

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 14, 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. March 10, 2026
- 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-26-7 Northport Shore** - TTL, Inc. is requesting master subdivision plan approval for approximately 200 acres for the property located south of 5<sup>th</sup> Street and west of Alabama Southern Railroad.
  - B. **SP-26-3 Northport Shore Hotel** - TTL, Inc. is requesting conditional use approval for upper story dwellings in a Recreational zone for the property located south and west of 300 River Run Park South.
  - C. **S-26-8 Lots 56 & 57 Leland Subdivision** - Gordon Gregory is requesting preliminary plat approval for approximately 1.0 acre located at 4905 Leland Drive.
  - D. **S-26-9 River Run Retreat** - Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.26 acres located east of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street.
  - E. **S-26-10 Resurvey Lots 13 & 14 HM Chism** - Cabaniss Engineering is requesting preliminary plat approval for approximately 0.45 acres located at 2410 22nd Street.
  - F. **AMD-26-2 City of Northport** - The City of Northport is requesting 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, MARCH 10, 2026**

The Planning and Zoning Commission met in a regular session at 6:07 p.m. on Tuesday, March 10, 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. David Kemp, Mr. Roland Lewis, Mr. Clay Randolph, and Mr. Kevin Turner. Absent and failed to vote: Mr. Martin Houston, Mrs. Tracy Kelly, and Mr. Jason Ward. Staff present were Mr. Shaun Patten, Zoning Administrator, Mr. J. R. Krebs, Assistant City Attorney, Mr. Brad Matthews, Assistant City Engineer and Ms. 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 Ms. Turner** to approve the minutes of the regular meeting minutes for February 10, 2026. **Seconded by Ms. Dykes.** Voice vote was given. **Motion Carried.**

**Verification of No Conflict of Interest**

**Verification of Proper Notification** – Yes

**Disclosure of Ex Parte Communication** – None

**Old Business**

- A. **S-26-6 Forest Glen, Ninth Section** – Builders Group Development, LLC is requesting preliminary plat approval for approximately 26.3 acres located west of Prince William Way and Arbor Oaks Road.

Ms. Mullins introduced the case. 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. They are asking for waivers for maximum cul-de-sac length, stub streets, typical roadway section, double frontage lots, maximum lot depth and setbacks.

Mr. Matthews addressed the waivers individually.

Brock Corder (1307 25<sup>th</sup> Avenue, Tuscaloosa) presented the case and addressed the concerns for the maintenance of the detention pond and the HOA. Mr. Corder stated that the board wants to bring into current HOA, it will be up for vote at the annual meeting and if it fails a new HOA will be formed. Mr. Corder stated that the detention areas will be maintained by the HOA. Mr. Corder presented a new document for the double frontage lots, this document shows restriction for lots 150-154 only accessing from Merlot Circle. Mr. Corder

also noted they will increase rear setback on the Mercan Drive side to 40' from 20'. Mr. Corder stated they are proposing to match the consistency of the existing sidewalks. Mr. Turner asked if increasing the setbacks would increase the depth a fence would be placed also. Mr. Corder stated that he doesn't see a fence going down the hill, they can place that restriction on the plat as well. Mr. Chandler asked if those homeowners would still be required to maintain that area since it is still their property. Mr. Corder stated that was correct. Ms. Dykes asked how many houses would have two front yards. Mr. Corder stated five lots would have two front yards. Mr. Corder stated that they will donate \$30,000 to the existing HOA so that they can build an amenity of their choice, that is commercial grade. Mr. Lewis asked if the northern detention pond would have access without going through the lot. Chris Crawford with TTL) came up to the podium and stated that they would look at creating road access between lots 130 and 131. Mr. Chandler asked if that would be a designated road that would be constructed. Mr. Corder stated it would be a path to get equipment there maintained by the HOA. Ms. Dykes asked if this does not pass tonight, the previous approved master plan would still be valid. Mr. Matthews stated that if for some reason this does not pass tonight, the previous master plan would still continue to be valid. Mr. Patten stated that is correct, the property owner would still have to bring a preliminary plat forward that matches the approved master plan and the waivers would be voted on with the plat. Mr. Randolph asked Mr. Patten on these double frontage lots if 4' would be the maximum fence height. Mr. Patten stated that was correct.

Chairman Lewis opened the floor for public hearing.

Debbie Bawgus (14024 Prince William Way) – concerns about clear cutting & tree buffer

Public hearing was closed.

Mr. Corder stated that there are some lots on Prince William Way where some trees will be left behind and there are some others where there will not be any trees left behind and they will be fixing some of the erosion problems that some lots already have. Ms. Dykes asked Mr. Matthews if removing some of the trees will make the erosion worse. Mr. Matthews stated that speaking from a high level the existing vegetation is usually going to protect erosion that does not necessarily mean that this is feasible because their proposed slopes could go up to the existing property line and also would point out they would be required to restabilize anything that they do disturb during construction. Mr. Patten stated that there were a number of things that were discussed that would not be binding unless they were included in the motion, specifically access restriction, 40' setback, and commercial grade amenities.

**Motion by Mr. Turner** to approve the Forest Glen Master Plan revision to include the following waivers: Maximum Cul-de-sac Length, Stub Streets, Typical Roadway Section, Double Frontage Lots, Maximum Lot Depth, and Setbacks with the condition that lots 150-154 will be denied direct access to Mercan Drive, lots 150-154 will have the setback along Mercan Drive increased to 40' and that the amenities in the open space be commercial grade quality or higher. **Seconded by Mr. Chandler.** Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Randolph – Yes. **Motion Carried.**

### **New Business**

None

### **COMMITTEE REPORTS**

**OTHER AND MISCELLANEOUS BUSINESS**

**ADJOURNMENT – Motion by Mr. Lewis. Seconded by Mr.**

Meeting was adjourned at 6:42 PM.

ATTEST:

\_\_\_\_\_  
Roland Lewis, Chairman

\_\_\_\_\_  
Julie Ramm, Secretary

**City of Northport**  
**Planning and Zoning Commission – April 14, 2026**  
**Staff Report**

**Case:** S-26-7 Northport Shore

**Applicant:** TTL, Inc.

**Location:** South of 5<sup>th</sup> Street and west of Alabama Southern Railroad

**Request:** Master Plan

TTL, Inc. is requesting master plan approval for the Northport Shore Subdivision located south of 5<sup>th</sup> Street and west of Alabama Southern Railroad. The proposed master plan contains 3 phases which total approximately 200 acres.

The proposed master plan includes the following waiver requests:

- **Final Plat Procedure** - A waiver has been requested for final plat procedures. This would allow the final plat to be signed prior to construction of sidewalks on 5th Street and a short portion of River Run Park South. The required improvements are part of an existing, funded City project.
- **Stub Streets** - A waiver has been requested for a stub street serving the USACE property to the west. This property lies almost completely within the 100-year flood zone, and is much lower than the subject property, making development of this property unfeasible. A waiver has been requested for a stub street serving the properties adjacent to Lot 7. The adjacent properties have existing public street frontage.
- **Half-street Improvements on Fifth Street** - A waiver has been requested for half-street improvements on 5th Street. Curb and gutter would be required on the petitioner's side of the street. The drainage has been studied for the City's planned 5th Street project, and the project engineer has recommended against installing curb and gutter to maintain the natural drainage pattern of sheet flow leaving the roadway. Maintaining the existing drainage pattern would eliminate creation of point flow discharges that potentially cause erosive conditions in the flood zone.
- **Half-street improvements, Sidewalks, and R.O.W. on Twenty-Fifth Avenue** - A waiver of half street improvements, sidewalks, and right-of-way has being requested for 25th Avenue. 25th Avenue is an existing unimproved ROW. No development is proposed in this portion of the master plan at this time.
- **Typical Street Section** – A waiver has been requested for typical street section on River Run Park South. This roadway has already been constructed as part of the development

of River Run Park. Since on-street parking is not allowed along River Run Park South, It was constructed with a narrower section for traffic calming purposes.

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.

# City of Northport Planning Commission

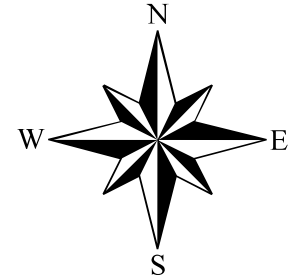
## Master Plan Revision

### Zoning

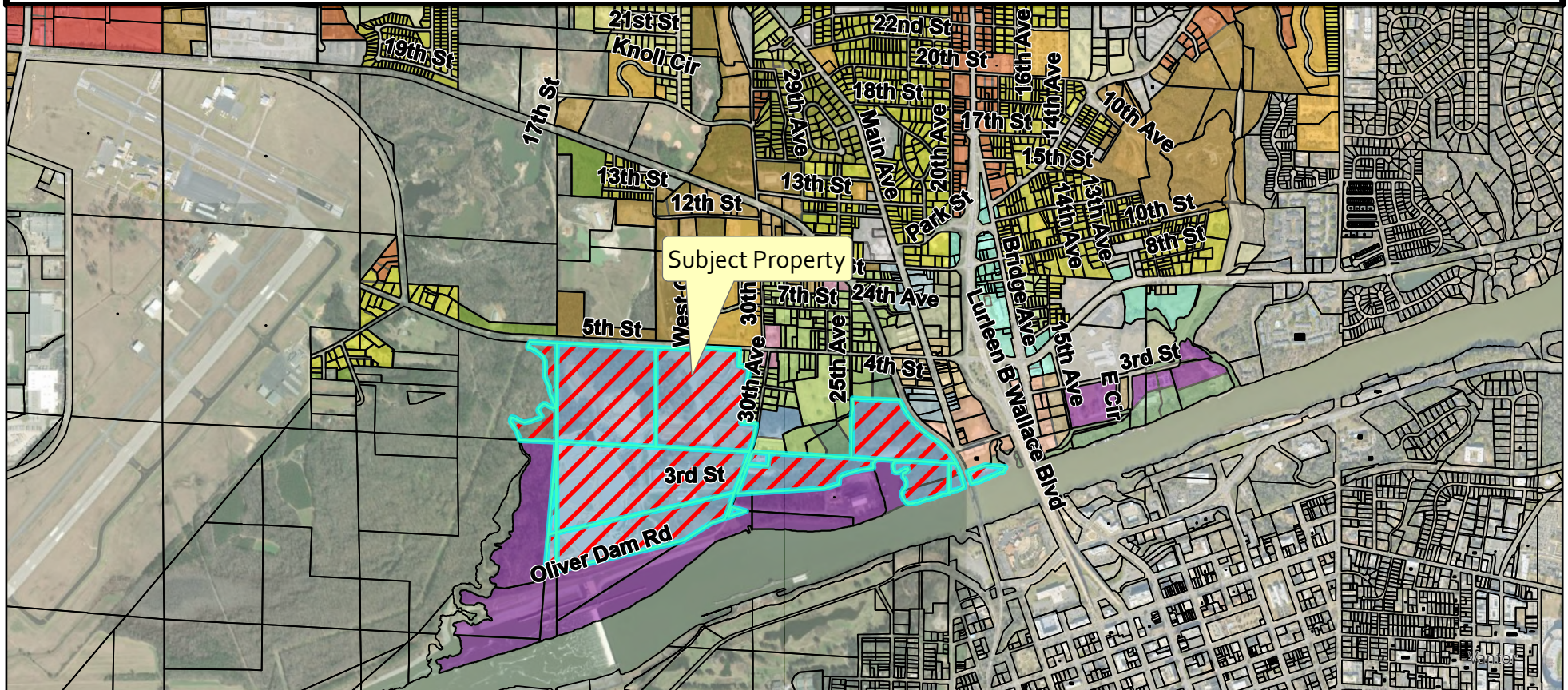
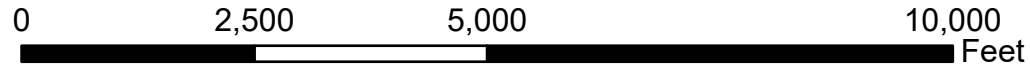
- Agriculture
- Conservation
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Historic Downtown Core
- Historic Neighborhood
- Light Industrial

- Multi-Family Housing
- Mobile Home Park
- Neighborhood Center
- New Urban Neighborhood
- Office and Institutional
- Residential/Commercial/Institutional
- Recreational
- Residential Multi-Family
- Special District

- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Urban Mixed-Use
- Working Riverfront
- Parcels
- Subject Property



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# City of Northport Planning Commission

