shrubs may be deciduous and are not required to create a solid hedge.

9.06.04 Requirements for Specific Uses

- A. **Four cubic yard and larger** refuse and recycling receptacles
 1. Refuse and recycling receptacles may not be located forward of the front building line nor within required landscape areas. This applies to all front building lines on lots with more than one street frontage.
 2. Receptacles must be placed on a pad approved by the City Engineer that allows for pick-up and maintenance as needed.
 3. Receptacles must be screened on all sides, including an opaque, latching gate. **The gate must be kept closed at all times except when the receptacle is being serviced.** The enclosure must be at least as tall as the container and must be of wood, masonry or a combination of these or otherwise consistent with the architectural materials of the primary structure.
 4. **Receptacles are not permitted within Residential Single-Family (RS) zoning districts.**
 5. **These regulations shall not apply to receptacles provided by the City of Northport.**
- B. Outdoor storage must be screened to a height of two feet taller than the material or equipment to be screened.
- C. Service areas, work yards, and similar uses should be located to minimize their visibility to the public and to any adjoining properties to which such functions would be objectionable. Where location on site is insufficient to screen the element, required screening must be at least six feet in height.

9.06.05 Nonconforming provisions. In addition to the requirements of [§9.01.04.C Redevelopment](#), any existing site element that does not meet screening requirements, must be screened in accordance with this Section whenever there is a change in use with which the site element is associated.

§9.07 Design Standards for Required Fences

Fences used to meet landscaping requirements are subject to the following:

- A. Fences must be metal, vinyl, masonry, cedar or treated wood, cement-fiber or a combination thereof. Untreated wood (other than cedar), chain-link, plastic or wire fencing and non-architectural grade cement block walls cannot be used to meet landscaping requirements. Any metal used as part of a screening fence or wall must be galvanized. No screen may be constructed of metal that will rust.
- B. The finished side of the fence must face adjoining property or public views.
- C. Shrubs and trees required for buffers, screening or landscaping must be planted on the exterior side of the fence.

- B. Where terms are related to measurements and calculations set out in this article (e.g., sign height, setbacks, sign area, etc.), such terms are defined in [§10.03 Calculations and Measurements](#).
- 10.02.02 Banner Sign: A temporary sign composed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or a similar method. **Banner signs attached to posts and mounted in a yard or landscaped area shall be considered a “temporary yard sign.”**
- 10.02.03 Building: Where the term “building” is used in reference to the location of a sign it means a primary building on a lot and does not include accessory buildings or accessory structures. In those districts that do not have side yard setback requirements and buildings share a common wall, then a change from one building to another shall occur when there is a firewall separating the buildings.
- 10.02.04 Building Sign: A permanent sign attached directly to an exterior wall of a building and which does not extend more than a certain distance from the façade, as established in this chapter, nor above the roof line or beyond the limits of the outside wall. The exposed face of the sign in a plane parallel to the building wall.
- 10.02.05 Building Unit: A stand-alone building or a building divided into separate units or spaces that are individually owned or leased by different enterprises, businesses, firms, or other nonresidential occupants, and which meets the following conditions:
- A. Where a building is divided into individual spaces, each space with its own exterior entry or access point directly into the space shall be consider a building unit.
 - B. Where a building contains individual spaces that are all accessed from the interior through a joint entry, such building shall be considered one building unit.
 - C. Where a lot contains multiple principal buildings, each building shall be considered a building unit.
- “Building unit” shall not be used to define an apartment building or similar residential-only building that is divided into individual dwelling units. For a mixed-use building, as defined in this article, the number of building units on any given lot shall be determined by the number of nonresidential enterprises, businesses, firms, or other nonresidential occupants.
- 10.02.06 Detached Sign. Any sign affixed to or supported upon the ground by a monument, pedestal, pole, bracing, or other permanent structural element and not attached to any building.
- 10.02.07 Driveway Sign. A small permanent sign located near driveway access points or at the intersection of internal access drives.
- 10.02.08 Electronic Reader Board or Digital Sign. A sign designed so that the characters, letters, or illustrations can be changed or rearranged automatically on a lamp bank or through mechanical means (e.g., electronic or digital signs).
- 10.02.09 Erect. To construct, reconstruct, build, relocate, raise, assemble, place, affix, attach, create, paint, draw, or in any other way establish, re-establish, or structurally alter a sign. It shall not include any of the foregoing activities when performed as an incident to change a message on a reader board or maintain the sign.
- 10.02.10 Façade. The exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a street.
- 10.02.11 Freestanding Sign. Any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure. The posts or other supporting

- B. T-Frame Sign means a detached temporary sign that is ordinarily in the shape of an upside down “T” or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure.

