

# PROPOSED DOWNTOWN DISTRICT ZONING

## THE PROCESS SO FAR

In April and June, the City of Homewood along with the Regional Planning Commission of Greater Birmingham and PlaceMakers, LLC, **collected community input** on drafts of new downtown zoning to encourage revitalization in line with the Heart of Homewood

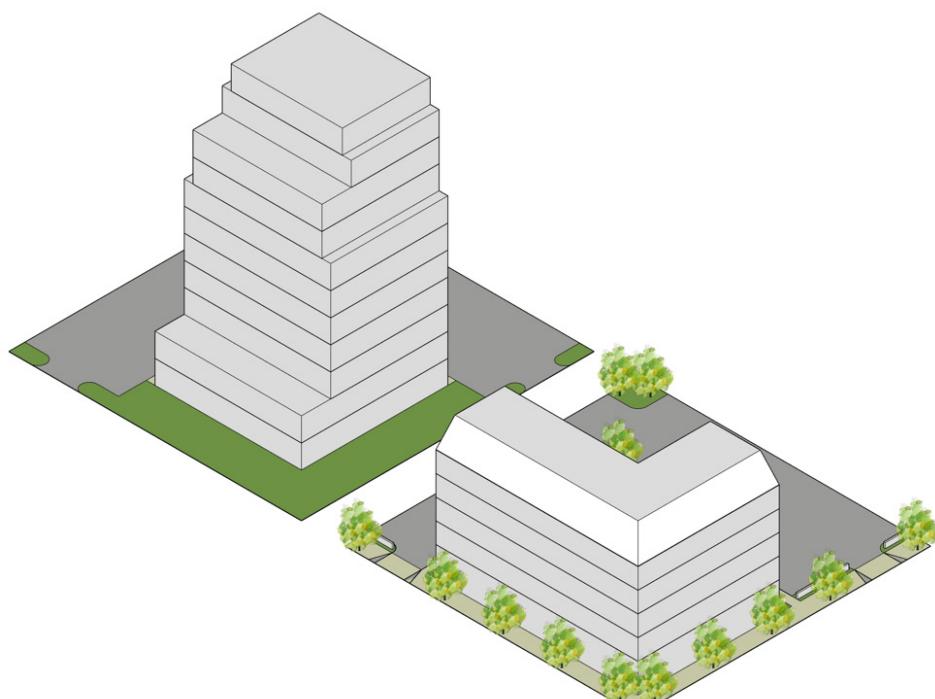
Based on the public input received at Planning Commission, the code consultant made recommendations to **adjust the code to reflect community concerns**. A detailed memo of these considerations is on the project website [www.heartofhomewoodplan.com](http://www.heartofhomewoodplan.com) and includes

**Some misunderstandings** about the proposed code are circulating. A few clarifications:

### ***“Five stories in High Intensity is too much for Homewood.”***

Current zoning allows 11 stories to be built in the High Rise district, so the proposed is a reduction:

### **CURRENT ZONING      PROPOSED ZONING**



### ***“Limited access and forced shared access”***

A single parcel may have no more than 1 access point per 100 feet, but parcels are calculated individually with **no requirement to share**.

Downtown Master Plan.

On November 12, 2019, the Homewood Planning Commission considered this new zoning to promote a walkable, compact downtown.

clarifications and recommended changes. The **primary recommendation** is:

### **ADD MINIMUM PARKING REQUIREMENTS APPROPRIATE TO THE DOWNTOWN CONTEXT.**

### ***“New restrictions on permitted uses”***

While restrictions are proposed for **new** automotive services, residential uses are proposed to be permitted throughout downtown, which **expands on what is allowed today**.

### ***“More controls over setbacks and buildings”***

Some proposed new controls **limit suburban** development patterns that are not appropriate downtown, but **greater flexibility** is proposed in setbacks, encroachments and signs.

### ***“Limitations on nonconforming uses and remedies”***

**These exact limitations exist today** in the current zoning as required by Alabama state law.

### ***“No opportunity to review or offer input”***

Four working sessions in April and June invited public input. Summaries of meetings are on project website [www.heartofhomewoodplan.com](http://www.heartofhomewoodplan.com). The public process was discussed in **18 news articles** in the Homewood Star, including 7 that deal with zoning: [thehomewoodstar.com/topics/heart-homewood-plan/](http://thehomewoodstar.com/topics/heart-homewood-plan/)

## HOMEWOOD CITY COUNCIL PUBLIC HEARING

December 9, 2019, 6:00 P.M., City Council Chambers, City Hall, 2850 19th St S, Homewood, Alabama