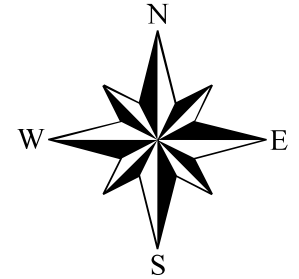
## Master Plan Revision

### Future Land Use

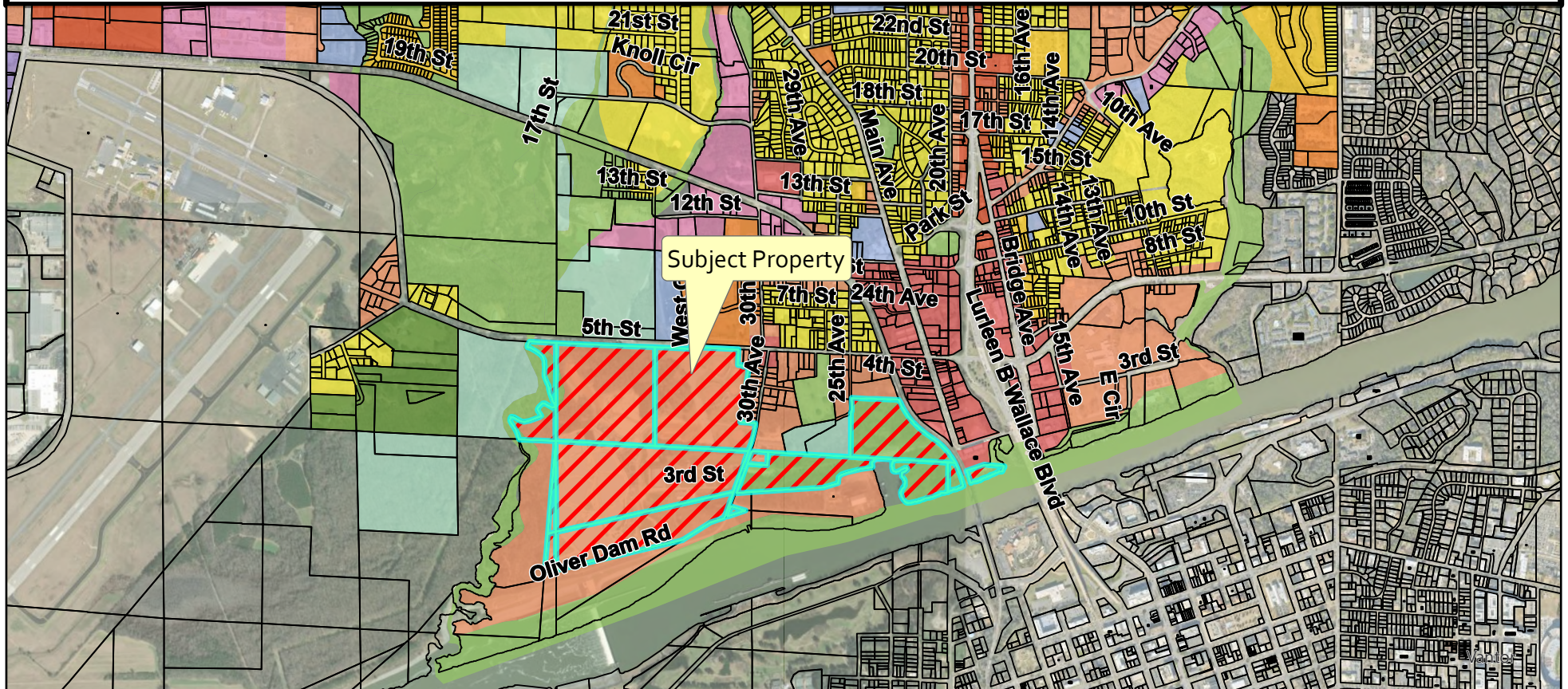
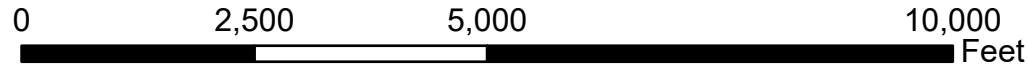
- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use

- Limited Mixed-Use
- Multifamily Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Industrial
- Office-Trades Mix
- Institutional

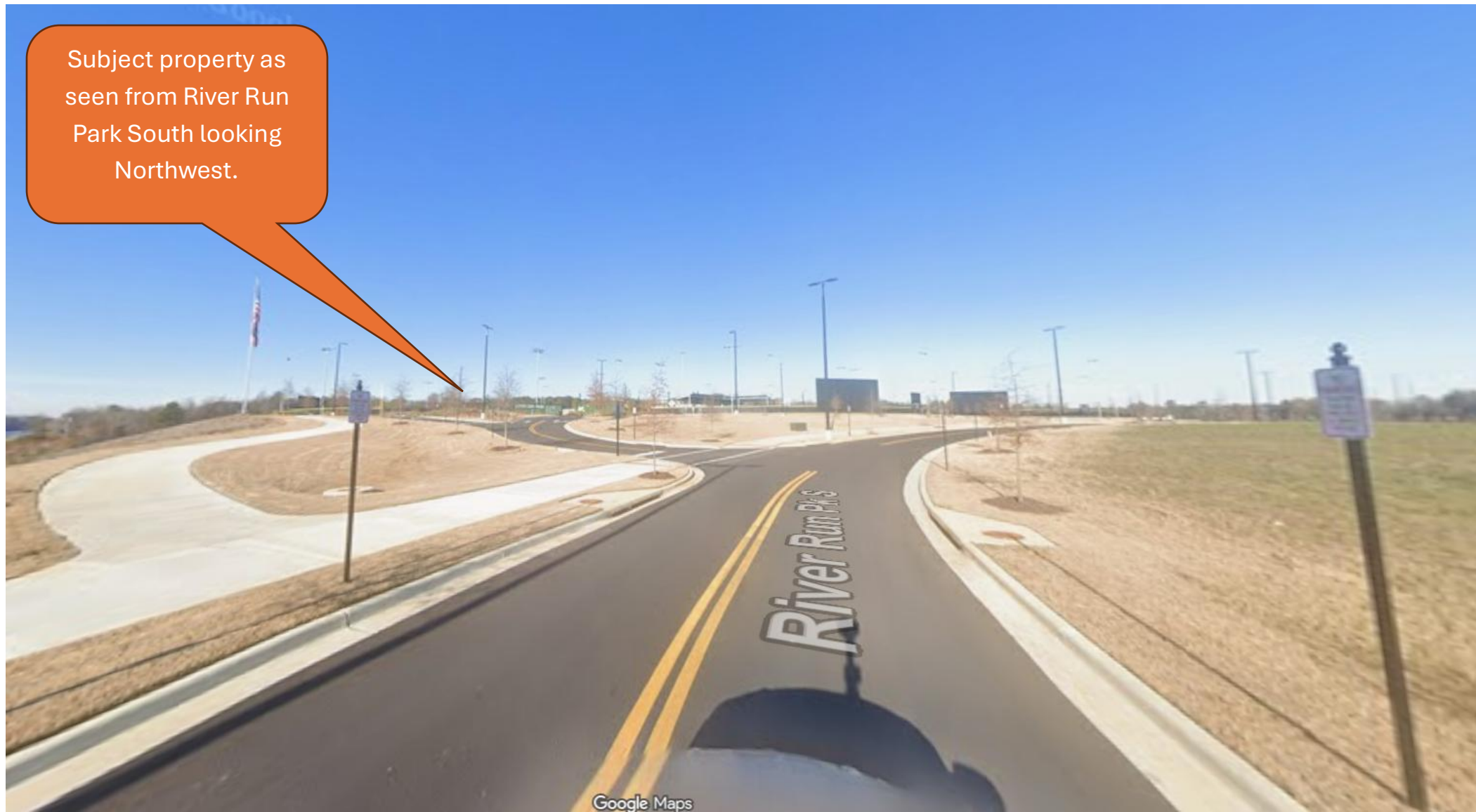
- Utilities
- Parcels
- Subject Property

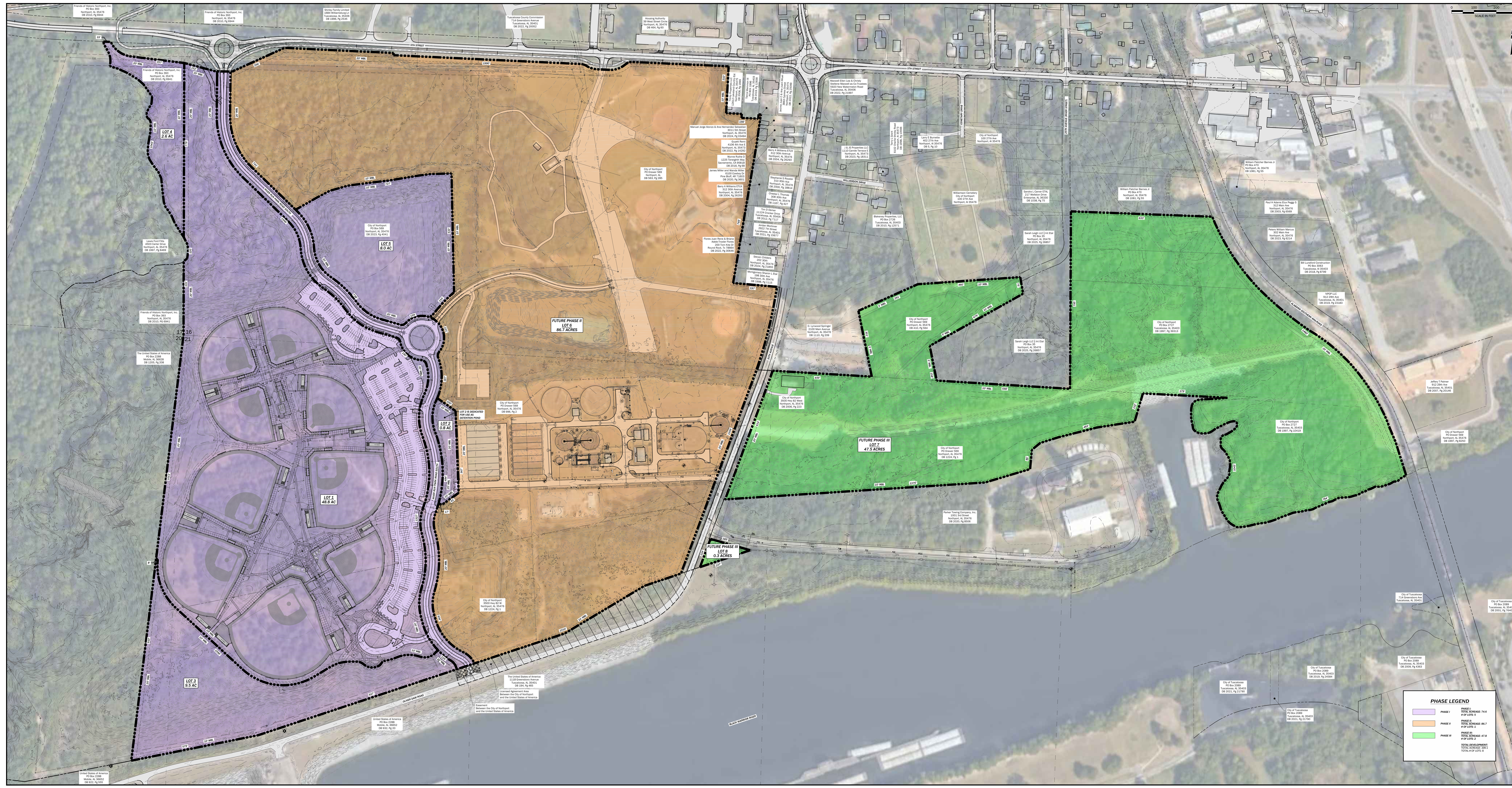


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Subject property as  
seen from River Run  
Park South looking  
Northwest.





**PHASE LEGEND**

Color	Phase	Total Acreage	# of Lots
Purple	Phase I	74.6	4 of Lots 1-5
Orange	Phase II	86.7	1 of Lot 6
Green	Phase III	47.8	2 of Lots 7-8
<b>TOTAL DEVELOPMENT</b>		<b>209.1</b>	<b>TOTAL # OF LOTS: 7</b>





**City of Northport**  
**Planning and Zoning Commission – April 14, 2026**  
**Staff Report**

**Case:** SP-26-3 Northport Shore Hotel

**Applicant:** TTL, Inc.

**Location:** South and west of 300 River Run Park South

**Request:** Conditional Use

TTL, Inc. is requesting conditional use approval for upper story dwellings in a Recreational Zone (REC) for the property located south and west of 300 River Run Park South. The proposed development would include a hotel with 144 rooms with an additional 54 hotel rooms that could be converted into 18 condominium units, for a total of 198 bedrooms.

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. An example of conditions the commission may wish to consider attaching to this recommendation could include:

- **Maximum number of units** – The Commission could consider attaching a requirement that this development be limited to a maximum of 18 condominium units.

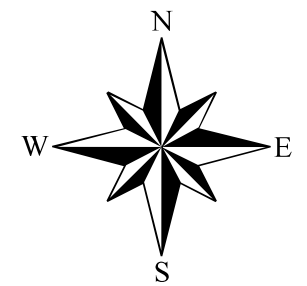
The future land use plan contained within Northport Compass depicts this property as Limited Mixed Use. This request is not in conflict with the comprehensive plan.

The site currently consists of a vacant lot zoned Recreational (REC). It is surrounded to the north and east by outdoor recreation zoned Recreational (REC); to the south by Oliver Lock and Dam zoned Working Riverfront (WR); and to the west by undeveloped land zoned Working Riverfront (WR).

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

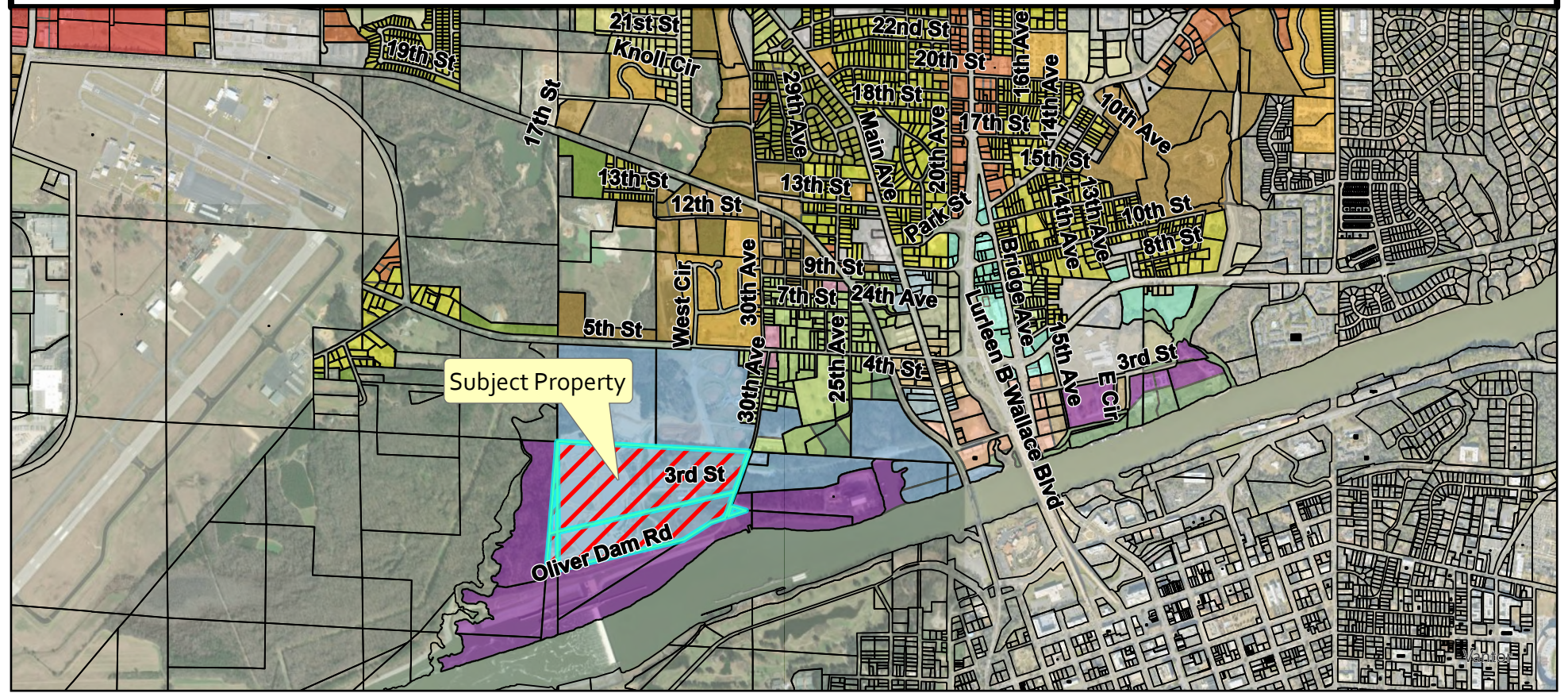
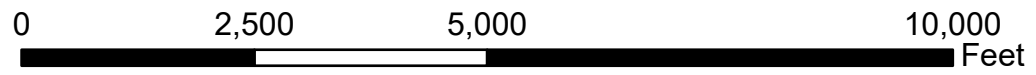
# City of Northport Planning Commission

