



# Unified Development Ordinance

## Hack The Code – Zoning Districts

April 23, 2014



# Strategic Plan

Task	Description
1A	Refine citywide commercial design standards
1D	Improve commercial districts as community focal points
2E	Support business start-ups
3A	Integrate commercial and residential districts
3B	Encourage mixed-use development in existing commercial
3D	Study live-work impact
4B	Involve residents in historic preservation
5A/5E	Promote Decatur as a lifelong community
15B	Permit smaller homes and accessory dwellings





# Early Hack the Code Feedback

- Encourage and incentivize smaller single-family residence options
- Manage infill within the character of the neighborhoods
- Encourage home-based businesses
- Not enough zoning categories
- Allow small apartment buildings within neighborhoods
- Loosen live/work restrictions
- Regulate live/works by number of employees









# What is it?

- Neighborhood-compatible uses:
  - Small commercial uses (size limits)
  - Above-shop flats or offices
  - Live-work





# What is it?

- Largest example is similar to the Revolution Doughnut center with the option of a residential component above



Largest





# What is it?

- Smallest example is a tiny office, service, or retail shop that serves the neighborhood



Smallest





# Why do we need it?

- C-1 allows stores that are too large for a neighborhood setting and does not support mixed-use or live-works.

































# Golden Girls

- Senior roommates

















# Where to Next?

- Review wall displays and fill out worksheet
- Stay up to date at [www.decaturnext.com](http://www.decaturnext.com)

