



RAINBOW CITY  
ALABAMA

## NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE  
RAINBOW CITY COUNCIL

TO BE HELD AT **5:00 P.M., APRIL 10, 2023** IN THE CITY COUNCIL CHAMBERS  
OF THE MUNICIPAL BUILDING.

Discussion will be held concerning Ordinance No. 575, an ordinance to amend the Zoning Ordinance No. 360 regarding the amendment of **Sec. 61. Highway Commercial District Commercial Uses (b)(1)d to remove mini-warehouses as permitted.** This ordinance will repeal all ordinances or parts of ordinances in conflict with this ordinance. Ordinance No. 575 adds the following to page 50 which will read as follows:

### **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

e. Industrial uses.

- construction service
- maintenance service
- transmission tower
- vehicle and equipment sales, major

f. Temporary uses.

- seasonal sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Rainbow City Planning Commission and further subject to appropriate permits being issued in accordance with this ordinance:

a. Residential uses.

- upper story residential uses

b. Institutional uses.

- public utility facility

c. Industrial uses.

- manufacturing, light

- research lab
- vehicle and equipment repair, major
- warehousing, wholesaling, and distribution, enclosed

(c) *HC District dimensional regulations.* Except as provided in Art. III. Supplemental District Regulations, the following dimensional standards shall be required:

Minimum lot area: none  
 Minimum lot width: 100 feet (subject to § 332(4))  
 Minimum front yard: 45 feet  
 Minimum side yard: 10 feet (one side may be reduced to zero,  
 subject to IBC & IFC)  
 Minimum rear yard: 5 feet  
 Maximum building height: As may be determined by the International Building Code  
 (IBC). For all other structures not addressed by the IBC, the  
 maximum height shall not exceed 45 feet.

(d) *HC District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.

2. Subparagraph “(b)(1)d. “Commercial uses” of Section 61 is hereby amended as follows to remove mini-warehouse as permitted:

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
- 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

3. Henceforth, Section 61 HC Highway Commercial District of Ordinance 360 shall read, in total, as follows:

**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
- 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

- e. Industrial uses.
  - construction service
  - maintenance service
  - transmission tower
  - vehicle and equipment sales, major
- f. Temporary uses.
  - seasonal sales
  - special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Rainbow City Planning Commission and further subject to appropriate permits being issued in accordance with this ordinance:

- a. Residential uses.
  - upper story residential uses
- b. Institutional uses.
  - public utility facility
- c. Industrial uses.
  - manufacturing, light
  - research lab
  - vehicle and equipment repair, major
  - warehousing, wholesaling, and distribution, enclosed

(c) *HC District dimensional regulations.* Except as provided in Art. III. Supplemental District Regulations, the following dimensional standards shall be required:

Minimum lot area:	none
Minimum lot width:	100 feet (subject to § 332(4))
Minimum front yard:	45 feet
Minimum side yard:	10 feet (one side may be reduced to zero, subject to IBC & IFC)
Minimum rear yard:	5 feet
Maximum building height:	As may be determined by the International Building Code (IBC). For other structures not addressed by the IBC, the maximum height shall not exceed 45 feet.

(d) *HC District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.

(3) Sign Regulations, in accordance with §§ 210-299.

4. Effective on the date of adoption hereof, APPENDIX A of Ordinance No. 360, reads as follows:

**APPENDIX A**

**TABLE OF PERMITTED USES**

**KEY**

P = PERMITTED USE. Use permitted subject to appropriate permits being issued in accordance with this ordinance.

C = CONDITIONAL USE. Use permitted subject to a conditional use permit being granted by the Planning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

N = USE NOT PERMITTED.

AG = AGRICULTURAL DISTRICT.

R-1 = SINGLE FAMILY RESIDENTIAL DISTRICT.

R-2 = PATIO HOME AND TOWNHOUSE DISTRICT.

R-3 = MULTI-FAMILY RESIDENTIAL DISTRICT.