## Conditional Use



- |                         |                                      |                               |
|-------------------------|--------------------------------------|-------------------------------|
| <b>Zoning</b>           | Multi-Family Housing                 | Residential Single-Family - 1 |
| Agriculture             | Mobile Home Park                     | Residential Single-Family - 2 |
| Conservation            | Neighborhood Center                  | Residential Single-Family - 3 |
| Neighborhood Commercial | New Urban Neighborhood               | Residential Single-Family - 4 |
| General Commercial      | Office and Institutional             | Suburban Mixed-Use            |
| Commercial Highway      | Residential/Commercial/Institutional | Urban Mixed-Use               |
| Historic Downtown Core  | Recreational                         | Working Riverfront            |
| Historic Neighborhood   | Residential Multi-Family             | Parcels                       |
| Light Industrial        | Special District                     | Parcels selection             |

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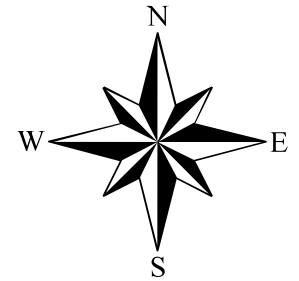
# City of Northport Planning Commission

## Conditional Use

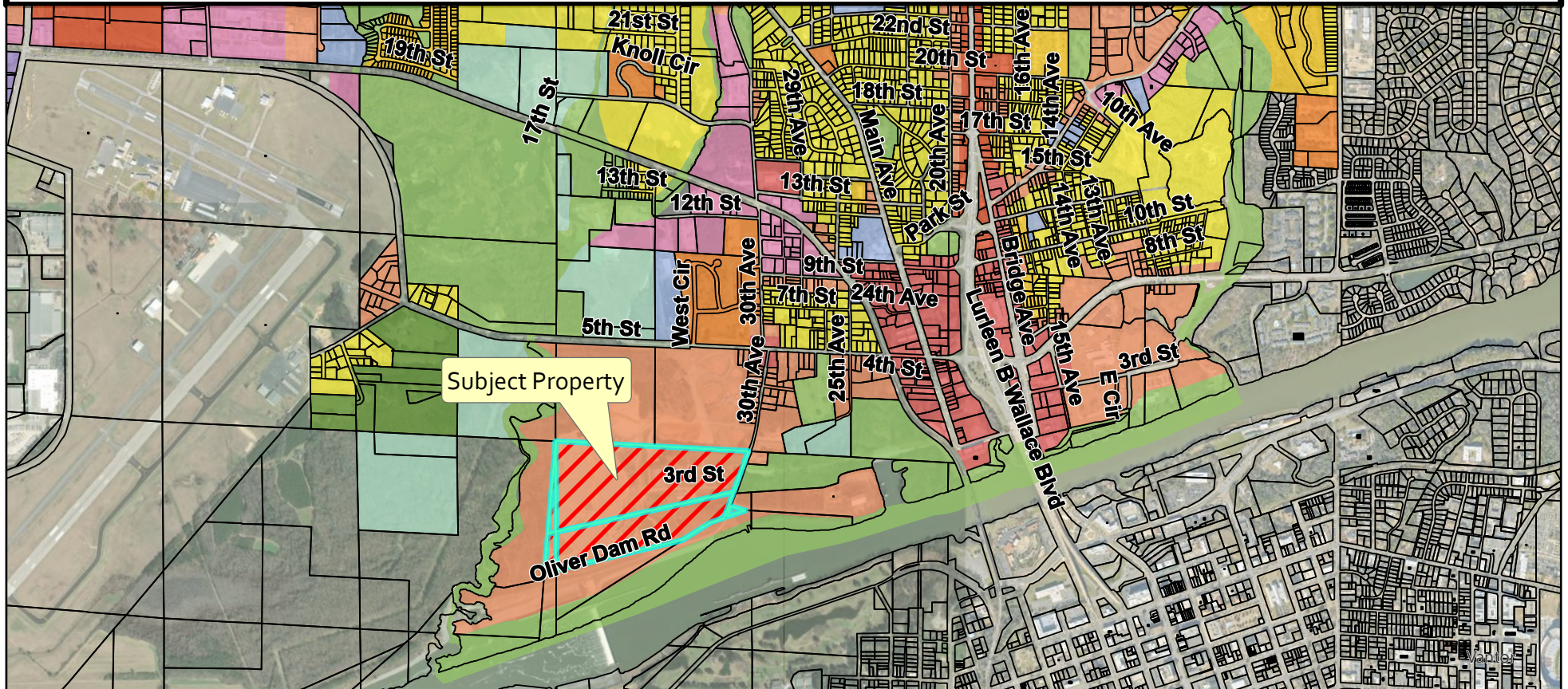
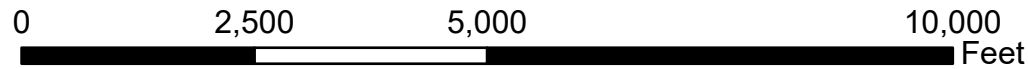
### Future Land Use

- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use

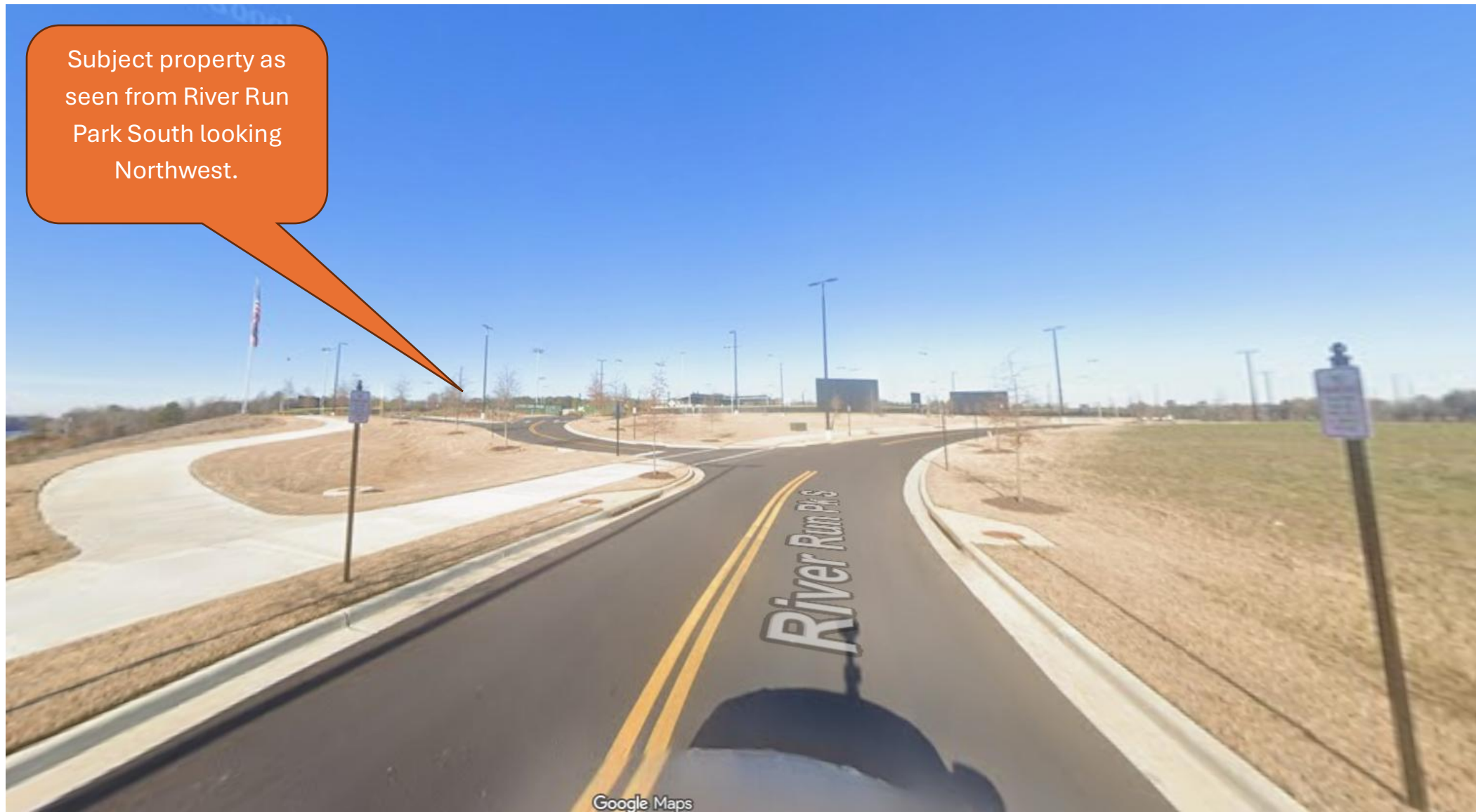
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Industrial
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Parcels selection



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Subject property as  
seen from River Run  
Park South looking  
Northwest.





**City of Northport**  
**Planning and Zoning Commission – April 14, 2026**  
**Staff Report**

**Case:** S-26-8 Lots 56 & 57 Leland Subdivision

**Applicant:** Gordon Gregory

**Location:** 4905 Leland Drive

**Request:** Preliminary Plat

Gordon Gregory is requesting preliminary plat approval for approximately 1 acre for the property located at 4905 Leland Drive. The property is currently remnants of 2 separate lots, and the requested subdivision would divide the properties into 2 lots.

The following waivers are requested with this plat:

- **Half-Street Improvements** - A waiver has been requested for half-street improvements. The existing street is 20' wide, and there is no existing curb and gutter in the area.
- **Right-of-way Dedication** - A waiver has been requested for ROW Dedication on Leland Drive. The ROW is currently 50 feet, while the regulations require 55 feet. This waiver request, if approved, would eliminate an additional 2.5 feet of ROW dedication from the petitioner's side of the street.
- **Capped Sewer** - A waiver has been requested for capped sewer construction. Per the petitioner, connection to public sewer is not feasible. City of Northport Code Sec. 74-75 would not require connection to sewer would since there is no public sewer within 250 feet. In the opinion of the City Engineer, this request is consistent with the intent of subdivision regulation 8.01.01, which does not require construction of sewer infrastructure where no new roadways are being created and no future street cuts would be prevented by installation of laterals at the time of subdivision.
- **Sidewalks** - A waiver has been requested for sidewalk construction on Leland Drive. 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 Leland Drive.

The current property consists of a single-family residence on portions of two lots zoned Residential Single-Family (RS-1). It is surrounded to the north by a single-family residence zoned Residential Single-Family (RS-1); to the east by a single-family residence zoned General Commercial (C-3); to the south by an undeveloped lot zoned Residential Single-Family (RS-1); and to the west across Leland Drive by single-family residential zoned Residential Single-Family (RS-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.

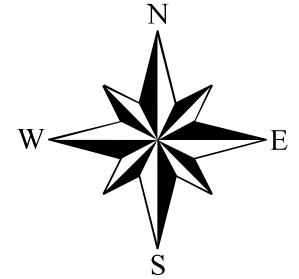
# City of Northport Planning Commission

## Preliminary Plat

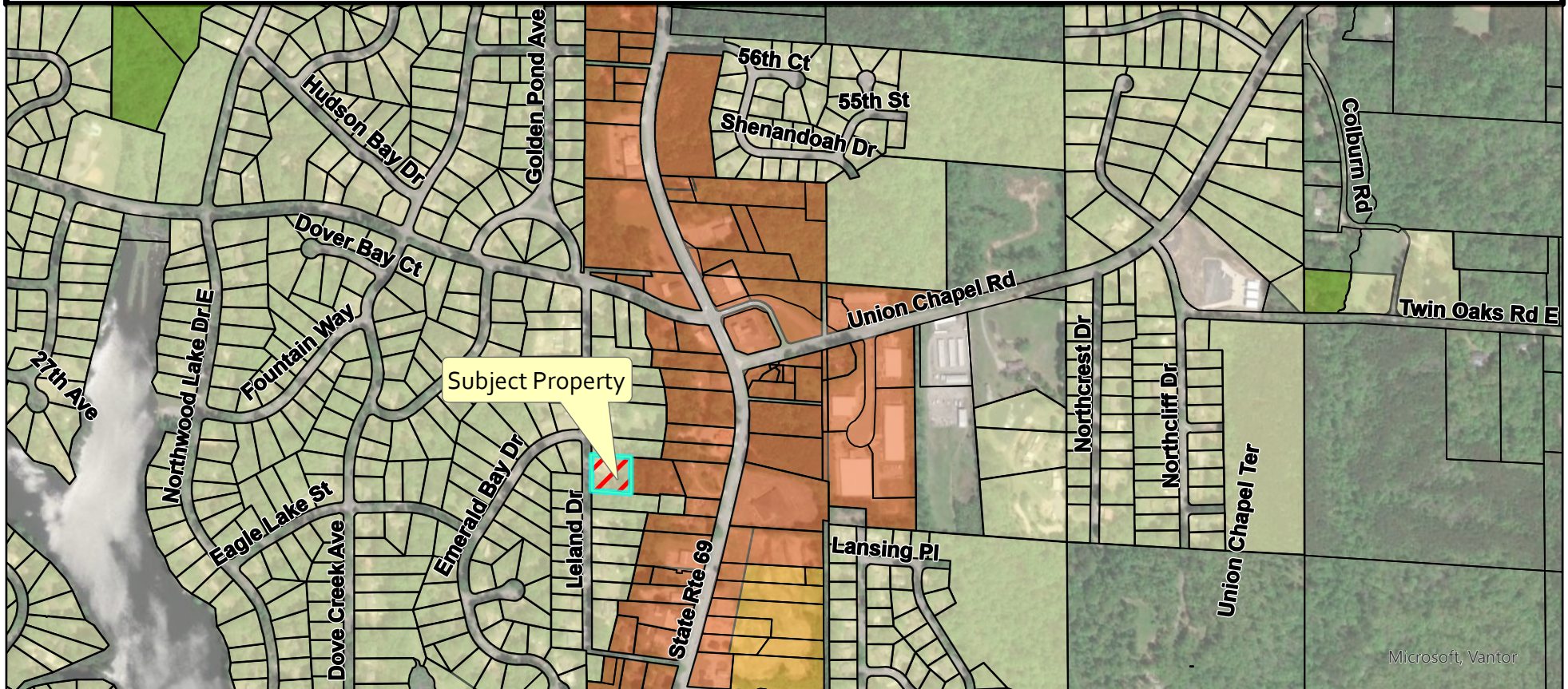
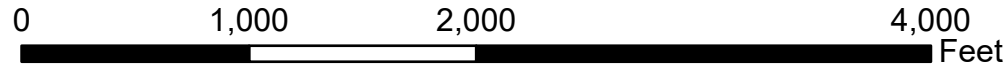
### Zoning