10.02.23 Sign. A structure, device, or surface that contains, supports, or displays sign copy.

10.02.24 Sign Area. The total area of a sign face as measured pursuant to [§10.03.03 Sign Area](#).

10.02.25 Sign Copy. Letters, numerals, figures, symbols, logos, pictorial, or graphic elements comprising the content or message of a sign.

10.02.26 Sign Face. The surface of the sign upon, against, or through which the message of the sign is exhibited.

10.02.27 Street Frontage: The distance for which a lot line adjoins a public street, from the lot line intersecting said street to the furthest distant lot line intersecting the same street. Alternatively, where the number of signs is based on the number of street frontages, a street frontage means a continuous border between the subject property and a public street or road.

10.02.28 Temporary Sign. A non-permanent sign that is neither permanently anchored to the ground, nor permanently affixed to a structure, nor mounted on a chassis.

10.02.29 Temporary Yard Sign. A temporary sign that is placed in a yard, grass, or other landscaped areas that requires two posts or supporting elements. ~~Banner signs mounted on two posts and placed in a yard shall be defined as a temporary yard sign.~~

10.02.30 Window Sign. A sign attached to, in contact with, placed upon or painted on the window or door of a building which is intended for viewing from the outside of such building. This does not include merchandise located in a window.

§10.03 Calculations and Measurements

For the purpose of this chapter, the following shall be the method for determining and interpreting any form of calculation or measurement.

10.03.01 Sign Setback. All required setbacks for signs shall be measured as the distance in feet from the applicable lot line, or other stated point of measurement, to the closest point on the sign structure.

10.03.02 Sign Height

- A. The height of a sign shall be computed as the distance from the base of the sign at normal grade (average grade at the base of the sign) to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating undertaken for the purpose of locating or increasing the height of sign.
- B. The filling of a pre-existing hole or depression to create an average grade at the same level as that surrounding the hole or depression is permitted, provided such filling is allowed by other ordinances.
- C. In cases where the normal grade is below grade at street level, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public or private street. See Figure 10-1.

6. For illuminated signs, indicate type and placement of illumination;
 7. Inventory of number, type, location, and display area of all existing signs on the same property and/or building on which the sign is to be located.
- C. The applicant shall be required to pay an application fee according to the current schedule of fees established by the Northport City Council for the particular category of application. This fee is nonrefundable irrespective of the final disposition of the application.
- D. A sign permit shall be valid for a period of 180 days after issuance. Failure to place the sign within the allotted time period shall void the permit and necessitate reapplication.

10.05.03 Permit Exceptions

The following signs are allowed by this chapter but do not require a sign permit or fee. Additionally, any sign area for these signs does not count toward the sign area allowances specified in this chapter for all other permitted signs. Permit-exempt signs may still be subject to the building code, electrical code, or other applicable code requirements. Signs exempted in this Section must conform to the standards enumerated herein and shall not be placed or constructed so as to create a hazard of any kind.

- A. Signs or notices issued by any court, officer, or other person in performance of a public duty, or required by other laws or ordinances. Any such sign shall be removed no later than seven days after the last day it is required to be displayed;
- B. Any public safety sign that is installed by the City of Northport or other governmental agency having jurisdiction that are intended to protect the health and safety of the public that includes traffic control, street name, directional signs, and other signs that may or may not be located in the right-of-way.
- C. Signs that are located within a stadium, open-air theater, park, arena or other similar outdoor use that can only be viewed by persons within such stadium, open-air theater, park, arena or other similar outdoor use provided that any structure on which the sign is attached is permitted, as may be required by the city;
- D. Signs that are an integral part of the original construction of vending or similar machines, drive-through facilities, automated teller machines, or similar devices that are not of a size or design as to be legible from a street or by any person other than those using the machine or device;
- E. Sign face changes where the sign structure is designed with interchangeable panels and one of the panels is replaced without changing the structure, including any changes to the total sign face area, height or alteration of the sign cabinet;
- F. Changes of copy on signs with changeable copy, including electronic message signs and electronic display signs;
- G. Certain temporary signs as established in [§10.08 Temporary Signs](#);
- H. No more than four flags located on flagpoles or on wall-mounted posts provided that the following shall apply:
 1. There shall be a maximum of one flagpole on any lot. The remaining flags may be wall-mounted. Where there is no flagpole, there shall be a maximum of four wall-mounted flags.

not expected to contribute substantially to traffic and the spirit of this Ordinance is not unduly compromised.

