

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 at City Hall, 3500 McFarland Boulevard at 6:00 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 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 property in question and also the property across streets, creeks, power line rights-of-ways, woods, etc.
 3. A filing fee of \$100.00 plus Certified Mailing fees per adjoining property owner and advertising fees.
 4. A small vicinity map showing the location of the property.
 5. A legal description of the property.
 6. Copy of deed.

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 Northport City Council, 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 Northport City Council by the Zoning Administrator only upon written request or appeal by the petitioner or by call from the Northport City Council.

LIMITATIONS

All property proposed for rezoning should not be less than two (2) 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 _____

**DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT**

I, _____, being the owner of the property which is the subject of this application (_____
Name of proposed subdivision, address, or Tax Parcel ID
_____) hereby authorize _____ to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property Owner's Signature

Date

STATE OF ALABAMA *
 *
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 200__.

SEAL

NOTARY PUBLIC
My Commission Expires: _____