- Agriculture
- General Commercial
- Residential Multi-Family
- Special District
- Residential Single-Family - 1

- Parcels
- Subject Property



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Microsoft, Vantor

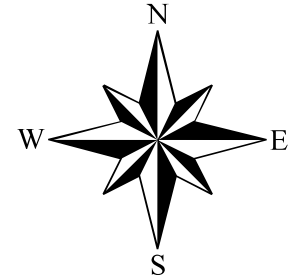
# City of Northport Planning Commission

## Preliminary Plat

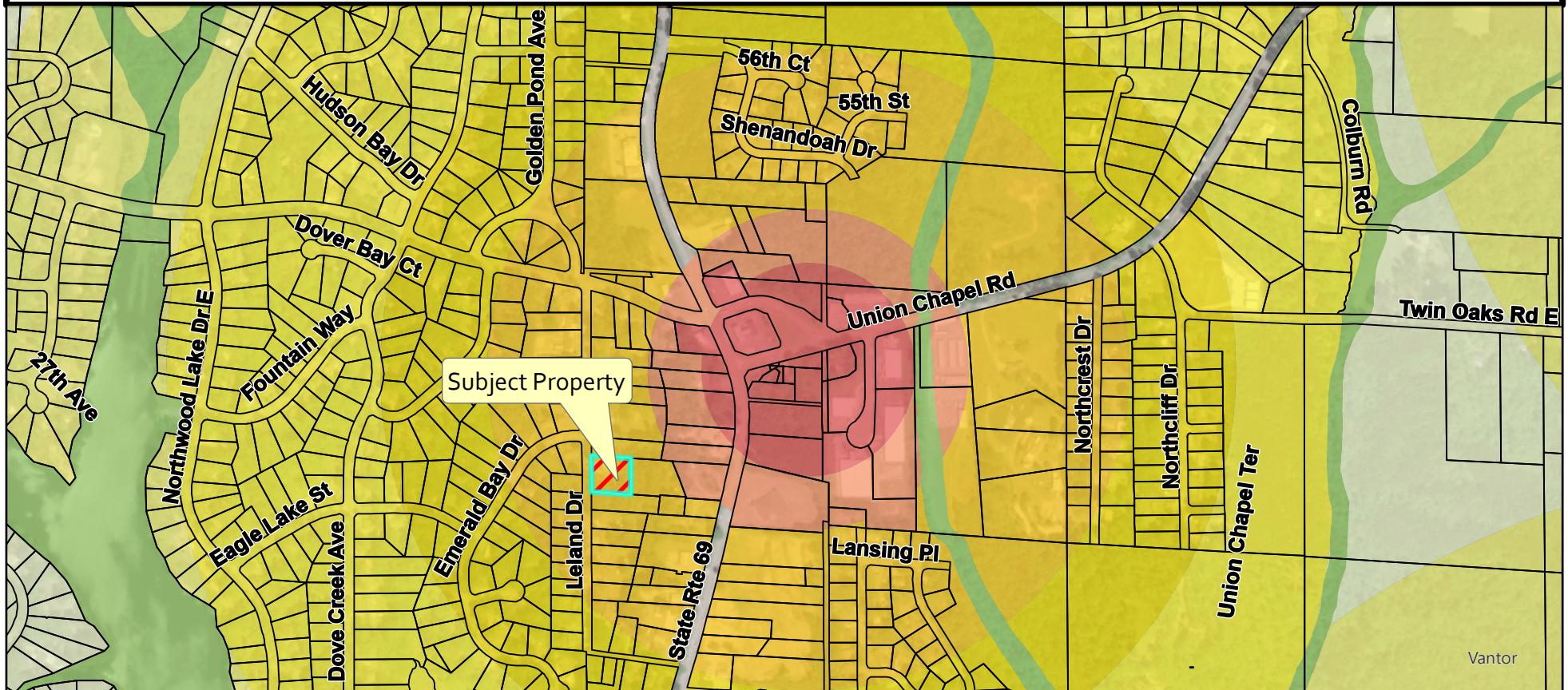
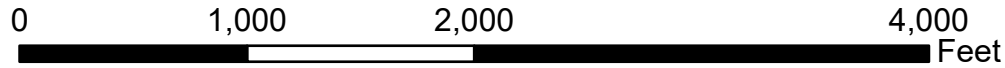
### Future Land Use

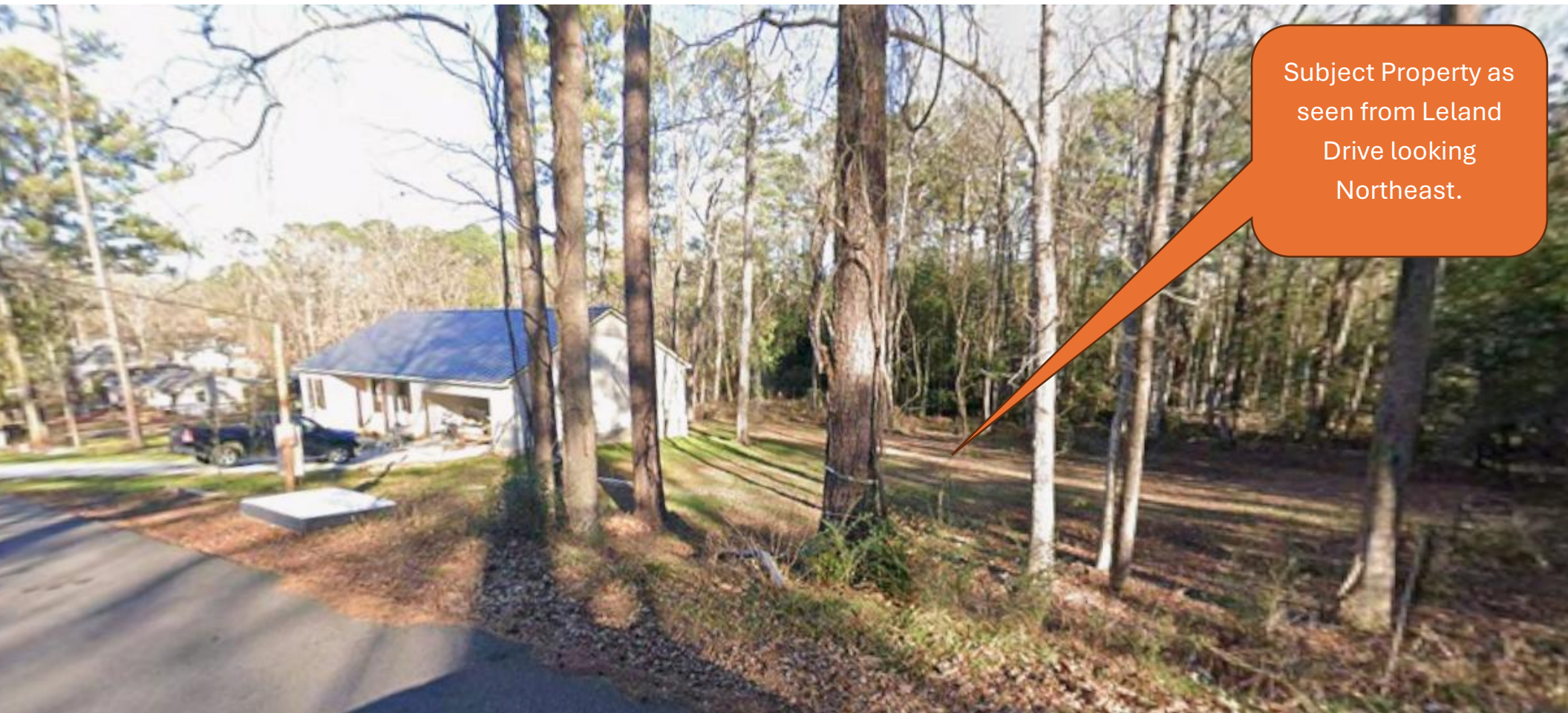
- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition

- Low Density Residential
- Parcels
- Subject Property



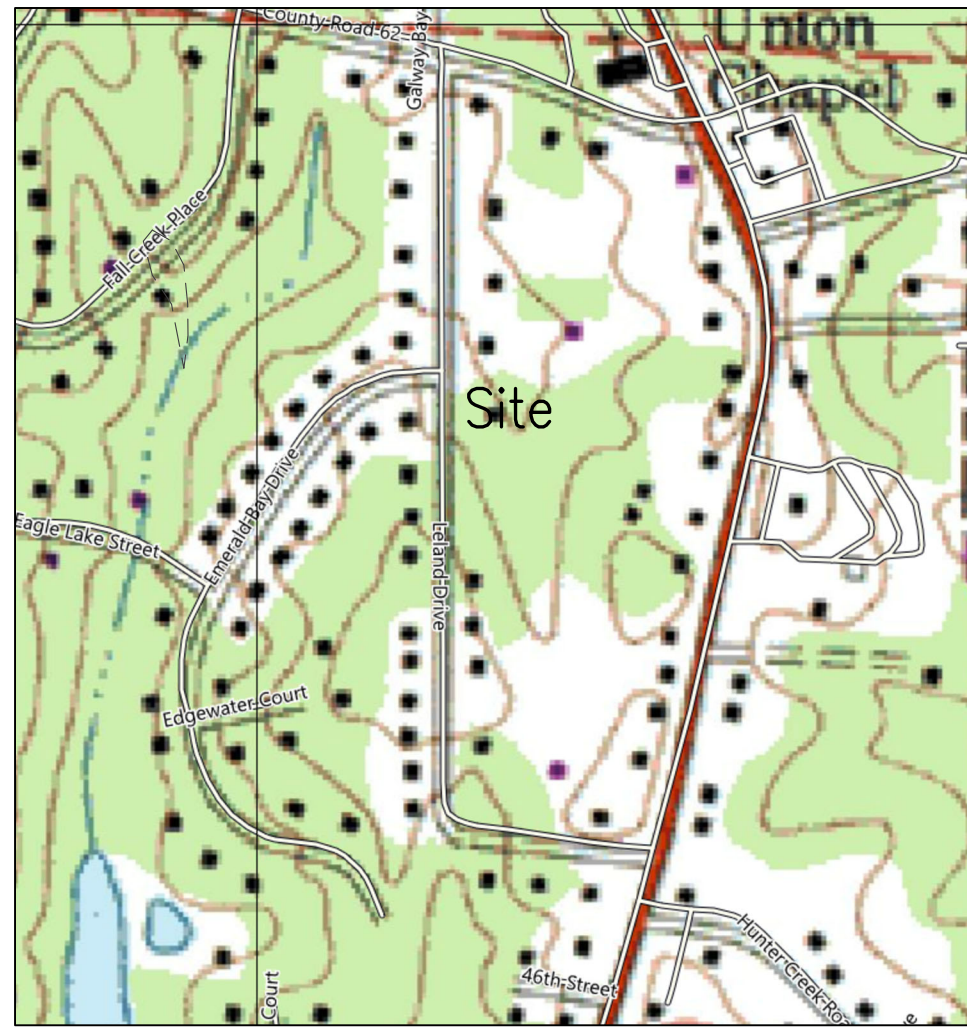
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Subject Property as  
seen from Leland  
Drive looking  
Northeast.

