

# Learn about the Draft Zoning Ordinance (Part 1)

## COMMUNITY MEETING

The City is continuing the zoning ordinance rewrite that began in 2018. The first installment of the new draft ordinance is now available for public review. Join City staff and the consultant to:

- Learn about the progress of the rewrite
- Learn about the regulations drafted in the first installment
- Ask questions and provide feedback in a casual setting

**JANUARY 21<sup>ST</sup>**

6:30 - 8:00 pm  
Decatur City Hall  
402 Lee Street  
Council Chambers, 1st Floor

Brief presentation at 6:30 followed by an open house.

Preview the draft document before the meeting. Visit:

**[OneDecatur.org](http://OneDecatur.org)**



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

# ANSWERS TO COMMON QUESTIONS

**1. What can I expect at the meetings on January 21st?** The meeting will allow members of the community to learn about the first of two parts of the draft zoning ordinance. There will be a brief presentation followed by an open house format where you can visit several topic stations, speak with staff and consultants, and provide feedback. Visit [onedecatur.org](http://onedecatur.org) to view the draft ordinance before the meeting.

**2. What is the difference between the zoning ordinance, zoning map, and future land use map?**

- The zoning ordinance and the zoning map are **legal documents** that define the land uses and the development attributes allowed on a **specific property** within the city **today**. A zoning ordinance also establishes the process for reviewing development proposals and includes standards for different aspects of development, like parking, landscaping, lighting, signs, building design, and environmental impacts.
- The future land use map is a **policy guide** that depicts the **general** character and land use that is appropriate throughout the city and its planning jurisdiction **in the future**. The future land use map contained in the comprehensive plan is used to develop recommendations about potential zoning changes. It also helps guide the City's long-term infrastructure planning.

**3. 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zoning ordinance was published in 1987, and several portions date back to the 1950's. Large parts of the ordinance are outdated and difficult to use.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 comprehensive plan, One Decatur.

**4. 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.

**5. How long will the revision process take?** The rewrite process began in late 2018 and is expected to take approximately 18-20 months to complete. This meeting is part of phase three of the four-phase project.

**6. Will there be other opportunities to get involved?** Yes, an additional public input meeting is planned after the completion of the second draft module. You can also visit [onedecatur.org](http://onedecatur.org) to review work products, submit comments, and sign-up for our email list.