

ORDINANCE NO. 2132

**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 Subdivision Regulations 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 subdivision regulations; and

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

NOW, THEREFORE, **BE IT ORDINANED** by the City Council for the City of Northport, Alabama, that the, "Northport Subdivision Regulations" as it appears in the attached document shown as "Exhibit A" is hereby amended.

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 24th day of January , 2022.

CITY COUNCIL OF THE
CITY OF NORTHPORT

Exhibit A

City of Northport

Amendment to the Subdivision Regulations regarding sidewalks

Sec. 614. -Sidewalks.

The subdivider shall install a sidewalk on both sides of all streets (local, minor, collector and major). All sidewalks shall be a minimum of four feet in width, four inches in thickness, of 3,000 pounds concrete, and conforming to the concrete specifications of the city engineer. Each sidewalk shall have a minimum lateral drainage slope of one-fourth inch per foot. Curb ramps shall be provided at all intersections to meet ADA requirements as stated in Section 28 Part 36 of the Code of Federal Regulations. A median strip of grassed or landscaped areas at least two feet wide shall separate all sidewalks from adjacent curbs.

The Planning Commission may waive the requirement for sidewalks in commercial development when the project site is not located on a priority pedestrian corridor as designated by the most current local or regional bicycle and pedestrian plan. The Planning Commission may also grant a waiver in the form of a Fee-in-lieu of Sidewalks (see subsection A. below).

The Planning Commission may also grant a waiver in the form of a Fee-in-lieu of Sidewalks for residential subdivisions.

A. Fee-in-Lieu of Sidewalks.

1. When one or more of the following conditions are present, the developer may request approval from Planning Commission of a fee-in-lieu arrangement in the form of a waiver, whereby the developer shall make a contribution toward the Sidewalk Trust Fund in lieu of requiring installation of sidewalks:
 - a. When the project site is not located on a priority pedestrian corridor as designated by the most current regional bicycle and pedestrian plan;
 - b. When requesting a subdivision consisting of five or fewer lots;
 - c. When there are no sidewalks currently installed on adjoining properties;
 - d. When existing public infrastructure currently prohibits construction of sidewalks as determined by the Public Works Director and/or City Engineer;
 - e. When topography and/or terrain does not allow the installation of ADA compliant sidewalks as determined by a licensed civil engineer and agreed upon by the City Engineer;
 - f. When other circumstances make sidewalk installation unreasonable or inappropriate, as determined by the

Planning Director and/or City Engineer.

2. Such fee-in-lieu arrangement shall be based on the total cost of sidewalk installation, as determined by the City Engineer.
3. The developer shall have the choice of either installing the sidewalks or paying to the City the fee-in-lieu of such sidewalk installation, prior to any certificate of occupancy being issued for structures in any phase abutting the right-of-way within which the sidewalks are required.