

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

Downtown Master Plan.

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

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 and includes

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

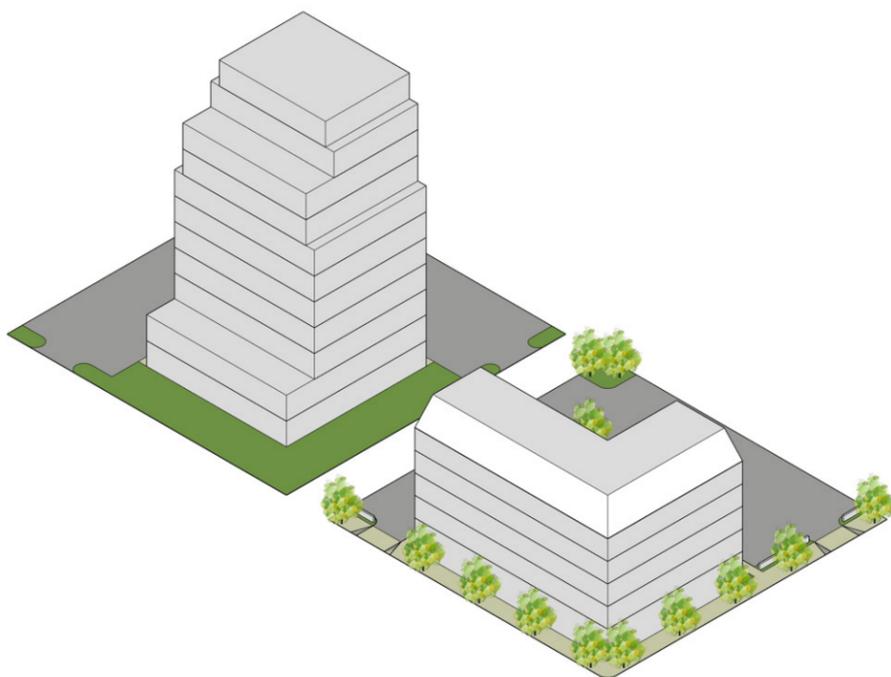
ADD MINIMUM PARKING REQUIREMENTS APPROPRIATE TO THE DOWNTOWN CONTEXT.

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**.

“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. 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/

HOMEWOOD CITY COUNCIL PUBLIC HEARING

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