MHP = MANUFACTURED HOME PARK DISTRICT.

NS = NEIGHBORHOOD SHOPPING DISTRICT.

HC = HIGHWAY COMMERCIAL DISTRICT.

M-1 = MANUFACTURING DISTRICT.

\* = SUBJECT TO SUPPLEMENTAL USE REGULATIONS.

\*\* = UPPER STORY RESIDENTIAL USES ONLY

## Table of Permitted Uses

### ZONING DISTRICT

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>agricultural uses</i>								
*farm	P	N	N	N	N	N	N	P
farm support business	C	N	N	N	N	N	P	P
kennel	P	N	N	N	N	N	P	N
livestock sales	C	N	N	N	N	N	N	P
<i>residential uses</i>								
*apartment	N	N	N	P	N	C**	C**	N
duplex	P	N	N	P	N	N	N	N
*garden home	N	N	P	P	P	N	N	N
*group care residence	P	C	C	P	C	N	N	N
*manufactured home	C	N	N	N	P	N	N	N
*manufactured home park	N	N	N	N	P	N	N	N
*patio home	N	N	P	P	P	N	N	N
single family residence	P	P	P	P	P	N	P	N
*townhouse	N	N	P	P	N	N	C**	N
<i>institutional uses</i>								
animal shelter	C	N	N	N	N	N	P	P
assisted living facility	P	N	N	C	N	P	N	N
boarding house	C	N	N	C	N	N	N	N
cemetery	P	C	C	C	C	P	P	N
club	P	N	N	N	N	P	P	N
community center	P	N	N	N	N	P	P	N
community facility	P	C	C	C	C	P	P	P
country club	P	N	N	N	N	P	P	N
day care center	N	N	N	N	N	P	P	N
day care home	C	C	C	C	C	N	N	N
domiciliary care facility	P	N	N	C	N	P	N	N
home instruction	P	C	C	C	C	N	N	N
hospital	N	N	N	N	N	P	P	N
military installation	N	N	N	N	N	N	N	P
nursing care facility	N	N	N	C	N	P	N	N
park	P	P	P	P	P	P	P	P
penal institution	C	N	N	N	N	N	N	N
place of worship	P	C	C	C	C	P	P	N
public assembly center	C	N	N	N	N	N	P	N
public utility facility	P	C	C	C	C	C	C	P
public utility service	P	P	P	P	P	P	P	P
school	P	C	C	C	C	P	P	N





## ZONING DISTRICT

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>commercial uses</i>								
animal hospital	N	N	N	N	N	P	P	N
bank or financial service	N	N	N	N	N	P	P	N
broadcast studio	C	N	N	N	N	P	P	P
business or professional office	N	N	N	N	N	P	P	P
business support service	N	N	N	N	N	P	P	P
*campground	C	N	N	N	N	N	N	N
car wash	N	N	N	N	N	N	P	P
clinic	N	N	N	N	N	P	P	N
commercial school	N	N	N	N	N	P	P	P
convenience store	N	N	N	N	N	P	P	N
*cottage industry	P	N	N	N	N	N	N	N
entertainment, indoor	N	N	N	N	N	P	P	N
entertainment, outdoor	N	N	N	N	N	N	P	N
funeral home	N	N	N	N	N	N	P	N
garden center or nursery	C	N	N	N	N	P	P	N
general retail business, enclosed	N	N	N	N	N	P	P	N
general retail business, unenclosed	N	N	N	N	N	N	P	N
home improvement center	N	N	N	N	N	N	P	P
*home occupation	P	P	P	P	P	N	N	N
hotel or motel	N	N	N	N	N	N	P	N
laundry service	N	N	N	N	N	P	P	P
medical support service	N	N	N	N	N	P	P	P
*mini-warehouse	N	N	N	N	N	N	P	P
open air market	C	N	N	N	N	N	P	P
personal service	N	N	N	N	N	P	P	P
recreation, indoor	N	N	N	N	N	P	P	N
recreation, outdoor	C	N	N	N	N	N	P	N
restaurant, fast food	N	N	N	N	N	N	P	N
restaurant, standard	N	N	N	N	N	P	P	N
shopping center, community or regional	N	N	N	N	N	N	P	N
shopping center, neighborhood	N	N	N	N	N	P	P	N
tourist home	N	N	N	N	N	P	P	N
vehicle repair service	N	N	N	N	N	P	P	P
vehicle sales or rental	N	N	N	N	N	N	P	N
vehicle service station	N	N	N	N	N	P	P	P

