

Guide to Understanding City of Decatur Zoning Ordinance 1/4/08

The City of Decatur Code may be found by going through the City's website at www.decaturga.com. At the top of the home page you will see "Quick Find" which offers a drop-down menu. Second on the list is "City Code". Left click to open the Decatur page. Scroll down near the bottom of the list on the left to Appendix A Zoning, expand the tree and you will see the Articles mentioned below.

When you are reviewing the City Code make sure you read from both ***Article VII. District Regulation and Article X. Supplementary Regulations and Modifications*** to get a complete picture of what is permitted in C-2 zoning.

Go to *Article X Section 7.9 C-2 general business district* to see everything that is a permitted use in C-2. Section 7.9.2 #15 through #16.2 are of special interest. 16.2 permits "Downtown Multiple Dwellings after a hearing by the Planning Commission and approval by the City Commission, subject to regulations in Article X, Supplementary Regulations and Modifications"

Article X Section 10.18 Downtown Multiple Dwellings allows up to 70 residential units per acre and a minimum floor area per dwelling of 550 square feet. Read the entire Section 10.18 to get a picture of what the planners & commissioners will consider when making their decisions.

Then go to *Section 10.21 Density increase for lifecycle dwellings in C-2 and C-3 Commercial Districts*. Under this article the maximum number of dwellings may be increased by up to 20 percent if designated "lifecycle dwellings". That would bump up the maximum dwelling units per acre to 84.

As Jeff Davis reminded us last night, the Planning Commission and the City Commission must base their approval or rejection on the answers to 3 questions found in *Article X Supplementary Regulations and Modification, Section 10.14. Standards for approval of residential uses and personal care homes*. We need to begin thinking about how to present our viewpoints in context of the questions below:

1. The suitability of the proposed residential use or personal care home in view of the use and development of adjacent and nearby properties.
2. The impact that the proposed residential use or personal care home will have on the public safety, traffic on the public streets, transportation facilities, utilities and other public services.
3. The impact that the proposed residential use or personal care home will have on established property values and on the health, safety, comfort and general welfare of the residents of the City of Decatur.