

PROPOSED DOWNTOWN DISTRICT ZONING

THE PROCESS

The Homewood Downtown District Zoning process began in October 2018. There have been six substantive edits to the code through many workshops, meetings with business owners and

landowners, workshops with Planning Commission and City Council, and three public hearings. A summary of the changes are below.

PRE-2021 EDITS

Prior major edits made through public critique include:

- Added parking minimums
- Removed residential from parts of 18th and 29th
- Required storefronts on A-streets
- Changed LI setbacks to reflect maximum existing front setback
- Reduced building heights in all proposed districts
- Added additional 18th & 29th height restrictions
- Reduced minimum glass requirements
- Added material requirements
- Adjusted use table
- Added private open space requirements
- Edited nonconforming use standards
- Removed administrative waivers

2021 EDITS

After May 2021 public listening sessions, Council has required the following edits:

- Added historic overlay to parts of 18th and 29th to clarify the protections for that area of Downtown
- Added HI lodging restrictions: 50 room max.
- Restricted residential use in HI for applications over six units as follows:
 - Requires a development plan and preliminary and final review by the Planning Commission according to Article VI of the Homewood Zoning Ordinance
 - Requires a multimodal traffic analysis
 - Requires assertions from police chief, fire marshal, and school board superintendent that the project will have no negative impact on public services