## ZONING DISTRICT

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>industrial uses</i>								
construction service	N	N	N	N	N	N	P	P
heavy industry	N	N	N	N	N	N	N	C
maintenance service	N	N	N	N	N	N	P	P
manufacturing, general	N	N	N	N	N	N	N	P
manufacturing, light	N	N	N	N	N	N	C	P
research lab	N	N	N	N	N	N	C	P
resource extraction	C	N	N	N	N	N	N	C
salvage yard	N	N	N	N	N	N	N	C
sanitary landfill	N	N	N	N	N	N	N	C
transmission tower	C	N	N	N	N	N	P	P
vehicle and equipment repair, major	N	N	N	N	N	N	C	P
sales, major	N	N	N	N	N	N	P	P
warehousing, wholesaling, and distribution, enclosed	N	N	N	N	N	N	C	P
warehousing, wholesaling, and distribution, open	N	N	N	N	N	N	N	P
<i>temporary uses</i>								
garage or yard sales	P	P	P	P	P	N	N	N
seasonal sales	P	N	N	N	N	P	P	P
special event	P	P	P	P	P	P	P	P

5. Appendix A, Use Classification - \*mini-warehouse is hereby amended as follows:

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>commercial uses</i>								
*mini-warehouse	N	N	N	N	N	N	N	P

6. Effective on the date of adoption hereof, APPENDIX A of Ordinance No. 360, reads as follows:

## APPENDIX A

### TABLE OF PERMITTED USES

#### KEY

P = PERMITTED USE. Use permitted subject to appropriate permits being issued in accordance with this ordinance.

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### ZONING DISTRICT

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>agricultural uses</i>								
*farm	P	N	N	N	N	N	N	P
farm support business	C	N	N	N	N	N	P	P
kennel	P	N	N	N	N	N	P	N
livestock sales	C	N	N	N	N	N	N	P
<i>residential uses</i>								
*apartment	N	N	N	P	N	C**	C**	N
duplex	P	N	N	P	N	N	N	N
*garden home	N	N	P	P	P	N	N	N
*group care residence	P	C	C	P	C	N	N	N
*manufactured home	C	N	N	N	P	N	N	N
*manufactured home park	N	N	N	N	P	N	N	N
*patio home	N	N	P	P	P	N	N	N
single family residence	P	P	P	P	P	N	P	N
*townhouse	N	N	P	P	N	N	C**	N
<i>institutional uses</i>								
animal shelter	C	N	N	N	N	N	P	P
assisted living facility	P	N	N	C	N	P	N	N
boarding house	C	N	N	C	N	N	N	N
cemetery	P	C	C	C	C	P	P	N
club	P	N	N	N	N	P	P	N
community center	P	N	N	N	N	P	P	N
community facility	P	C	C	C	C	P	P	P
country club	P	N	N	N	N	P	P	N
day care center	N	N	N	N	N	P	P	N
day care home	C	C	C	C	C	N	N	N
domiciliary care facility	P	N	N	C	N	P	N	N
home instruction	P	C	C	C	C	N	N	N
hospital	N	N	N	N	N	P	P	N
military installation	N	N	N	N	N	N	N	P
nursing care facility	N	N	N	C	N	P	N	N
park	P	P	P	P	P	P	P	P
penal institution	C	N	N	N	N	N	N	N
place of worship	P	C	C	C	C	P	P	N
public assembly center	C	N	N	N	N	N	P	N
public utility facility	P	C	C	C	C	C	C	P
public utility service	P	P	P	P	P	P	P	P
school	P	C	C	C	C	P	P	N

