

PUBLIC HEARING NOTICE

THE PLANNING COMMISSION OF THE CITY OF RAINBOW CITY HAS SET THE DATE AND TIME FOR A PUBLIC HEARING ON THE FOLLOWING:

The Building Department would like to amend Subparagraph “(b)(1)d. “Commercial Uses” of Section 61 of the Rainbow City Zoning Ordinance to remove mini-warehouses as permitted.

Sec. 61. HC Highway Commercial District.

- (a) *HC District intent.* This district consists of areas where the widest range of commercial uses are permitted at the highest degree of intensity. The district encourages commercial centers to serve the community or region at-large. Commercial activity may be conducted either indoors or, with few exceptions, outdoors. The HC District also allows for institutional uses which are compatible with commercial activities.
- (b) *HC District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 Combined Principal and Accessory Uses, and similar uses to those listed below may also be permitted subject to § 26 Interpretation of Uses. All uses listed in this district are defined by § 385 Uses Defined.
- (1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:
- a. Agricultural uses.
 - farm support business
 - kennel
 - b. Residential uses.
 - single family residence (excluding manufactured homes)
 - c. Institutional uses.
 - animal shelter
 - cemetery
 - club
 - community center
 - community facility
 - country club
 - day care center
 - hospital
 - park
 - place of worship
 - public assembly center
 - public utility service
 - school

- d. Commercial uses.
- animal hospital
 - bank or financial service
 - broadcast studio
 - business or professional office
 - business support service
 - car wash
 - clinic
 - commercial school
 - convenience store
 - entertainment, indoor
 - entertainment, outdoor
 - funeral home
 - garden center or nursery
 - general retail business, enclosed
 - general retail business, unenclosed
 - home improvement center
 - hotel or motel
 - laundry service
 - medical support service
 - mini-warehouse, subject to § 107
 - open air market
 - personal service
 - recreation, indoor
 - recreation, outdoor
 - restaurant, fast food
 - restaurant, standard
 - shopping center, community or regional
 - shopping center, neighborhood
 - tourist home
 - vehicle repair service
 - vehicle sales or rental
 - vehicle service station

THE HEARING WILL BE HELD **February 28, 2023 AT 3:30 P.M.** IN COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING OF RAINBOW CITY.

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENTS ON THE ABOVE APPLICATION.

LEGAL NOTICES OF THE PUBLIC HEARING HAVE BEEN POSTED AS REQUIRED BY LAW AT:

- (1) RAINBOW MUNICIPAL BUILDING
- (2) RAINBOW WINN DIXIE
- (3) LOCAL JOE'S TRADING POST
- (4) www.rbcAlabama.com
- (5) FILE

JOEL GARMON
ZONING ADMINISTRATOR
February 06, 2023