

Zoning Ordinance Assessment Community Meetings

In November, the City kicked off a project to rewrite the zoning ordinance. An assessment has been drafted that includes recommendations for the new zoning ordinance. Join one of the upcoming discussions to:

- Learn about the project goals and timeline
- Hear a presentation on the recommendations in the assessment
- Ask questions and provide feedback

MARCH 14TH

*Attend the session
most convenient to you*

4:30-6:00 pm
Austin High School
3004 Modaus Rd SW

7:00-8:30 pm
Decatur High School
910 Somerville Rd SE

OneDecatur.org



 [Facebook.com/OneDecatur](https://www.facebook.com/OneDecatur)

ANSWERS TO COMMON QUESTIONS

1. What is a zoning ordinance? A zoning ordinance is the adopted law of a city that regulates land use, growth, and development. It divides the city into different zoning districts and generally governs the location, size, and type of development in each district. A zoning ordinance also establishes the process for reviewing development proposals and includes standards for different aspects of development, like parking, landscaping, lighting, signage, building design, and environmental impacts.

2. Why revise the zoning ordinance? Decatur's zoning ordinance was published in 1987, and several portions date back to the 1950's. Large parts of the ordinance are outdated and difficult to use. The ordinance does not reflect recent policy direction found in the City's plans or make use of many best practices of modern planning and zoning techniques. The purpose of the zoning ordinance revision is to address all these issues, resulting in a set of regulations that are user-friendly, modern, and in-line with the policy direction in the City's newly-adopted comprehensive plan, One Decatur.

3. What is One Decatur? One Decatur, the City's comprehensive plan, was adopted in February 2018 after a robust process that engaged our community at an unprecedented level. Updating the City's zoning ordinance is a major step toward implementing many of the plan's recommendations.

4. How long will the revision process take? The rewrite process is expected to take approximately 18-20 months to complete.

5. What can I expect at the meetings on March 14th? The meetings will allow members of the community to learn about the zoning ordinance and the specific recommendations in the assessment. Participants will have the opportunity to provide feedback that will help shape development in Decatur.

6. Will there be other opportunities to get involved? Yes, there will be public input meetings in each of the four major phases of the project and opportunities to share ideas on the project website.

For more information visit:

[OneDecatur.org](https://www.onedecatur.org)

For other questions, contact Karen Smith at
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