



# **PUBLIC MEETINGS NOTICE**

## **CITY OF MONTGOMERY ZONING ORDINANCE AND SUBDIVISION REGULATIONS UPDATE PUBLIC PRESENTATION MEETINGS TO BE HELD FOR ALL CITY CITIZENS**

Attend City of Montgomery Public Presentation Meeting to learn about the Newly Drafted and Updated Citywide Zoning Ordinance and Subdivision Regulations Document and ask questions or give comments to City Planning Department Staff and Consultants. A formal presentation will be given.

Public Presentation Meetings Will Be Held at the Following Locations, Dates and Times Listed Below:

**Monday, August 5, 2024**

**City of Montgomery City Hall Auditorium-Downtown  
103 North Perry Street  
5:30pm-7:00pm**

**Wednesday, August 7, 2024**

**Downtown Library 2<sup>nd</sup> Floor Public Meeting Room  
245 High Street  
5:30pm-7:00pm**

**Thursday, August 8, 2024**

**Eastmont Baptist Church  
4505 Atlanta Hwy  
5:30pm-7:00pm**

All meetings are open to the public. The public can attend any meeting listed regardless of where you live. The Draft Zoning Ordinance Module 1 document can be viewed on the following internet website address <https://envisionmontgomery2040.org/zoning/>.

If you have questions or comments please feel free to call the City Planning Department at 334-625-2218 or email [rsmith@montgomeryal.gov](mailto:rsmith@montgomeryal.gov).

# YOUR QUESTIONS ANSWERED

## What is included?

This module includes several key elements of the updated development regulations. First, it contains a new set of streamlined zone districts. The new district line-up carries forward the existing districts used in the City's residential neighborhoods with some consolidation of nearly identical districts to reduce duplication. It also adds new districts that are intended to support the redevelopment of some the City's commercial sites. In addition, the zone districts are presented in a whole new way, with more colorful tables and dimensional drawings that illustrate how the dimensional standards impact the look of development in each district.

The second key element of the updated Zoning Ordinance is a set of new use regulations. All permitted principal, accessory, and temporary uses have been consolidated into one section of the Zoning Ordinance. The list of uses have been updated, and they have been organized into tables that show, at a glance, which uses are permitted in which zone districts. New uses have been added, such as tiny homes and cottage homes, novel housing options that are proposed to be allowed in appropriate parts of the City. The standards that apply to specific uses have been carried forward and, where appropriate, updated to help improve the quality of development in the City. New standards have been added, such as for cellular communications towers. The updated Zoning Ordinance also includes new or updated definitions of all the uses.

Finally, the updated Zoning Ordinance consolidates all the administrative procedures into one section. Procedures are important because they govern the review and decision-making process on all development applications, such as rezoning applications or a request for a special exception or a variance. This updated set of administrative procedures has also been reorganized and streamlined to be easier to use and understand, with flowcharts that illustrate each step of the development review process.

## What is a zoning ordinance?

A zoning ordinance is the adopted law of a city that regulates land use, growth, and development. It defines distinct zoning districts that apply to property and generally governs the purpose, location, and size of development in each district. A zoning ordinance also includes provisions for the development proposal review process and for standards regulating parking, signage, building design, and resource protection.

## What are subdivision regulations?

Subdivision regulations are the adopted law of a city that regulates how individual properties can be subdivided or split. It defines characteristics for lot size, lot configuration, street right-of-way widths, access, and other similar regulations for properties. These regulations complement the zoning ordinance requirements for future development.

## Why rewrite the zoning ordinance and subdivision regulations?

While Montgomery has pursued zoning updates to specific areas, such as the SmartCode for downtown, the last update to the zoning ordinance was in 1985. The regulations are cumbersome and no longer reflect the best practices of modern planning and zoning techniques. The purpose of the rewrite is to address such issues and develop new regulations that reflect the policy direction set forth in the new comprehensive plan. The result of the project will be a new set of regulations that are modernized, easier to use, and better aligned with the city's future vision and development goals.