N  
SPC-AL WEST  
GRID NORTH



Vicinity Map  
(NOT TO SCALE)

LOT 39

BRANDON M. SNEED  
1166 TAYLORWOOD CIRCLE  
TUSCALOOSA, AL 35405

ADDRESS	DISTANCE TO RIGHT-OF-WAY
#5001 LELAND DRIVE	93.4 feet
#5005 LELAND DRIVE	65.1 feet
#4904 LELAND DRIVE	37.6 feet
#4813 LELAND DRIVE	33.0 feet
#4809 LELAND DRIVE	35.6 feet
#4805 LELAND DRIVE	41.2 feet
#4810 LELAND DRIVE	40.1 feet
#4806 LELAND DRIVE	37.8 feet

VIRGINIA R. RHODEN  
4904 LELAND DRIVE  
NORTHPORT, AL 35473

LOT 40

OWNERS INFORMATION: GORDON GREGORY  
2406 5TH STREET  
NORTHPORT, AL 35476

NORTHWOOD NO. 10  
P.B. 9, P. 78

ACREAGE OWNED: 1.00 ACRE±  
ACREAGE TO BE SUBDIVIDED: 1.00 ACRE±

NOTES:

1. The property shown hereon is currently zoned RS1 by the City of Northport and subject to the following setbacks:

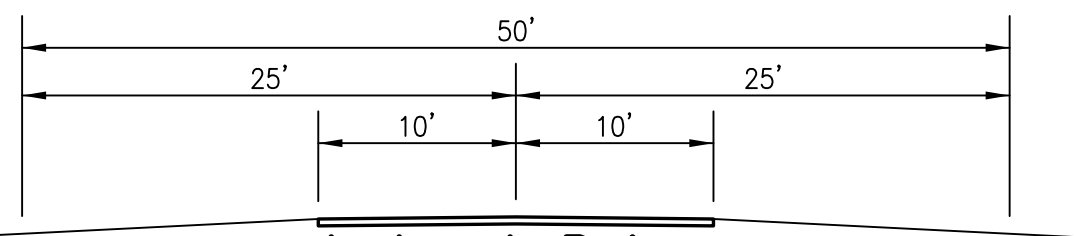
- Front: 40 Feet
- Rear: 50 Feet
- Side: 14 Feet

LOT 41

2. The property shown hereon does not lie in a special flood hazard area for the City of Northport (010202).

VARIANCE REQUESTED

1. Half Street Improvements
2. 2.5' Right-of-Way Dedication
3. Capped Sewer
4. Sidewalks



Leland Drive  
(NOT TO SCALE) (NO IMPROVEMENTS PROPOSED)

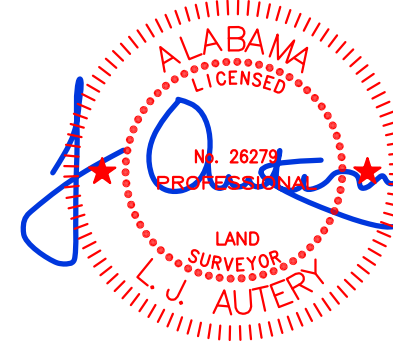
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**AUTERY LAND SURVEYING, LLC**  
SURVEYING & ENGINEERING

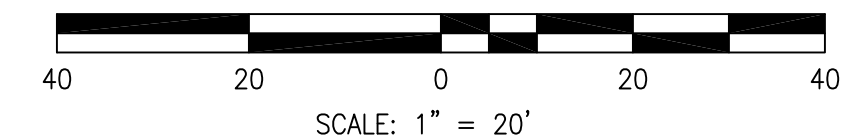
PHONE: (334) 874-8445  
PHONE: (205) 333-2477  
3531 18th AVENUE NE  
TUSCALOOSA, AL 35406

DATE SURVEYED: 01/07/2026  
DATE COMPLETED: 02/23/2026  
JOB NUMBER: RESURVEY LOTS 56&57  
EMAIL: jautery@alsurvey.com

SOURCE OF TITLE: D.B. 2024, P. 21582  
SHEET 1 OF 1  
DRAWN BY: J. AUTERY  
WEBSITE: www.alsurvey.com

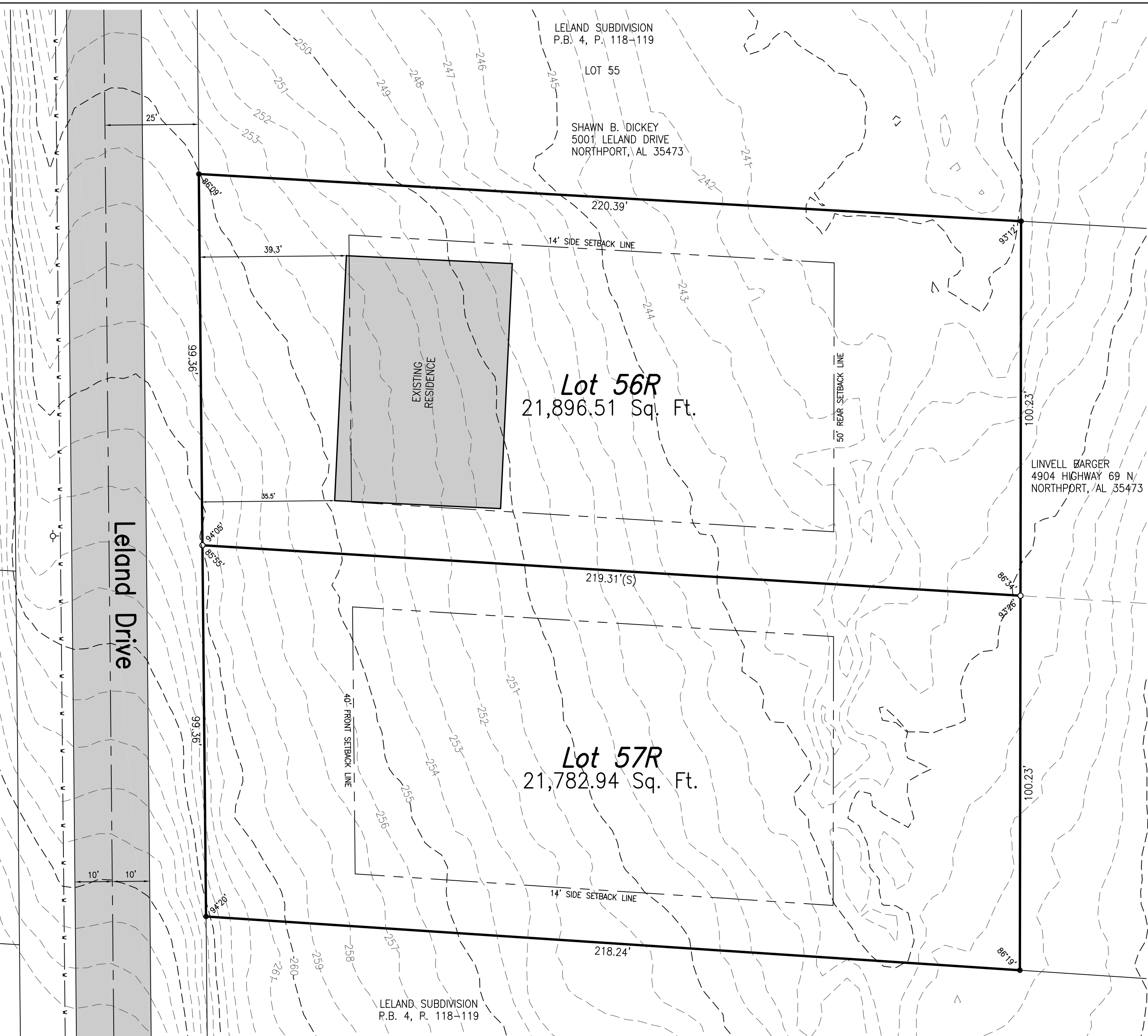


BOBBIE SANDERSON  
4900 1/2 HIGHWAY 69 N  
NORTHPORT, AL 35473



LOT 58

**PRELIMINARY PLAT**  
**RESURVEY OF A PORTION OF**  
**LOTS 56 & 57 LELAND**  
**SUBDIVISION**



LELAND SUBDIVISION  
P.B. 4, P. 118-119  
LOT 55  
SHAWN B. DICKEY  
5001 LELAND DRIVE  
NORTHPORT, AL 35473

LINVELL BARGER  
4904 HIGHWAY 69 N  
NORTHPORT, AL 35473

**City of Northport**  
**Planning and Zoning Commission –April 14, 2026**  
**Staff Report**

**Case:** S-26-9 River Run Retreat  
**Applicant:** Duncan, Coker and Associates  
**Location:** East of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street  
**Request:** Preliminary Plat

*This is a rehearing of case S-26-2 from the January 13, 2026 PZC meeting. This plat was approved as shown in that case, with the exception that a waiver for capped sewer has now been added.*

Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.26 acres for the property located east of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Avenue. The property is currently 6 separate lots, and the requested subdivision would divide 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 30<sup>th</sup> Avenue or 18<sup>th</sup> Street. Sidewalks are not proposed in the City’s Comprehensive Plan or the MPO’s Bicycle and Pedestrian Plan.
- **Right-of-way Dedication** - A waiver has been requested for partial ROW Dedication on 30<sup>th</sup> Avenue. 30<sup>th</sup> Avenue is a collector, which requires 80 feet of ROW. The ROW is currently 40 feet (20 feet on petitioner's side of center line). The petitioner proposes to dedicate 10 feet of ROW. This waiver request, if approved, would eliminate an additional 10 feet of ROW dedication from the petitioner's side of center line.
- **Half-street Improvements** - A waiver has been requested for half-street improvements. Curb and gutter already exists on both roadways. The existing paving width is approximately 22 feet on 18<sup>th</sup> Street, and approximately 23 feet on 30<sup>th</sup> Avenue. Both roadways are wide enough to allow safe and efficient traffic operations, but do not meet the required widths to accommodate on-street parking. Per the petitioner, the widening would require extensive drainage work.
- **Capped Sewer** - A waiver has been requested for capped sewer construction. Per the petitioner, connection to the sewer would require an extension of a sewer main, or for an easement to be provided by an adjacent property owner. In the opinion of the City Engineer, this request is consistent with the intent of subdivision regulation 8.01.01, which does not require construction of sewer infrastructure where no new roadways are being created and no future street cuts would be prevented by installation of laterals at the time of subdivision. A waiver of capped sewer by the PZC would not constitute a waiver of City of Northport Code

Sec. 74-75, which would require connection to sewer that is within 250 feet if that is found to be feasible by the Utilities Department. If applicable, such a connection would be required at the time of development but not prior to final plat.


















The current property consists of 6 undeveloped lots zoned General Commercial (C-3). It is surrounded to the north, east, and south by single-family residential zoned "Special District", and to the west across 30<sup>th</sup> Avenue by a manufacturing facility zoned "Limited Manufacturing" (M-1).

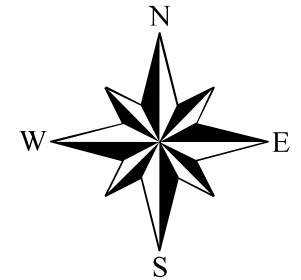
Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

# City of Northport Planning Commission

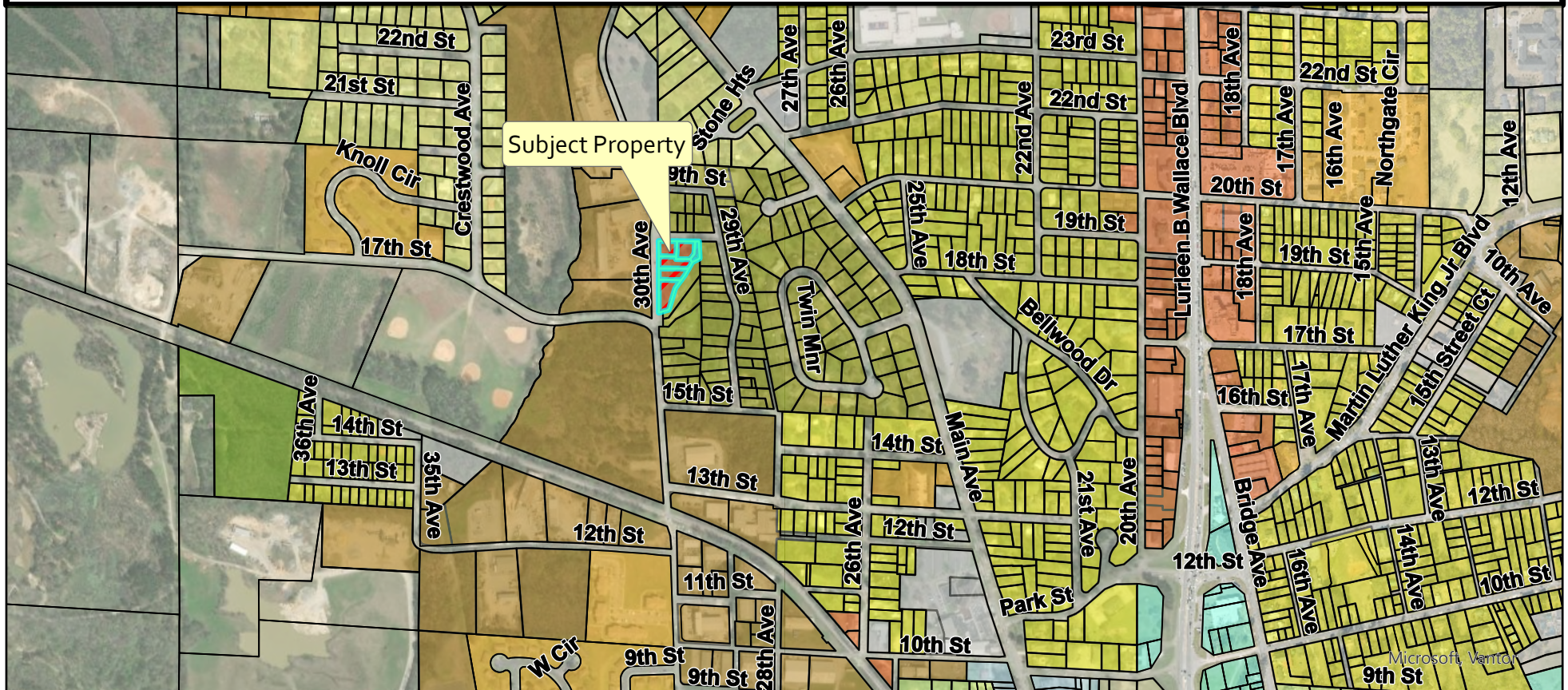
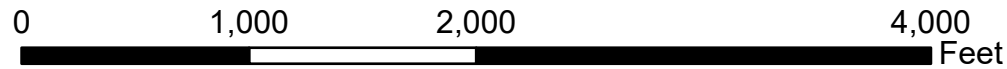
## Preliminary Plat

### Zoning

- |  |  |  |
|--|--|--|
|  Agriculture              |  Residential/Commercial/Institutional |  Parcels          |
|  Neighborhood Commercial  |  Residential Multi-Family             |  Subject Property |
|  General Commercial       |  Special District                     |  |
|  Historic Neighborhood    |  Residential Single-Family - 1        |  |
|  Light Industrial         |  Residential Single-Family - 2        |  |
|  Multi-Family Housing     |  Residential Single-Family - 3        |  |
|  Office and Institutional |  Residential Single-Family - 4        |  |
|  |  Suburban Mixed-Use                   |  |



