

### NOTICE OF PUBLIC HEARING

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

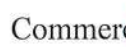
TO BE HELD AT **5:00 P.M., DECEMBER 9, 2024** IN THE CITY COUNCIL CHAMBERS OF  
THE MUNICIPAL BUILDING.

Discussion will be held concerning Ordinance No. 599, an ordinance to amend the Zoning Ordinance  
No. 360 regarding the amendment of SECTION 70 and APPENDIX A as follows:

Effective on the date of adoption hereof, SECTION 70 of Ordinance No. 360, reads as  
follows:

#### **Sec. 70. M-1 Manufacturing District.**

- (a) *M-1 District intent.* This district consists of areas where industrial uses are permitted. The district encourages the development of industrial employment centers. Principal industrial activities include manufacturing, warehousing, and distribution. The M-1 District also allows for commercial and institutional uses which are supportive of industrial activities.
- (b) *M-1 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, subject to § 108
      - farm support business
      - livestock sales
    - b. Institutional uses.
      - animal shelter
      - community facility
      - military installation
      - park
      - public utility facility
      - public utility service



- business or professional office
- business support service
- car wash
- commercial school
- home improvement center
- laundry service
- medical support service
- mini-warehouse, subject to § 107
- open air market
- personal service
- vehicle repair service
- vehicle service station

d. Industrial uses.

- construction service
- maintenance service
- manufacturing, general
- manufacturing, light
- research lab
- transmission tower
- vehicle and equipment repair, major
- vehicle and equipment sales, major
- warehousing, wholesaling, and distribution, enclosed
- warehousing, wholesaling, and distribution, open

e. 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. Industrial uses.

- heavy industry
- resource extraction
- salvage yard
- sanitary landfill

(c) *M-1 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
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) *M-1 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.

**Secs. 71-79. Reserved.**

3. Henceforth, Section 70 Manufacturing District of Ordinance 360 shall read, in total, as follows:

**Sec. 70. M-1 Manufacturing District.**

- (a) *M-1 District intent.* This district consists of areas where industrial uses are permitted. The district encourages the development of industrial employment centers. Principal industrial activities include manufacturing, warehousing, and distribution. The M-1 District also allows for commercial and institutional uses which are supportive of industrial activities.
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  - (1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:
    - a. Agricultural uses.
      - farm, subject to § 108
      - farm support business
      - livestock sales
    - b. Institutional uses.
      - animal shelter
      - community facility
      - day care center
      - military installation
      - park
      - public utility facility
      - public utility service
    - c. Commercial uses.

- broadcast studio
- business or professional office
- business support service
- car wash
- commercial school
- home improvement center
- laundry service
- medical support service
- mini-warehouse, subject to § 107
- open air market
- personal service
- vehicle repair service
- vehicle service station

d. Industrial uses.

- construction service
- maintenance service
- manufacturing, general
- manufacturing, light
- research lab
- transmission tower
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e. Temporary Uses.

- seasonal sales
- special event

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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) *M-1 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.

**Secs. 71-79 Reserved.**

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	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

5. Appendix A, Use Classification – day care center is hereby amended as follows:

USE CLASSIFICATION	AG	R-1	R-2	R-3	MHP	NS	HC	M-1
<i>industrial uses</i>								
day care center	N	N	N	N	N	P	P	P

6. Effective on the date of adoption hereof, APPENDIX A of Ordinance No. 360, shall read 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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- NS = NEIGHBORHOOD SHOPPING DISTRICT.
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- M-1 = MANUFACTURING DISTRICT.

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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	N	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	P
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

This ordinance will repeal all ordinances or parts of ordinances in conflict with this ordinance. Public comments in support of or in opposition of this Ordinance will be received during this Public Hearing.

The City of Rainbow is committed to making meetings accessible to all. If you need accommodations please contact Beth Lee at least 24 hours before the meeting.

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

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

BETH LEE  
CITY CLERK/TREASURER  
NOVEMBER 8, 2024