- c. Entrances, internal streets, drives, and driveways must be constructed to accommodate anticipated traffic flows after the development is complete. Preparation of plans and specifications are the responsibility of the applicant.
 - d. Applicants may be required to install, at their own expense, turn lanes, traffic signals, signs, and other improvements necessary to handle the increased traffic and potential traffic hazards.
3. The proposed development must be in accordance with the Erosion Control Ordinance.
 4. Lighting facilities and lighted signs must be placed and shielded in such a manner, and of such a height and intensity, as not to cause direct light to shine on other properties to the extent a public nuisance is created or a safety hazard is created on a public street. See also [§3.11 Lighting](#).
 5. To the greatest extent possible, utilities must be placed underground, unless the applicant can demonstrate that it is not practicable in the particular location.
 6. The proposed development must be designed to prevent danger from fire, explosion, or other safety hazards to the general public, and the persons residing or working on surrounding property.
 7. Loading docks, garbage collection areas and similar facilities and functions should to the greatest extent possible, be incorporated into the overall design of the building and the landscaping, so that the visual and acoustic impacts of these functions are fully contained and are not visible from adjacent properties or public streets. In the event that the collection areas enclose dumpsters or other equipment, screening must be provided as required in [§9.06 Screening](#). Screening materials should be consistent with the principal materials of the building and landscaping.
 8. Applicants may be required to install, at their own expense, sidewalks and half-street improvements as specified in the Subdivision Regulations or the Engineering Design and Construction Manual.
- B. Architectural guidelines. The following guidelines are intended to promote the health, safety and welfare of citizens. For site plans requiring Special Exception or Conditional Use approval, these guidelines may be supplemented or superseded by the approving authority by specific design guidelines applicable to specific uses or portions of the City as set out herein. Portable, prefabricated buildings only allowed in M-1 and M-2 zones, or as residential accessory structures.

1. Height and massing

- a. Multifamily, commercial and office structures must be designed to be compatible and consistent with the architectural style and character of single-family dwellings in the immediate vicinity.
- b. Lengthy unbroken facades should be avoided. As a general guide, the maximum horizontal length of an unbroken facade plane should be 50 ft in residential districts for performance residential developments, and 75 30 ft in commercial and office districts for nonresidential developments. To reduce their perceived mass and scale, buildings shall incorporate two (2) or more of the following design elements on each façade visible from a public street:
 - 1) Variations in roof form and parapet heights,
 - 2) Pronounced wall offsets that are at least two (2) feet deep,
 - 3) Distinct changes in texture and color of wall surfaces,

4) Ground level arcades and second floor galleries or balconies,

5) Protected and recessed entries, and

6) vertical accents or focal points

- c. Buildings on corner lots must be considered more significant structures, due to the fact that they have at least two front facades visibly exposed to the street. It is strongly encouraged that such buildings be designed with additional height and architectural embellishments, such as corner towers, relating to their location.
 - d. Buildings should be located to front towards and relate to public streets, both functionally and visually, to the greatest extent possible.
2. Roofs
- a. The pitch and style of roofs should be consistent with that of surrounding structures. Generally, pitched roofs should project enough beyond the facade to cast a shadow and be of a color which would be consistent and compatible with the color and materials used on the building.
 - b. Architectural embellishments which add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers and other similar elements are strongly encouraged.
 - c. Mechanical equipment should be concealed from public streets within the volume of the roof or enclosed within penthouse structures or screening that will substantially eliminate visibility of the equipment from public streets.
3. Facades
- a. Front facades should be architecturally emphasized through fenestration, entrance treatments and details. Architectural elements such as doorways, dormers, gables, and porches should be used to effectively articulate facades and reduce the scale of larger structures. Diverse architectural treatments should be integrated to avoid a cluttered appearance.
 - b. Materials such as brick, stone and wood are preferred. Developers are encouraged to vary materials from building to building while limiting the number of different materials on any individual structure. In all instances the use of loud, garish colors on exterior façade materials shall be prohibited.
 - c. The architectural treatment of the front facade should be continued, in its major features, around all sides of a building that are visible from a public street. It is recommended that all sides of a building should be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations, visible from a public street is discouraged.
 - d. Fenestration should be architecturally compatible with the style, materials, color and details of the building. Windows should be vertically proportioned wherever possible. To the greatest extent possible, upper story windows should be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
 - e. Blank, windowless walls are discouraged. If necessitated by local building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills and lintels.
 - f. Each principal commercial building should have a highly visible customer entrance. All entrances to a building should be defined and articulated by architectural elements such as lintels, pediments,