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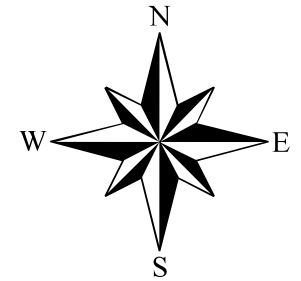
# City of Northport Planning Commission

## Preliminary Plat

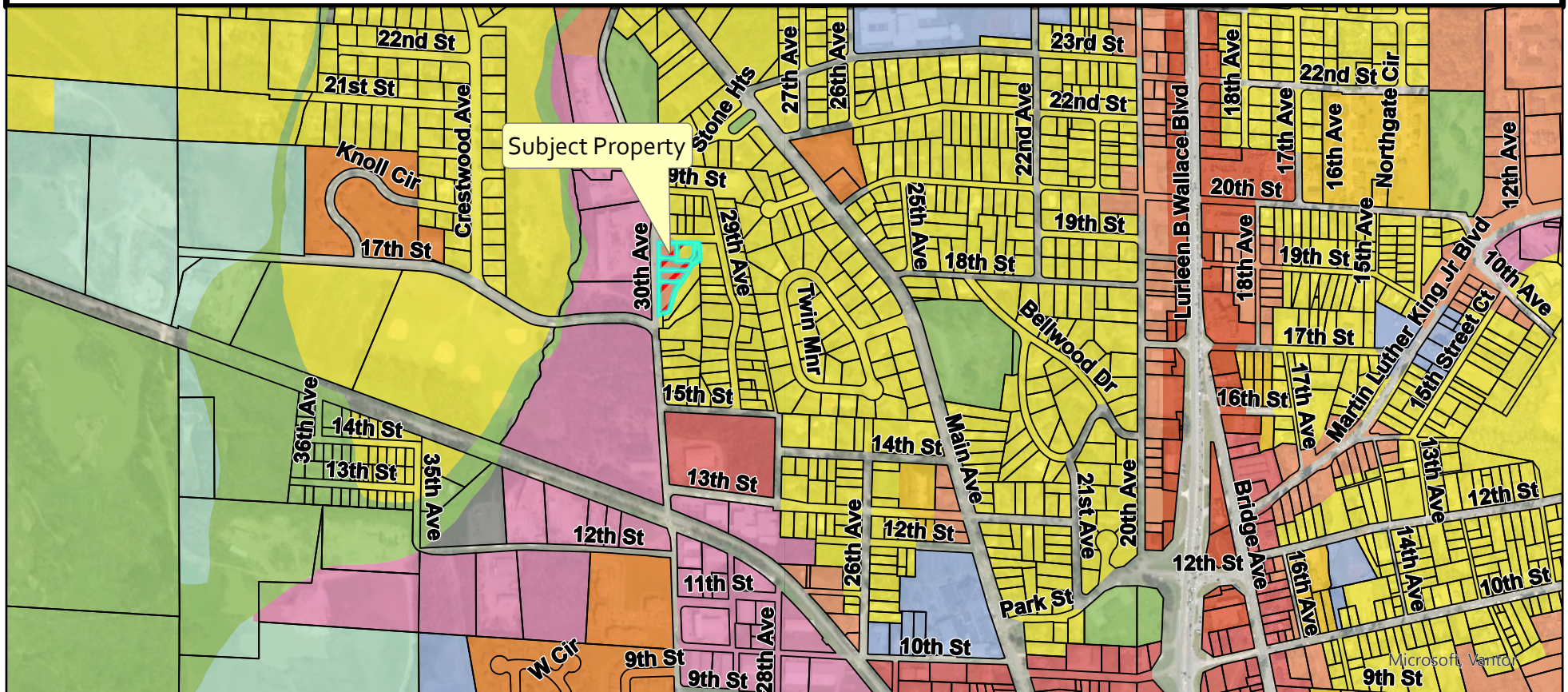
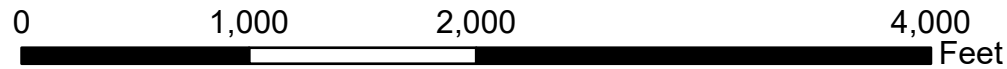
### Future Land Use

- 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 intersection of 18<sup>th</sup> Street and 30<sup>th</sup> Avenue looking southeast.

© 2022 Google

18th St

30th Ave

Google Maps

N





**City of Northport**  
**Planning and Zoning Commission – April 14, 2026**  
**Staff Report**

**Case:** S-26-10 Resurvey of Lots 13 & 14 HM Chism

**Applicant:** Cabaniss Engineering

**Location:** 2410 22<sup>nd</sup> Street

**Request:** Preliminary Plat

Cabaniss Engineering is requesting preliminary plat approval for approximately 0.45 acres for the property located at 2410 22<sup>nd</sup> Street. The property is currently divided into 2 separate lots, and the requested subdivision would move a shared boundary without creating any additional lots.

The following waivers are requested with this plat:

- **Right-of-way Dedication** - A waiver has been requested for ROW Dedication on 22<sup>nd</sup> Street. The ROW is currently 40 feet, while the regulations require 55 feet. This waiver request, if approved, would eliminate an additional 7.5 feet of ROW dedication from the petitioner's side of the street.
- **Sidewalks** - A waiver has been requested for sidewalk construction on 22<sup>nd</sup> Street. 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 22<sup>nd</sup> Street.







The current property consists of a single-family residence on one lot and a vacant lot, both zoned Residential Single-Family (RS-4). It is surrounded to the north by single-family residential zoned Residential Single-Family (RS-4); to the east by single-family residential zoned Residential Single-Family (RS-4); to the south across 22<sup>nd</sup> Street by single-family residential zoned Residential Single-Family (RS-4); and to the west by single-family residential zoned Residential Single-Family (RS-4).







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.

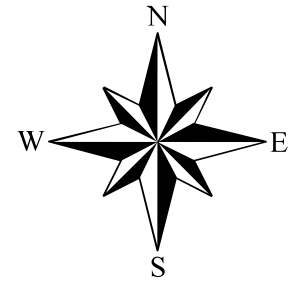
# City of Northport Planning Commission

## Preliminary Plat

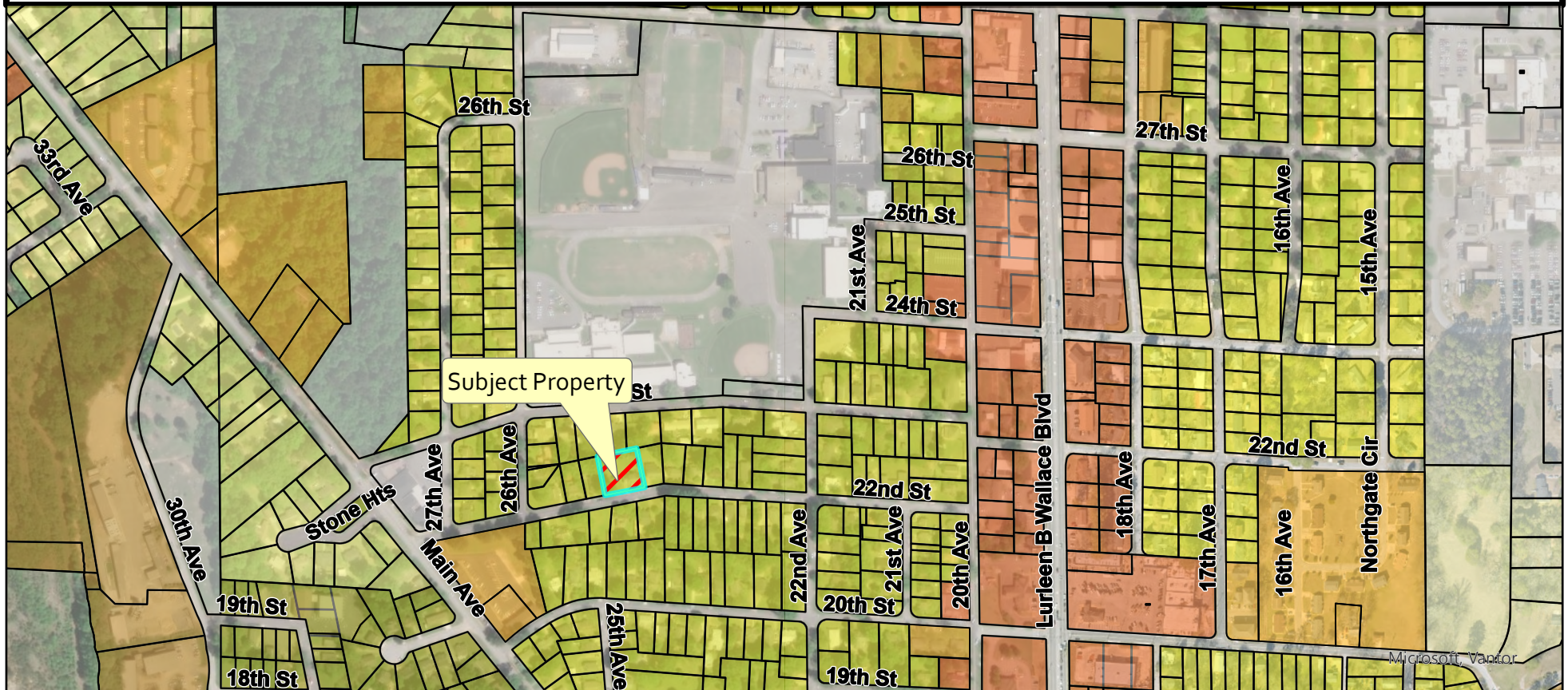
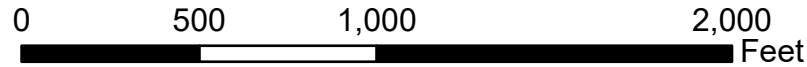
### Zoning

-  Neighborhood Commercial
-  General Commercial
-  Light Industrial
-  Office and Institutional
-  Residential Multi-Family
-  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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Microsoft, Vantor

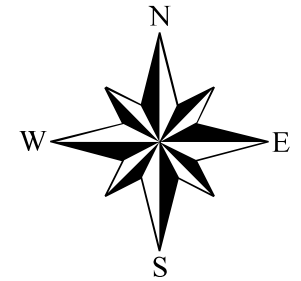
# City of Northport Planning Commission

## Preliminary Plat

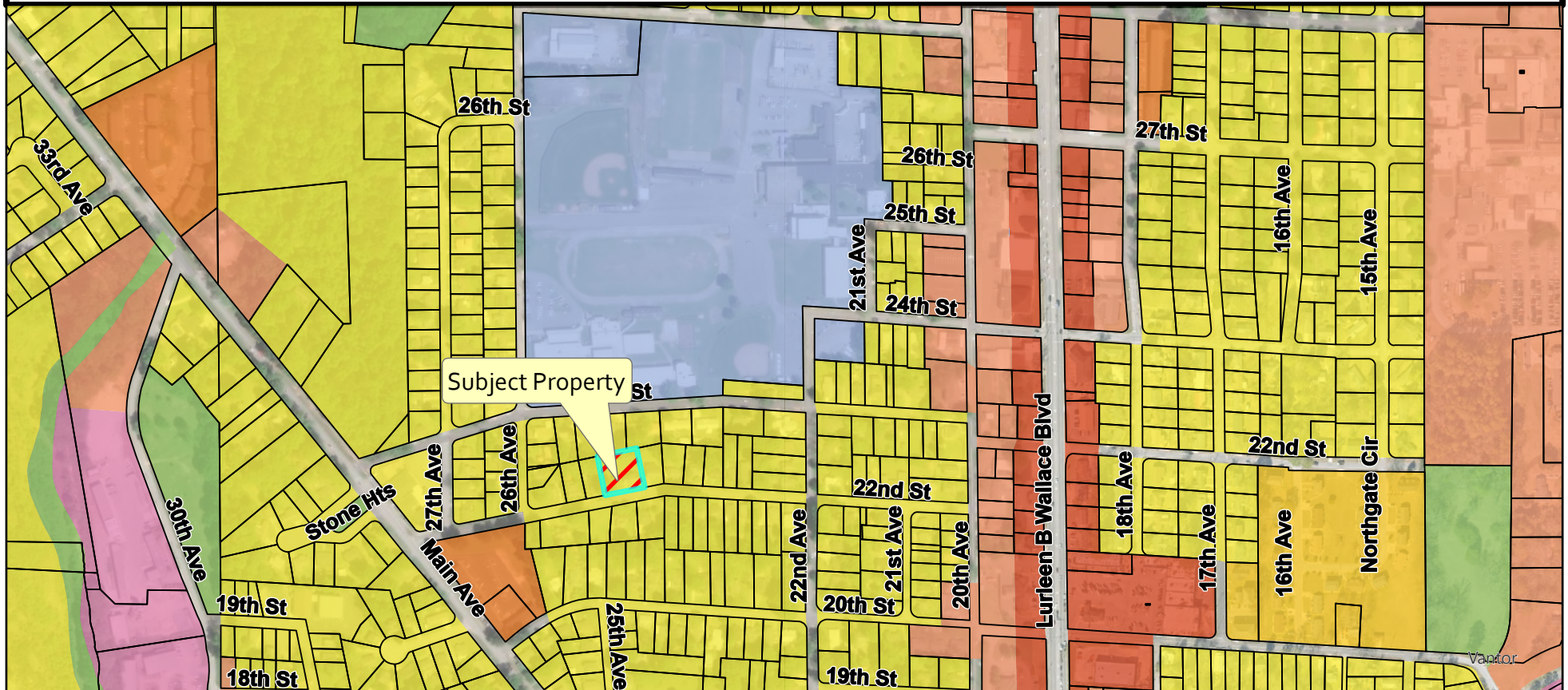
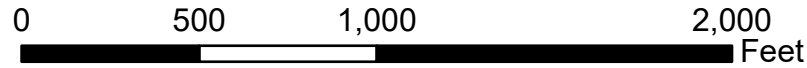
### Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential

- Medium Density Residential
- Office-Trades Mix
- Institutional
- Parcels
- Subject Property



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Subject property as  
seen from 22<sup>nd</sup>  
Street looking North.



