

**ORDINANCE NO. 2198**

**ORDINANCE AMENDING THE NORTHPORT ZONING  
ORDINANCE OF THE CITY OF NORTHPORT, ALABAMA**

**BE IT ORDAINED** by the City Council of the City of Northport, Alabama:

Pursuant to Section 11-52-78 of the Code of Alabama, 1975, as amended, that the Northport Zoning Ordinance is hereby amended in the following manner:

WHEREAS, the City of Northport recognizes the need from time to time to make adjustments to the City's zoning standards; and

WHEREAS, the City of Northport also recognizes that such amendments serve to clarify, improve and update the standards under which planning and zoning for the City are administered;

NOW, THEREFORE, BE IT ORDINANED by the City Council for the City of Northport, Alabama, that Ordinance No. 1779, "Northport Zoning Ordinance", is here by amend, as it appears in the attached document shown as "Exhibit A".

See "Exhibit A" attached

These amendments to the Northport Zoning Ordinance, shall become effective immediately upon its passage and advertisement as required by law.

**ADOPTED** this the 21<sup>st</sup> day of **August, 2023**.

CITY COUNCIL OF THE  
CITY OF NORTHPORT

COUNCIL OF THE CITY OF NORTHPORT

BY:

  
\_\_\_\_\_  
Jeff Hogg, Council President

ATTEST:

  
\_\_\_\_\_  
Glenda D. Webb, City Administrator

**APPROVED** this the 21<sup>st</sup> day of **August, 2023**.

  
Dr. John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published August 30, 2023, in the Northport Gazette, a newspaper of general circulation published in the City of Northport.

  
Glenda D. Webb, City Administrator

1st Reading: August 7, 2023  
Motion: Hogg  
2nd Reading: August 21, 2023  
Motion By: Dykes  
Second By: Washington  
Publication: August 30, 2023

**EXHIBIT "A"**

**Exhibit A  
Table 4-1  
TABLE OF PERMITTED USES**

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<b><i>Agricultural Uses:</i></b>												
Agricultural/Farming		P										
Forestry	x	P										
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b><i>Agricultural Support :</i></b>												
Farm Equipment sales/repair		C						P	P	C		
Farm produce sales		P						P				
Farm produce supply		P						P	P	C		
Farm product processing		C							C	C		
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b><i>Nurseries:</i></b>												
Wholesale		C						C	C	C		
Retail							P	P				
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b><i>Residential Uses:</i></b>												
Single Family Detached		P	P	P								
Multi-Family	x			P		C	C					
Manufactured /Modular Home Subdivision	x	C		C								
Manufactured Home Park	x	C		C								
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b><i>Institutional Uses:</i></b>												
Schools – Public/Private			C	C	P	P						
Cemetery		P		C	P	P	P					
Place of Worship	x	P	C	P	P	P	P					
Community Center	x		C	P	P	P	P				P	
Daycare	x			C	P	P	P					
Group Homes	x		C	C	P	P	P					
Nursing Home/ Assisted Living Facility	x			C	P	P	P					
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b><i>Office Uses:</i></b>												
Business/Professional Office					P	P	P	P	C	C		
Bank or Financial Svcs.					P	P	P	P	C			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b><i>Commercial &amp; Entertainment Uses:</i></b>												
Auto Accessory Store	x						P	P				
Barber/Beauty Shop					P	P	P	P				
Building Material Sales	x						C	P	P	P		
Commercial or trade school					C	C	P	P	P	P		
Convenience Store	x					P	P	P				

(no fuel)												
Dance/Gymnastics Studio					C	P	P	P				
Entertainment, Indoor						C	P	P				P
Entertainment, Outdoor								C				P
Garden Center or Nursery						C	P	P	P	P		
General Retail, Enclosed						P	P	P				
Greenhouse/Farm Produce Sales		P						P	C			
Home Improvement Ctr.							C	P	P			
Pawn/Smoke/Tattoo Shops <sup>1</sup>								P				
Recreation, Indoor						C	P	P				P
Recreation, Outdoor								P				P
Restaurant, Eat-In	x					P	P	P	P	C		
Tavern								P	P	P	C	
Shopping Center						P	P	P				
Veterinary Office/kennel	x	P			C	P	P	P	P			
Payday Loan/ Title Loan/We Buy Gold/Check Cashing <sup>1</sup>								P				
Medical Cannabis Dispensing Site								P				