necessary to mitigate the impact of the proposed use on the surrounding property. The violation of any condition lawfully attached to an approved conditional use is considered a violation of this Ordinance and is subject to applicable fines and penalties.

- 12.05.05 Conditional Use Approval ~~to Run with Land~~ **Timeframe**. Conditional use approvals are issued for uses of land and may be transferred from one owner of the land to another. All conditions placed on said approval, including specific use types, apply to any new owner or developer. Any change to plans or uses by any owner will, at the recommendation of the Director, require re-approval through the normal approval process for Conditional Use. Conditional use approvals are valid for 2 years from the date of approval. Within this period, the applicant must obtain a building permit and commence **substantial construction**, or where no construction is required, obtain a business license and commence the approved use. Extensions may be granted by the city council if requested at least 30 days prior to the expiration of the conditional use approval. In the event that a structure or premises approved for a conditional use becomes and remains vacant, inactive, or ceases the approved use for a continuous period of six (6) months, the conditional use approval shall automatically expire. Any subsequent use shall require new conditional use approval in accordance with this Ordinance.

§12.06 Building Permit, Certificate of Occupancy

12.06.01 Building Permit

- A. It is unlawful to commence any construction activity, including but not limited to excavation for the construction of any structure; demolition of any structure; storage of building materials; erection of temporary field offices; or the moving or alteration (except as otherwise allowed for minor repairs, painting, wall papering and similar work not altering the structure) of any structure; until the Building Official has issued for any and all such work a building permit. Application for building permits must be made to the Building Official on forms provided for that purpose and supplemented with appropriate plans and specifications to demonstrate proposed compliance with the Ordinance.
- B. Permits for any new use or construction that will involve the on-site disposal of sewage or waste, for a change in use or an alteration that will result in an increased volume of sewage or waste to be disposed of on the site, or which requires the County Health Department's approval may not be issued until said approval has been issued by said Health Department.

12.06.02 Certificate of Occupancy

- A. No land or building may be occupied or used in whole or in part for any use whatsoever until a certificate of occupancy has been issued by the Building Official, indicating that the building or use complies with all applicable requirements of this Ordinance, the building code, and other applicable codes and regulations.
- B. Certificates of occupancy may not be issued until the premises in question have been inspected and found by the Department to comply with the requirements of this Ordinance.
- C. Certificates of occupancy may not be issued unless required landscaping and buffers have been installed or appropriately bonded.
- D. The issuance of a certificate of occupancy in no way relieves any recipient thereof from compliance with all of the terms of this Ordinance and all other applicable regulations.
- E. Whenever a temporary Certificate of Occupancy is issued, failure to meet any and all conditions upon which the temporary certificate was issued is a violation of this Ordinance.

13.03.04 Council Action

- A. Proposed amendments are considered by the Council only after receipt of the Commission's recommendation and only after holding a public hearing on the matter.
- B. No amendment may be passed except by a majority vote of the members of the Council present.

13.03.05 Limit On Initiation of Amendment Applications. No action may be initiated for an amendment to this Ordinance affecting the same parcel of land until six months has elapsed from the date of the previous Council decision, unless specifically authorized by the Council on the grounds that the circumstances relevant to the amendment request have changed significantly since the prior hearing.

§13.04 Penalties

13.04.01 Any violation of any provision of this Ordinance constitutes a Class C misdemeanor. Each day such violation continues, after due notice to discontinue such violation, is considered a separate offense. Any and all parties who commit, participate in, assist in, or maintain such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained prevents the City from taking such other lawful action as is necessary to prevent or remedy any violation.

13.04.02 Any person found to be in violation of this Ordinance shall, upon conviction, be subject to the penalty provisions prescribed in the General Penalty section (section 1-6) of the City Code, subject to the requirements for issuance of citations in section 2-267 of the City Code.