**Property Notes:**

Owners/Developers:  
Thanks Clyde, LLC  
22027 Eastern Valley Road  
McCalla, AL 35111

Brown Properties, LLC  
1423 Panorama Drive  
Birmingham, AL 35216

Engineer/Land Surveyor:  
Al Cabanis, PE, PLS  
Cabaniss Engineering, Inc.  
PO Box 020440  
Tuscaloosa, AL 35402

Property Address: 2410 22nd Street

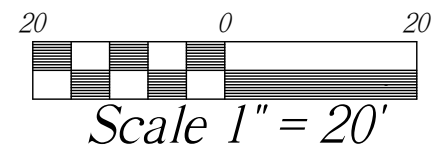
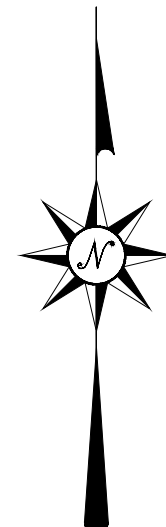
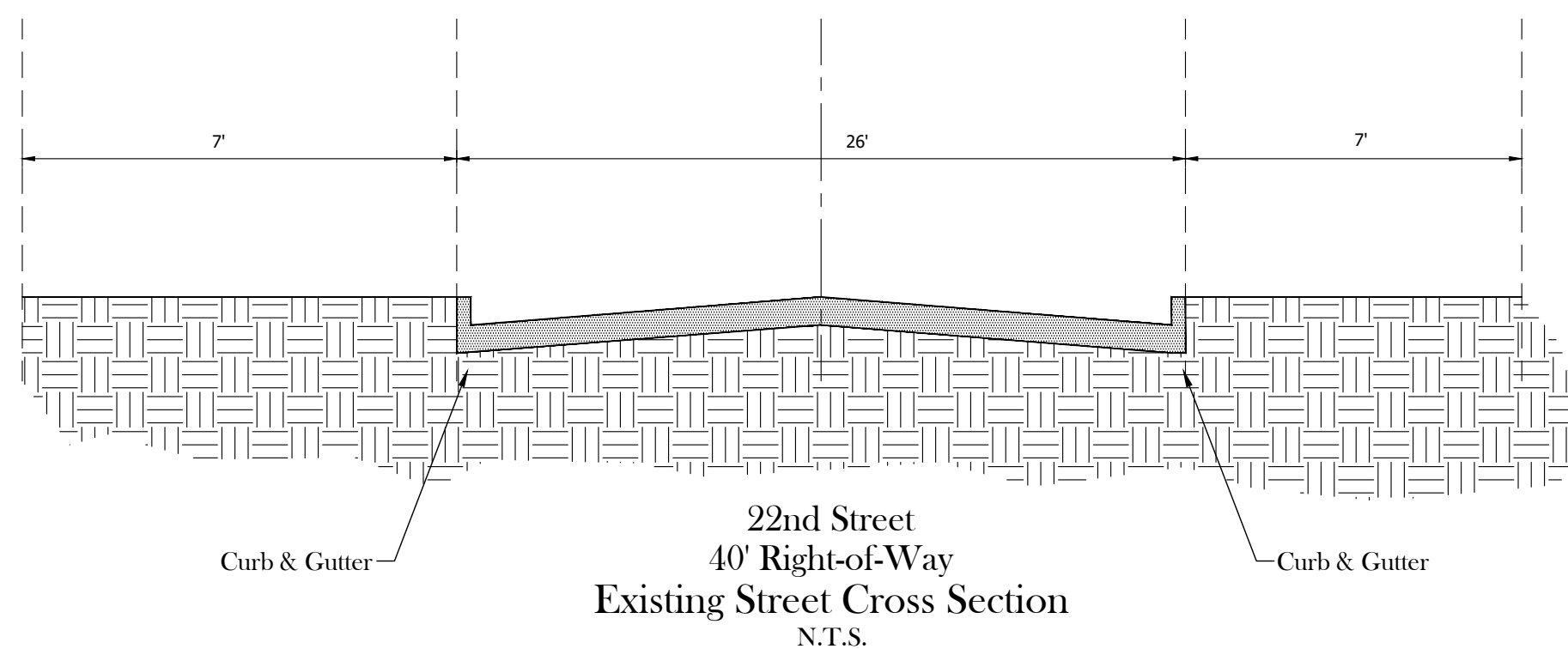
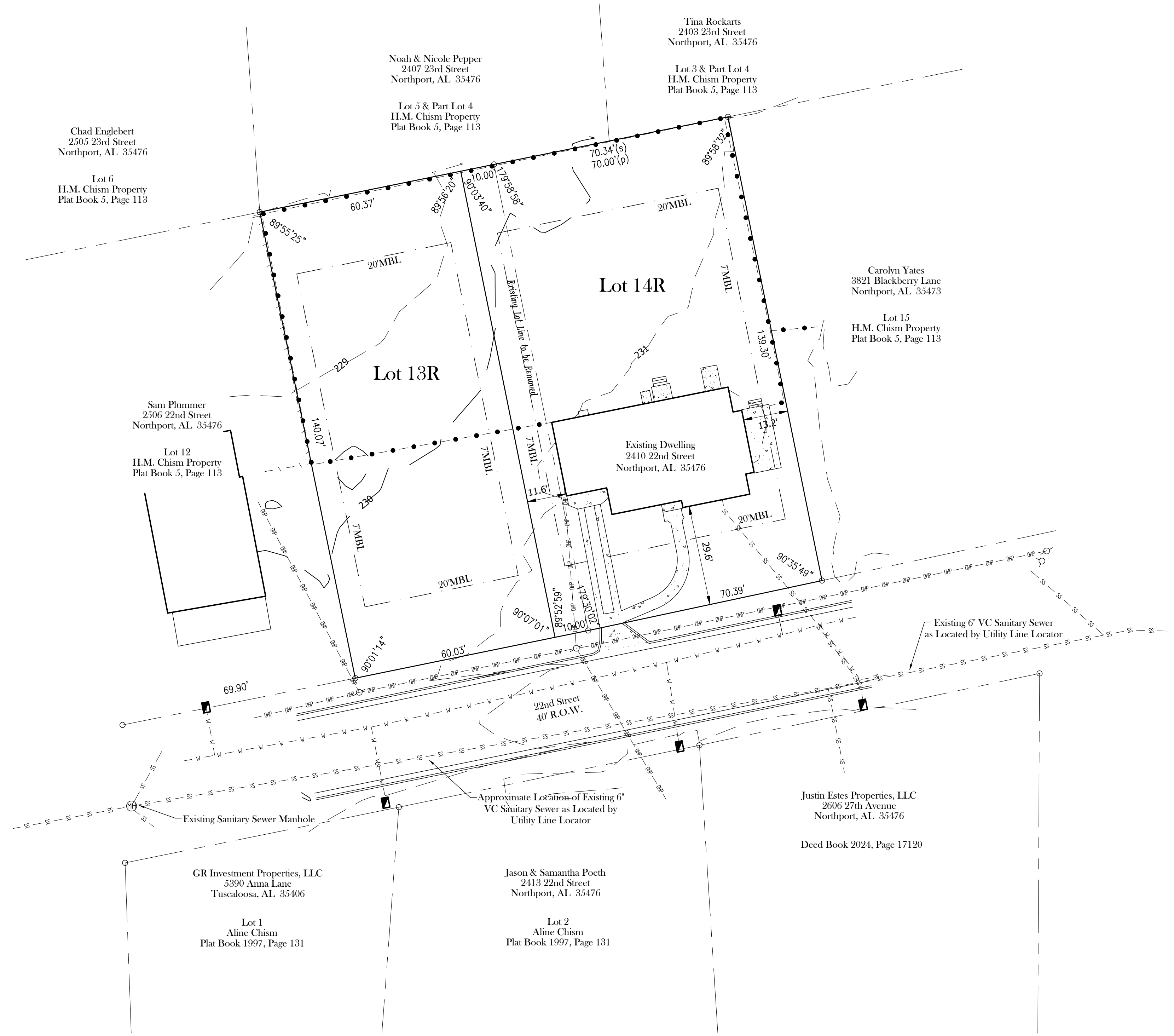
Zoning: RS-4

**Notes:**

- Existing Site: One (1) Existing Dwellings.
- Setbacks are as shown.
- Total Property Under Control of Developer/To be Subdivided: Acreage is 0.45 Acres +/- (19,657 sf).  
Lot 1: 0.26 Acres +/- (11,226 sf)  
Lot 2: 0.19 Acres +/- (8,431 sf)
- The Subject Property is located in the Southeast Quarter of Section 9, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
- Subject Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 01125C0502F, dated September 28, 2007.

**Waiver Requests:**

- The Owner/Developer requests a Waiver from the Right-of-Way Dedication Requirement. 22nd Street has an established, existing 40' Right-of-Way from Main Avenue to 20th Avenue, approximately 2,000'. All infrastructure is in place. A dedication of additional right-of-way across one (1) 60' lot does not appear to have any value for utilities, maintenance, and similar right-of-way uses.
- The Owner/Developer requests a Waiver from the Sidewalk Requirement. There are no existing sidewalks along the 2,000' length of 22nd Street as noted above. Constructing a 140' length of sidewalk does not lead to or connect with any nearby sidewalks.



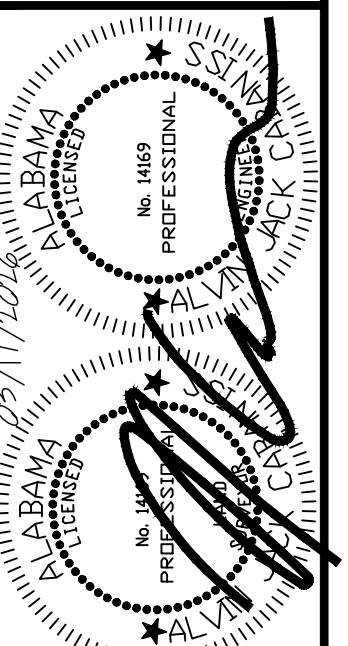
**LEGEND**

○ IRON PIN FOUND(SIZE)	(s) SURVEY DIMENSION
● 1/2" IRON PIN SET	(p) PLAT DIMENSION
▭ CONCRETE	(d) DEED DIMENSION
⊕ UTILITY POLE	DB DEED BOOK
⊕ UTILITY POLE W/ GUY	PB PLAT BOOK
⊕ LIGHT POLE	Pp PAGE
— BREAK LINE	ROW RIGHT-OF-WAY
◇ CONCRETE MONUMENT FOUND	MBL MINIMUM BLDG LINE
— WOODEN FENCE	— CHAIN LINK FENCE
— OTHER FENCE	△ POINT NOT MONUMENTED
+eg100.00 EXISTING GRADE	FF FINISH FLOOR
+fc100.00 EXISTING TOP OF CURB	FPF FINISH PORCH FLOOR
⊕ SANITARY SEWER MANHOLE	FP FINISH PAVING
⊕ WATER METER	FG FINISH GRADE
—DP—DP—DP— OVERHEAD POWER	FS FINISH SURFACE
—SS—SS—SS— EXISTING SANITARY SEWER	⊕ GAS METER
⊕ WATER VALVE	□ POWER BOX
⊕ FIRE HYDRANT	
⊕ PHONE PEDESTAL	
⊕ LIGHT POLE	
—T—T—T— TELEPHONE LINE	
—E—E—E— UNDERGROUND POWER	

**NOTES:**  
1. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE BINDER AND THEREFORE VARIOUS EASEMENTS, ZONING AND CONSTRUCTION SETBACKS MAY OR MAY NOT BE SHOWN.  
2. UNDIMENSIONED OR UNPLANNED EASEMENTS, RIGHTS-OF-WAYS, DRIVES AND/OR GRAVEL ROADS MAY BE SHOWN IN AN APPROXIMATE LOCATION, AND WITH APPROXIMATE DIMENSIONS.  
3. THIS SURVEY IS RESTRICTED FROM BEING USED BY ANY INDIVIDUAL OR CORPORATION OTHER THAN THE PARTIES IT WAS PREPARED FOR.  
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SOURCES OF TITLE:  
D.B. 2023, PG 5151  
D.B. 2025, PG 21366

**Preliminary Subdivision Plat**  
**H.M. Chism Resurvey**  
A Resurvey of Lot 13 & 14 H.M. Chism  
Tuscaloosa County, Alabama



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**Cabaniss Engineering Inc.**  
Professional Engineers and Land Surveyors  
Court House Plaza 600 Lauricen Wallace Boulevard South Suite 140  
P. O. Box 020440 Tuscaloosa Alabama

JOB NO: 23-11-003  
DATE OF SURVEY: 11/22/2023  
FB/Pg: 339/57  
FILE NAME: 2311003.DWG  
DATE: 03/17/2026  
SCALE: 1" = 20'  
DWN/CHK BY: THS/AJC  
REVISION: 03/31/2026  
SHEET: 1 OF 1

**City of Northport**  
**Planning and Zoning Commission – April 14, 2026**  
**Staff Report**

**Case:** AMD-26-2  
**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.

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

---

### 3.07.02 Relationship to Streets

- A. No fence or wall may project into the unobstructed space required at a street intersection, as determined by the City Engineer.
- B. No part of a fence or wall may be within a public right-of-way or easement adjoining such right-of-way. Fences and walls must be set back at least 15 ft from the nearest edge of pavement of a street.
- C. If visible from a public street, the finished side of the fence must face the street, and any chain link fencing must be black, vinyl-coated.

### 3.07.03 Height and Materials

- A. In nonresidential zones, no wall or fence may exceed ten feet in height.
- B. Chain link and similar wire fencing is prohibited in O-I, C-2, C-3, C-6 and REC Districts except that black, vinyl-coated chain link fencing may be used for recreational fields and to secure detention and retention basins.
- C. Chain link and similar wire fencing are prohibited in all Downtown Districts (see [§6.05 Downtown Districts](#)).
- D. Special Corridor Overlay District:
  - 1. Chain link and similar wire fencing material may not be used forward of the front building line.
  - 2. Fences in front yards may not exceed four ft in height.
- E. In residential zones:
  - 1. No wall or fence may exceed eight feet in height and no fence located in a front yard along which a dwelling has its entrance may exceed four feet in height. If taller than four feet, fences must be set back from the nearest front lot line a distance equal to or greater than the side setback in the applicable district. See Figure 3-1.
  - 2. Chain link and similar wire fencing may not be used forward of the front building line.
- F. In a front yard, walls and fences must be architecturally compatible with the style, materials, and colors of the principal building.
- G. Solid walls and fences may not be installed in the front yard along which a dwelling has its entrance.
- H. In residential, commercial, Office-Institutional and mixed-use zones, fences located forward of the front building line may not be solid or opaque, unless required for screening or buffering, **nor may they exceed 4 feet in height**. All portions of such fences above three feet from grade level must be at least 25% open.