<sup>1</sup>Ordinance 1814 established a 1,500 foot radius separation between payday loan, title loan, pawn shops, we buy gold businesses, check cashing businesses. Ordinance 1814 also established a 3,000 foot radius separation for Tattoo Shops. All existing business at the time this ordinance was enacted is allowed a one time relocation within a C-6 zone without compliance with the density limits contained in this ordinance. See Appendix C. Ordinance 1975 amended Ordinance 1814

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<b>Road Service Uses</b>												
Auto repair, paint/body	x						P	P	P	P		
Car Wash	x					P	P	P	P	P		
Flea market							C	C	C			
Gasoline/service station							C	P	P	P		
Hotel/Motel							P	P			P	
Outdoor/Drive-In Theatre	x	C						C	C			
Restaurant, Fast Food						C	P	P	P			
Small Engine Repair							P	P	P			
Vehicle Sales or Rental							C	P	P			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b>Shopping Center</b>												
Regional Shopping Ctr. 500,000+ sf. Floor area							P	P				
Neighborhood Shopping Ctr.	x					P	P	P				
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b>Commercial Support:</b>												
Bottling plant/bakery	x							P	P	P		
Contractor storage yard	x							C	P	P		
Printing/publishing	x							P	P	P		
Recycled materials collection/storage	x							C	P	P		
Sales/minor storage of gaseous fuels	x							P	P	P		
Sales/repair of heavy equipment								C	P	P		
Veterinary Office/kennel w/outdoor pens		C							C			
Warehouse								C	P	P		
Mini-warehouse	x							C	P			
Office Warehouse	x							C	P			
Wholesale distributor								C	P	P		

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<b>Commercial Recreation Uses</b>	x											
Miniature Golf/driving range		C						P	C			
Amusement Park								P	C			
Fairground		C							C			
Amphitheater									C		P	
Race track		C							C	C		
Stadium/arena									C	C		
Skate Rink		C					C	P	C			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b>Recreational Rental Dwellings</b>	x											
Campground		C							C	C	P	
Cottages/cabins		C							C	C	P	
Recreation vehicle park		C							C	C	P	
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b>Recreational Uses:</b>												
Golf Course		P									P	
Park		P	P	P	P	P	P	P	P	P	P	
Tennis Court			P	P							P	
Swimming Pool			P	P							P	
Sports Field/Complex											P	
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<b>Public Service Uses:</b>												
Communication Tower	x	P			P		C	P	P	P		
Hospital	x				C	C	C	C	C			
Municipal Office/Facility		C			P	C	P	P	P			
Public Utility			C	C	P	P	P	P	P	P		
Utility service yard or garage		C				C	C	P	P	P		
USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<b>Industrial Uses:</b>												
Bulk storage of chemicals or fuels	x								C	C		
Commercial incinerator	x								C	C		
Food processing/packing	x								C	C		
Freight/trucking terminal									C	C		
Manufacture of building materials									C	P		
Manufacture/storage of explosives	x								C	C		
Manufacturing									C	P		
Outdoor storage of machinery									C	P		
Recycled materials processing									C	C		
Scientific testing/research laboratory									C	P		
Slaughterhouse	x								C	C		

Storage of sand/gravel/blocks	x								C	P		
Salvage Yard (Auto,etc)	x								C	C		
Mine/quarry	x	C							C	C		
Warehouse, Distribution									C	P		

*\*Downtown/Riverfront – See Core City Zoning & Design Standards (Article VII)*

**Table 4-3: Table of Dimensional Standards – Non Residential Uses.**

Zoning District	Maximum Height Of Structure (feet)	Minimum Setbacks (in feet)			
		Front Yard	Rear Yard	One Side <sup>1</sup>	Total Side
AG <sup>2</sup>	35 <sup>3</sup>	50	50	50	100
O-1	50	25	25	10	20
C-2	40	20	20	10	20
C-3	40	20	20	10	20
C-6	50	40	25	10 <sup>5</sup>	20 <sup>5</sup>
M-1	60	4	4	4	4
M-2	60	4	4	4	4
<b>REC</b>	<b>40</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>20</b>

<sup>1</sup> Side Yard on Street shall be equal to Front Yard setback

<sup>2</sup> See Table 6-2 and Section 603.03 "Performance Residential Developments" for Residential Setbacks

<sup>3</sup> Inhabited Structures Only

<sup>4</sup> Equal to Height of Structure

<sup>5</sup> May be reduced to zero (0) feet by Special Exception