13.04.03 The City shall withhold the issuance of all permits and certificates of occupancy for any property with an unresolved violation until such violation is corrected, except in cases where the permit is required to resolve the violation.

3.5. Master Plan [for Subdivision submittal]. The Master Plan submission must include the following:

A. Total project plans and conditions:

- 1) The property boundaries, including metes and bounds
- 2) An area map showing the applicant's entire holding and all properties, streets, rights of way and easements within 300 feet of the property.
- 3) Topographic map with five-foot contour intervals
- 4) Phasing plan, if applicable, showing areas already developed, areas for which development approval is being requested, and areas for future development with approximate timetable for completion.

B. Development Plan showing the total project including:

- 1) Proposed use plan showing the location and acreage of distinct land use areas including:
 - a) Type and number of structures to be built by area (i.e., detached single-family, attached single-family, multifamily, retail, office)
 - b) Density of each residential area calculated in net acres
- 2) Site plan showing location, use, scale and orientation of all buildings other than detached single-family dwellings
- 3) The internal street network shown in relationship to external streets with street name and existing right-of-way width noted
- 4) Conceptual drainage and utilities plan, including method of sewage disposal and location of such facilities
- 5) Open space plan, including identification of improved and unimproved open spaces and area and overall dimensions of each required open space
- 6) Parking master plan, including location and circulation pattern of all nonresidential and common parking areas
- 7) Signage master plan, including location, height and size of all freestanding signs
- 8) Landscaping plan, including location, overall dimensions and design approach to parking lot landscaping, screening, buffers and open spaces
- 9) Location and design of lighting facilities

C. Master Plan Narrative

- 1) Evidence that the proposal is compatible with the Comprehensive Plan
- 2) Evidence that the proposal meets the purpose for SD development and community objectives and description of community benefits to be achieved as described in §6.03
- 3) Prototype development plans and schedule to show lot sizes, setbacks, typical structure arrangements, access and parking provisions
- 4) Complete description of all normally required zoning and subdivision standards to be modified and proposed alternative standards

- 5) Description of community facilities to be provided, such as school sites, fire stations or recreation facilities, or statements on which existing facilities will be used by the proposed residents of the project
- 6) Proposed restrictive covenants including how any common open spaces and facilities are to be owned and maintained; design standards and method of implementation

A-4. Sign Permit Application Requirements

Plans and specifications for proposed signs must include the following:

- 4.1. Site plan of development site showing location of any freestanding sign(s) including any easements, public rights-of-way, property lines, buildings, sight distance triangles and other signs on the property;
- 4.2. Main or entrance façade including linear dimension;
- 4.3. Dimensions and elevations of all signs;
- 4.4. Dimensions and locations of any supporting structures;
- 4.5. Maximum and minimum height of sign, and any measurements of clearance distances when a sign is mounted above a pedestrian or vehicular area;
- 4.6. For illuminated signs, indicate type and placement of illumination;
- 4.7. Inventory of number, type, location, and display area of all existing signs on the same property and/or building on which the sign is to be located.

A-5. Site Plan Review Application Requirements

- 5.1. Site plans must be drawn on 36"x 48", and at a specified scale. *Information shown on drawings included in construction plan (e.g. grading plans, utility plans, etc.) will not be considered as meeting the requirement for a site plan submission. Required site plan details must be shown on the "site plan" drawing.*
- 5.2. Written Information:
 - A. Site plan name, property address and/or location.
 - B. General statement indicating the character of the use(s) proposed for the site. This includes information describing the size and/or intensity of the use, such as the number of employees at largest shift, seating capacity, number of students, number of hospital beds or lodging rooms, etc. All other relevant information not otherwise specified in this checklist must be provided in the General Statement, such as variances on the property, nonconforming status, etc.
 - C. Property owner's name, address and telephone number; and the designated project applicant or representative if other than the property owner.
 - D. Name, address, and telephone number of engineer, surveyor, architect, landscape architect and/or any other professional involved in design of the project. Include current license numbers.
 - E. Total size of the tract expressed in square feet and acres (to nearest tenth).
 - F. Zoning district assigned to the subject property.
 - G. Zoning and current land use of adjacent properties.
 - H. Number of residential units proposed.
 - I. Proposed nonresidential use(s) of building(s).

completely screened from views both external and internal to the site with the provision of a wall or solid fence, and they shall include a screening gate for access to the refuse containers. Walls or fencing used for screening shall be visually compatible with the materials and design of the corresponding building, and it shall be taller than the height of the refuse containers, but no taller than ten (10) feet.

