

## **CITY OF NORTHPORT REZONING PROCEDURE & LIMITATIONS**

- You have requested a change in zoning classification (rezoning) which constitutes a proposal for an amendment to the Comprehensive Zoning Ordinance and map of the City of Northport.
- Requests for amendments (rezonings) must be submitted in writing to the Zoning Administrator on the appropriate forms provided by the City.
- An individual, corporation or agency proposing an amendment (rezoning) who is not the legal owner(s) of the property proposed for amendment must submit with the application for amendment a signed statement from the owner(s) consenting in every respect to the proposed amendment.
- All proposed amendments (rezonings) must be submitted to the Northport Planning and Zoning Commission for public hearing and its recommendation. The Northport Planning and Zoning Commission meets in the Council Chambers of the Civic Center, 3500 McFarland Blvd, at 7:00 p.m. on the second Tuesday of the month. You or your agent must be present at the meeting to explain your request and answer questions.
- No later than the close of business hours four (4) weeks prior to the meeting the following must be on file in the Zoning and Community Development Department:
  1. A Planning and Zoning Commission Rezoning Petition properly completed and signed.
  2. The names and mailing addresses of all adjoining property owners as obtained from the Tax Assessor on the first floor of the County Courthouse. Adjoining property owners include owners on all sides of the property in question and also the property across streets, creeks, power line right-of-ways, woods, etc.
  3. A filing fee of \$50.00 plus \$3.00 per adjoining property owner.
  4. A small vicinity map showing the location of the property.

If these things are not completed by the deadline, your hearing will be postponed until the next month.

All written materials submitted shall be typed or legibly printed in ink.

- No request from any individual, corporation or agency for a change in zoning classification or creation of a separate district shall be considered which involves an area of less than two (2) acres, except that the following changes may be made to apply to areas of less than two acres:
  1. The extension of existing district boundaries; or
  2. The addition of C-1 or C-2 zoning contiguous to existing commercial or industrial zones.
- A decision of the Planning and Zoning Commission constitutes a recommendation to the City Council of Northport, which has final authority over zoning amendments (rezonings). The Provisions of Title II, Chapter 52, Article 4, Sections 76, 77, and 78, Code of Alabama 1975, shall apply to all changes and amendments.
- Negative bills by the Planning and Zoning Commission will be submitted to the City Council by the Zoning Administrator only upon written request for appeal by the petitioner or by call from the City Council.

### **LIMITATIONS**

All property proposed for rezoning should not be less than two acres unless adjacent to the proposed zone.

Mobile homes are not permitted within the City Limits of Northport unless they are located within a Mobile Home Park.

Portable Flashing Signs are not permitted within the City Limits of Northport.

This is a brief overview of Rezoning Regulations. For zoning specific regulations please refer to the Comprehensive Zoning Ordinance of the City of Northport.

**NORTHPORT PLANNING AND ZONING COMMISSION  
REZONING PETITION**

This petition is to be filled out in duplicate and submitted to the Zoning and Community Development Department, along with a filing fee, four (4) weeks prior to the regularly scheduled meeting of the Board. All requested information must accompany this form in order for the petition to be placed on the agenda. Please print or type.

Date received by the City of Northport

To be heard on

Pursuant to the Zoning Ordinance of the City of Northport, Alabama, the undersigned petitioner requests a change to the Zoning Ordinance as indicated below.

Property is currently zoned

Request to change to

Number of acres and address (if different from petitioner)

Legal description of property (must be complete, attach drawing and description if necessary) and adjoining property owners names and addresses as they appear on current records of the County Tax Assessor.

Property located (street address or directions)

Reason for requesting zoning change (why present zoning is inappropriate)

\_\_\_\_\_  
Signature of Petitioner

Note: Adjoining property owners also include owners across streets, creeks, easements, right-of-way, woods, etc.

Typed or Printed Name of Petitioner

Address

Phone Number