**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
Recreation, Indoor		C	P	P	C	
Recreation, Outdoor-Major, subject to <a href="#">§7.26</a>				P	C	
Recreation, Outdoor-Minor		P	P	P	P	P
Recreational vehicle park and campgrounds, subject to <a href="#">§7.36</a>					C	C
<b>Institutional Uses and Utilities</b>						
Ambulance service, subject to <a href="#">§7.04</a>	P	P	P	P	P	P
Assisted living facility	P	P	P			
Cemetery	P	P	P			
Community center	P	P	P			
Day care center	P	P	P			
Extended care facility	P	P	P			
Hospital	C	C	C	C	C	
Institutional uses, major, subject to <a href="#">§7.25</a>	P	C	P			
Institutional uses, minor	P	P	P			
Place of worship, subject to <a href="#">§7.35</a>	P	P	P	C	C	
Public facility	P	C	P	P	P	
Public utility facility, Major	C	C	C	C	C	C
Public utility facility, Minor	P	P	P	P	P	P
Public utility service yard or garage	C	C	P	P	P	C
Recycling center, subject to <a href="#">§7.37</a>				C	P	P
Schools, public or private	P	P				
Substance abuse treatment, In-patient	P		P			
Substance abuse treatment, Outpatient	P	P	P	P	C	C
Telecommunication tower, subject to <a href="#">§7.06</a>	P		C	P	P	P
<b>Industrial Uses</b>						
Bakery, Major				P	P	P
Bottling plant				C	P	P
Borrow pit					C	C
Bulk storage of chemicals or fuels, subject to <a href="#">§7.07</a>					C	C
Commercial incinerator, subject to <a href="#">§7.09</a>					C	C
Food processing and packaging, subject to <a href="#">§7.17</a>					C	C
Junkyard, subject to <a href="#">§7.23</a>					C	C
Manufacture of building materials, subject to <a href="#">§7.27</a>					C	P
Manufacture or storage of explosives, subject to <a href="#">§7.28</a>					C	C
Manufacturing, General					C	P
Meat or poultry processing					C	P
Printing and publishing plant				P	P	P
Recycling plant					C	C
Research laboratory					C	P
Resource extraction (mines and quarries), subject to <a href="#">§7.30</a>					C	C

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see <a href="#">§12.05</a>	SE – Special Exception, see <a href="#">§14.04</a>	A blank cell indicates the use is prohibited			
<b>Nonresidential Uses</b>	UMX	LMX	HDC	RCI	SMX	HN
Ambulance service, subject to <a href="#">§7.04</a>					P	
Artisanal manufacturing	C	C	C	C	C	
Bank or Financial services, excluding Alternative Financial Services	P	P	P	P		
Bar	P	P	C		P	
Bed and Breakfast	C	C		C	C	C
Brewpub	P		P		P	
Business or Professional office	P	P	P	P	P	
Business support service	P	P			P	
Cemetery						C
Commercial school, fully enclosed	P		P	P	P	
Commissary	P	P	C		P	
Communication tower, subject to <a href="#">§7.06</a>					C	
Cottage developments, subject to <a href="#">§7.10</a>				P		
Day care center	P	P	P	P	P	
Dry cleaning pick-up/drop-off business	P	P	P		P	
Entertainment, Indoor	P	P	P	C	P	
Entertainment, Outdoor	C				C	
Extended care facility				P	P	
Garden center or Nursery	C				P	
General retail, Enclosed	P	P	P	P	P	
Home occupation, subject to <a href="#">§7.21</a>	P	P	P	P	P	P
Hotel	P	P	P		P	
Institutional uses, Major, subject to <a href="#">§7.24</a>	C	C	C	P	C	
Institutional uses, Minor	P	P	P	P	P	
Package Store	C		C		C	
Parking, Freestanding	P	P	P	C	P	
Parking, Structured (also refer to district regulations)	P	P	P	P	P	
Passenger terminal	C				C	
Personal services	P	P	P	P	P	
Public facility	P	P	P	P	P	P
Public utility facility, Minor	C	C			C	C
Recreation, Indoor	P	P	P	P	P	
Recreation, Outdoor	C				C	
Recycling center, subject to <a href="#">§7.36</a>	C				C	
Repair services, subject to <a href="#">§7.38</a>					P	
Restaurant-bar	P	P	P		P	
<b>Restaurant, Fast Food</b>	<b>C</b>	<b>C</b>		<b>C</b>	<b>C</b>	
Restaurant, Standard	P	P	P	P	P	
Restaurant, Take-out or delivery only	P	P	P		P	
Short-term rental, subject to <a href="#">§7.40</a>	P	P	P	P	P	P
Studio (dancing, music, art)	P	P	P	P	P	

4. Drive-through facilities are permitted only if they are not visible from a public street. Drive-through facilities are permitted in accordance with [Table 6-8](#). Development sites should be configured so that, to the greatest extent feasible, the service window does not face the primary street.

5. Parking Amounts

- a. See [Article 8](#) for parking standards. Within UMX and LMX districts, 75% of the amount of parking otherwise required for nonresidential uses, other than lodging, must be provided. 100% of parking required for residential and lodging uses must be provided. Except for public, freestanding and shared parking facilities, no more than 125% of the amount of parking otherwise required by [Article 8](#) is allowed. Within the HDC District and the RCI District, minimum parking requirements apply to lodging and residential uses but are waived for other uses.
- b. The Director, upon a recommendation of the City Engineer, may reduce parking requirements for properties within 600 ft of a public parking facility but only to the extent that parking will be available in such facility during the highest parking demand period of the subject use. Parking requirements for residential uses may not be reduced.
- c. Designated on-street parking directly adjoining a property is credited toward parking requirements. Only those spaces within the property frontage are counted.

6. Parking Location

- a. Parking lots may not be located between a building and a street or between a building and the riverfront unless they are located to not be visible from the street or the riverfront (e.g., below grade).
- b. Parking lots may not front on Main Avenue, First Street, Fifth Street, nor Bridge Avenue south of Rice Mine Road. In the case of corner lots on Main and Fifth, parking may front onto Fifth but not onto Main Avenue.
- c. Where parking lots front onto secondary streets, they must be landscaped as required in [§6.05.03.D.3 Parking Lot Landscaping](#).
- d. Parking location requirements do not apply to properties fronting Rice Mine Road.

7. Lighting. Freestanding lights used to illuminate streets, parking and pedestrian areas may not exceed 16 ft in height.

B. Historic Downtown Core (HDC) District

1. Purpose. It is the intent of this district to preserve and reinforce the physical character and architectural integrity of the historic downtown. This district should accommodate a mixture of land uses and maintain a physical environment that is urban in form, pedestrian-friendly, and human scaled.
2. Land Uses. See [Table 6-8](#) and the following:
  - a. Institutional uses may not have a building footprint larger than 5,000 sf.
  - b. Parking structures may not front onto Main Avenue.
  - c. Townhouse buildings and buildings containing upper-story dwellings must contain at least four dwelling units per building.

- 7.19.04 Vehicular canopy structures must comply with applicable building setbacks. The maximum height of all such structures must be noted on the site plan. The area under such canopies counts toward the allowable Impervious Surface Ratio.
- 7.19.05 Pump islands and underground fuel storage tanks must be set back at least 20 ft from all property line.
- 7.19.06 Vehicles kept overnight for repair purposes must be stored within an enclosed structure or an area that is screened from views off-site.
- 7.19.07 Vehicle parking and storage are prohibited within 50 feet of any railroad track as measured from the nearest rail and within all roadways, ditches, and public rights-of-way.

#### **§7.20 Group Homes**

- 7.20.01 The following limitations apply in the RCI District and all residential districts:
  - A. No more than ten unrelated persons plus any caregivers may reside in a Group Home.
  - B. There may be no exterior entrances to bedrooms.
- 7.20.02 Documentation of the following criteria must be provided to the Department before a business license may be issued:
  - A. A parking plan showing sufficient off-street parking to accommodate residents and caregivers
  - B. A certified letter from the property owner, if not the applicant, approving the operation of a group home on the property must be provided.

#### **§7.21 Heavy Equipment Sales, Rental and Repair**

- 7.21.01 All repair work must be performed within a completely enclosed structure.
- 7.21.02 Equipment or vehicles under repair or not operational must be screened from public view or stored indoors at all times.
- 7.21.03 Vehicle parking and storage are prohibited within 50 feet of any railroad track as measured from the nearest rail and within all roadways, ditches, and public rights-of-way.

#### **§7.22 Home Occupations**

- 7.22.01 Purpose. It is the purpose of this Section to provide residents with opportunities in the use of their residences in profitable activities while preserving the character of the City's residential areas. Therefore, these regulations are intended to ensure that such activities remain limited in scope so as not to interfere with the principal use of any residential neighborhood or development.
- 7.22.02 General Regulations. All home occupations must meet the following criteria:
  - A. The home occupation must be clearly secondary and incidental to the use of the dwelling unit as a residence. No more than 25% of the total floor area of the dwelling and accessory structures may be used for the home occupation, to a maximum of 500 sf.
  - B. The Director may require a floor plan of the residence, indicating the specific location and extent of the business activity.
  - C. The exterior appearance of the dwelling and premises may not be altered, nor the occupation within the dwelling conducted, in any manner that would cause the premises to differ from its residential character

- A. All outdoor storage facilities must be screened as required in [§9.06 Screening](#) by a continuous, opaque fence or wall without openings of any type, except as needed for vehicular access. The vehicular access may not exceed 25 ft in width. The access gate must be of a solid, opaque material.
- B. The screening wall or fence must comply with [§9.07 Design Standards for Required Fences](#) and must be of the same type of material throughout.

#### **§7.24 Major Automobile Repair**

- 7.24.01 Vehicles undergoing repair, painting or bodywork must remain inside an enclosed structure at all times. Vehicles, which are not actively undergoing repair, painting or bodywork, must be stored in an enclosed structure or within an area screened from public view in accordance with [§9.06 Screening](#).
- 7.24.02 Unlicensed, untitled vehicles are not permitted on the site at any time. No body or chassis may be stored on the site at any time.
- 7.24.03 All parts, including body parts, oils, fuels, and tools must be stored within a completely enclosed structure.
- 7.24.04 Vehicle parking and storage are prohibited within 50 feet of any railroad track as measured from the nearest rail and within all roadways, ditches, and public rights-of-way.

#### **§7.25 Major Institutional Uses**

All major institutional uses must front on a collector or arterial roadway.

#### **§7.26 Major Outdoor Recreational Uses**

- A. No major outdoor recreational use may be located within 100 ft of existing residential development.
- B. Minimum lot size is 40,000 sf or as required in the applicable district.

#### **§7.27 Manufacture of building materials**

- 7.27.01 Minimum lot size is two acres.
- 7.27.02 All outdoor work and storage areas must be screened as required in [§9.06 Screening](#) by a continuous, opaque fence or wall, which must comply with [§9.07 Design Standards for Required Fences](#).

#### **§7.28 Manufacture of explosives**

- 7.28.01 Minimum lot size is 150,000 sf.
- 7.28.02 Structures must be at least 150 ft from all property lines.

#### **§7.29 Manufactured Home Parks**

- 7.29.01 Manufactured Home Parks are subject to site plan approval under [§12.04 Site Plan Review](#). No structures or facilities may be installed or constructed until a site plan has been approved by the City. All improvements, regardless of timing or project phasing, must be substantially consistent with the approved site plan. Where an existing manufactured home park has no site plan, such a plan must be prepared and submitted to the City prior to the addition, improvement, rearrangement or replacement of park facilities or manufactured homes. All manufactured home stalls must be shown on the site plan.

- 10.06.01 Signs that are in violation of the building code or electrical code adopted by the City of Northport;
- 10.06.02 Portable signs, with the exception that temporary portable signs may be used for up to 48 consecutive hours at a time for events not to exceed 2 occurrences per calendar year for any property.
- 10.06.03 Beacons and searchlights;
- 10.06.04 Wind signs consisting of one pennants, ribbons, spinners, streamers, captive balloons, inflatable figures or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind (whether the sign contains a commercial message or not);
- 10.06.05 Inflatable signs and tethered balloons;
- 10.06.06 Any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of words, symbols, or characters in such a manner to interfere with, mislead or confuse pedestrian or vehicular traffic;
- 10.06.07 Any signs, other than official traffic control devices, highway identification markers, warning signs, and other official signs, which are erected within the right-of-way of any street or alley. Any sign that is erected or maintained outside the right-of-way and obstructs the vision of pedestrians, cyclists, or motorists traveling on or entering a street, road, or highway. The national standards for sight-distance triangles utilized by the City of Northport Engineering Department shall be utilized to determine if a sign is creating an obstruction;
- 10.06.08 Freestanding signs which project into the public right-of-way unless otherwise authorized by this chapter.
- 10.06.09 Signs consisting of any moving, rotating, flashing, or otherwise animated light or component, except for reader boards;
- 10.06.10 Abandoned signs pursuant to [§10.09.02 Abandoned Signs](#);
- 10.06.11 Strips or strings of lights outlining property lines, sales area, rooflines, doors, windows, wall edges or other architectural features of a building. This prohibition does not include neon lighting on buildings. If neon is used to depict wording or logos, it will be calculated as part of the overall allowable signage;
- 10.06.12 Signs on public land, other than those erected at the direction or with the permission of the appropriate public authority;
- 10.06.13 Signs that emit audible sound, odor, visible matter such as smoke or steam, or involve the use of live animals;
- 10.06.14 Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipes, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of these regulations or any other applicable law;
- 10.06.15 Signs that are of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists, or pedestrians; or that illuminate adjacent residential development;
- 10.06.16 Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals;
- 10.06.17 Signs erected on public utility poles, even if they are located on private property other than signs erected by a public authority for public purposes;