## ZONING DISTRICT

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>commercial uses</i>								
animal hospital	N	N	N	N	N	P	P	N
bank or financial service	N	N	N	N	N	P	P	N
broadcast studio	C	N	N	N	N	P	P	P
business or professional office	N	N	N	N	N	P	P	P
business support service	N	N	N	N	N	P	P	P
*campground	C	N	N	N	N	N	N	N
car wash	N	N	N	N	N	N	P	P
clinic	N	N	N	N	N	P	P	N
commercial school	N	N	N	N	N	P	P	P
convenience store	N	N	N	N	N	P	P	N
*cottage industry	P	N	N	N	N	N	N	N
entertainment, indoor	N	N	N	N	N	P	P	N
entertainment, outdoor	N	N	N	N	N	N	P	N
funeral home	N	N	N	N	N	N	P	N
garden center or nursery	C	N	N	N	N	P	P	N
general retail business, enclosed	N	N	N	N	N	P	P	N
general retail business, unenclosed	N	N	N	N	N	N	P	N
home improvement center	N	N	N	N	N	N	P	P
*home occupation	P	P	P	P	P	N	N	N
hotel or motel	N	N	N	N	N	N	P	N
laundry service	N	N	N	N	N	P	P	P
medical support service	N	N	N	N	N	P	P	P
*mini-warehouse	N	N	N	N	N	N	N	P
open air market	C	N	N	N	N	N	P	P
personal service	N	N	N	N	N	P	P	P
recreation, indoor	N	N	N	N	N	P	P	N
recreation, outdoor	C	N	N	N	N	N	P	N
restaurant, fast food	N	N	N	N	N	N	P	N
restaurant, standard	N	N	N	N	N	P	P	N
shopping center, community or regional	N	N	N	N	N	N	P	N
shopping center, neighborhood	N	N	N	N	N	P	P	N
tourist home	N	N	N	N	N	P	P	N
vehicle repair service	N	N	N	N	N	P	P	P
vehicle sales or rental	N	N	N	N	N	N	P	N
vehicle service station	N	N	N	N	N	P	P	P

## ZONING DISTRICT

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>industrial uses</i>								
construction service	N	N	N	N	N	N	P	P
heavy industry	N	N	N	N	N	N	N	C
maintenance service	N	N	N	N	N	N	P	P
manufacturing, general	N	N	N	N	N	N	N	P
manufacturing, light	N	N	N	N	N	N	C	P
research lab	N	N	N	N	N	N	C	P
resource extraction	C	N	N	N	N	N	N	C
salvage yard	N	N	N	N	N	N	N	C
sanitary landfill	N	N	N	N	N	N	N	C
transmission tower	C	N	N	N	N	N	P	P
vehicle and equipment repair, major	N	N	N	N	N	N	C	P
sales, major	N	N	N	N	N	N	P	P
warehousing, wholesaling, and distribution, enclosed	N	N	N	N	N	N	C	P
warehousing, wholesaling, and distribution, open	N	N	N	N	N	N	N	P
<i>temporary uses</i>								
garage or yard sales	P	P	P	P	P	N	N	N
seasonal sales	P	N	N	N	N	P	P	P
special event	P	P	P	P	P	P	P	P

THE PURPOSE OF THE HEARING IS TO RECEIVE PUBLIC COMMENTS.

Legal notices of the public hearing have been posted as required by law at:

1. Rainbow City Municipal Building
2. Local Joe's
3. Winn Dixie
4. [www.rbcAlabama.com](http://www.rbcAlabama.com)

BETH LEE  
CITY CLERK/TREASURER  
MARCH 14, 2023