- 3) Lighting. Freestanding lights shall not exceed sixteen (16) feet in height for all urban mixed use areas, including streets, parking and pedestrian areas. Fixtures shall be hooded or shielded to minimize light trespass, reduce glare and minimize visibility from adjacent properties. Fixtures shall not direct light onto adjacent properties
- 4) Street & Streetscape Design. The design of streets and their streetscapes, including driving lanes, on-street parking sidewalks, landscaping and other features, shall be governed by the street classification map and corresponding cross-section designs (See Pages VII-3 through VII-11).
- 5) Service Stations. Automobile service stations are conditional uses within specified urban mixed use districts. In addition to other conditions that might be applied, they must meet the following standards:
 - a) Pump Locations. Fuel pumps shall not be located between the associate building and the primary street. They shall be located behind the building and not readily visible from the primary street, although they may be visible from secondary streets in the case of corner lots.
 - b) Building Design. The service station building shall be designed to appear as a conventional retail building.
 - c) Canopies & Lighting. The ceiling of canopies above fuel pumps should be a maximum of fourteen (14) feet in height. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the ceiling of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to no more that 85 degrees from vertical.

11.5. EMPLOYMENT DISTRICTS (**Light Industrial Manufacturing and Working Riverfront**)

- A. Site Design Standards: Employment District. These site design standards shall apply to the following two districts within Northport's core city area: **Light Industrial Manufacturing** District and Working Riverfront District.
- B. Access and Parking
 - 1) Vehicular Access. No more than one (1) driveway shall be allowed per property unless: 1) the parking lot's size and peak-hour traffic projections warrant a second driveway, or 2) employee access and truck access must be separate.
 - 2) Driveway Widths.
 - a) Driveways Not Intended for Truck Access: Driveway widths shall not exceed twelve (12) feet for single-lane driveways or twenty-four (24) feet for two-lane driveways, or thirty-six (36) feet for three-lane driveways. No driveways may have more than three (3) lanes at their point of intersection with the street.
 - b) Driveways Intended for Truck Access: Driveway widths shall not exceed twenty-four (24) feet in total, regardless of the number of driving lanes.
 - 3) Parking Design.

the purposes of this provision. Such fences shall also be completely screened by landscaping on a year-round basis if visible from: 1) a street, 2) an adjacent property if such property is non-industrial (current use or zoning), or 3) the river.

- G. Duplicative Screening/Buffering Requirements. When the circumstances of a property trigger more than one screening/buffering requirement along a particular property line; (i.e. parking lot screening, property buffering, outdoor storage screening and/or fence screening), the most intensive of the individual requirements shall be required.
- H. Lighting. Freestanding lights shall not exceed twenty (20) feet in height for all areas, including streets, parking and pedestrian areas. Fixtures shall be hooded or shielded to minimize light trespass, reduce glare and minimize visibility from adjacent properties. Fixtures shall not direct light onto adjacent properties.
- I. Street and Streetscape Design. The design of streets and their streetscapes, including driving lanes, on-street parking sidewalks, landscaping and other features, shall be governed by the street classification map and corresponding cross-section designs (See Pages VII-3 through VII-11).
- J. Service Stations. Automobile services stations that abut non-industrial property (current use or zoning), even when separated by a street, must meet the following standards:
 - 1) Canopies. The ceiling of canopies above fuel pumps should be a maximum of fourteen (14) feet in height.
 - 2) Lighting. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the ceiling of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical.

11.6. Light Industrial Manufacturing District

It is the intent of this district to accommodate the efficient operation of light industrial uses that contribute to the local economy, while mitigating any potential negative impacts to surrounding areas.

- A. Land Uses
 - 1) Permitted Principal Uses: All uses permitted within the City's M-1 Industrial district.
 - 2) Permitted Accessory Uses: Accessory uses are permitted when meeting each of the following standards:
 - a) Accessory use is customarily accessory, clearly incidental and subordinate to permitted principal uses;
 - b) Accessory use is wholly located on the same lot as the permitted principal use or on a contiguous lot in the same ownership; and
 - c) The use does not involve operations not in keeping with the character of the area.
- B. Negative Impacts. Impacts such as noise, glare, vibrations, smoke, and air pollution shall not occur beyond the boundaries of the property to an extent to be deemed a significant nuisance to neighboring properties.
- C. Building Scale and Placement