

Village of Montgomery Unified Development Ordinance

Environment and Natural Resources Committee

March 5, 2020

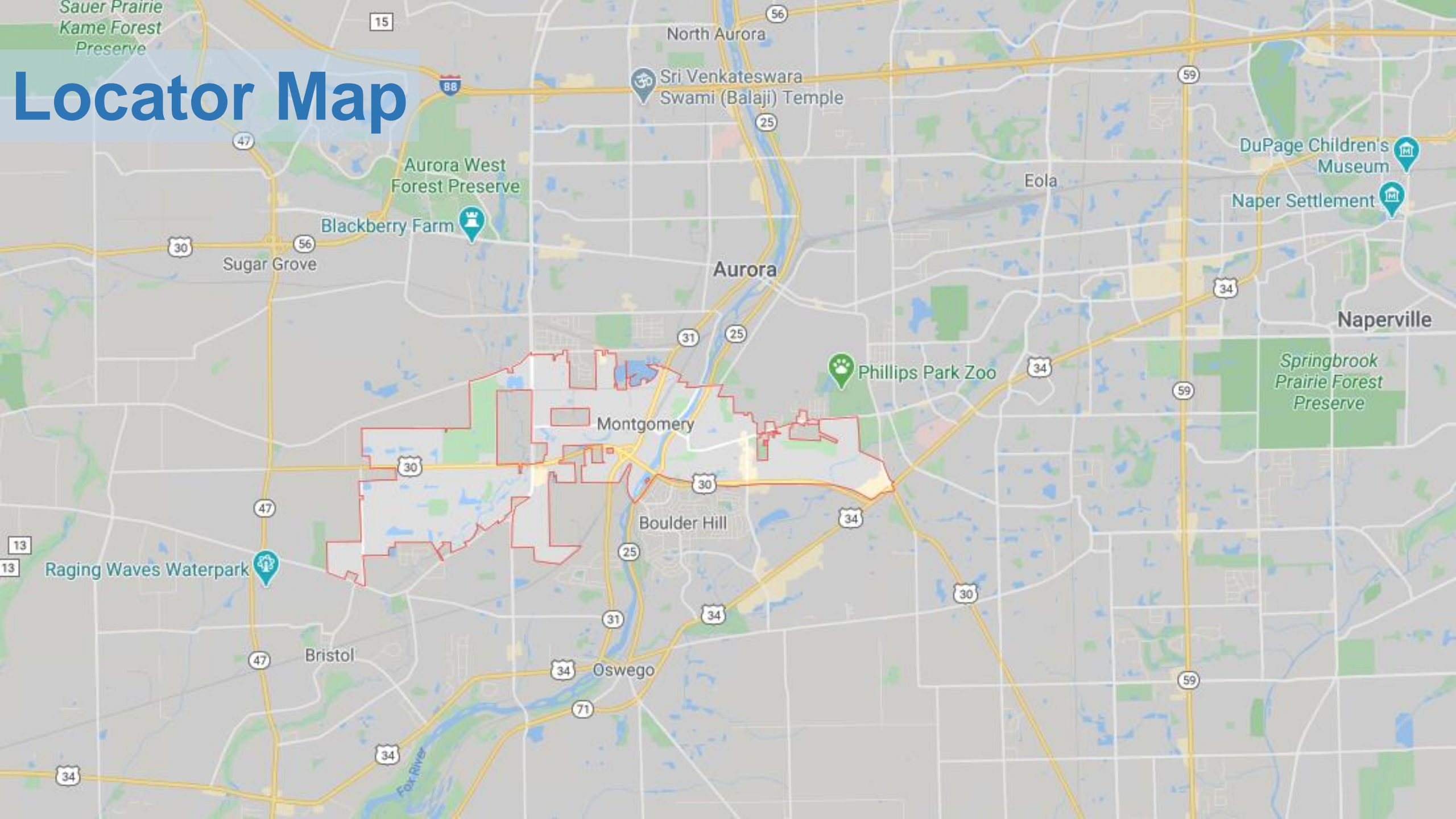


Agenda

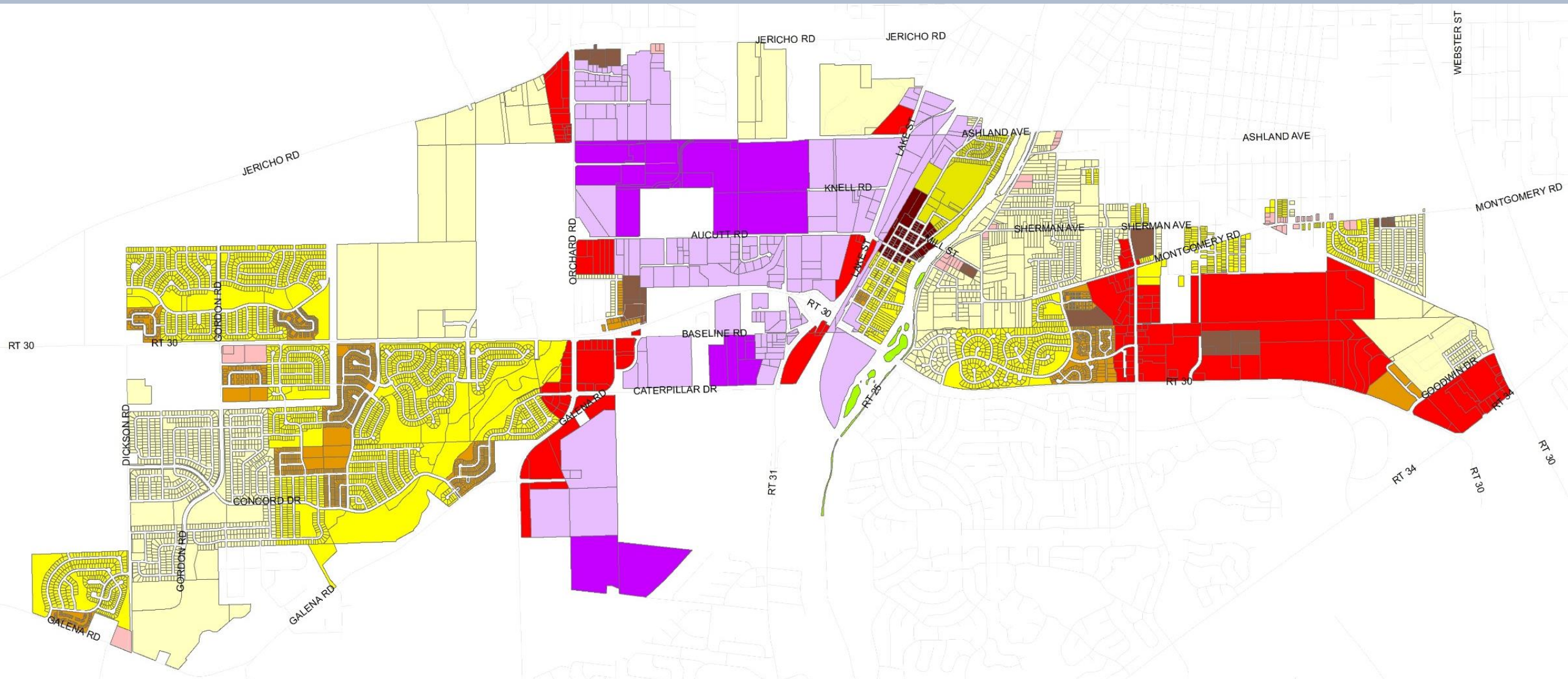
- Brief overview of project
- Describe select standards re sustainability and environment
- Questions & Answers



Locator Map



Proposed Zoning Map



Go Montgomery 2035 Comprehensive Plan (2014)

Grow responsibly and sustainably; protect natural features.

Maintain a comprehensive transportation system consisting of all modes of travel.

Preserve and enhance the natural environment.



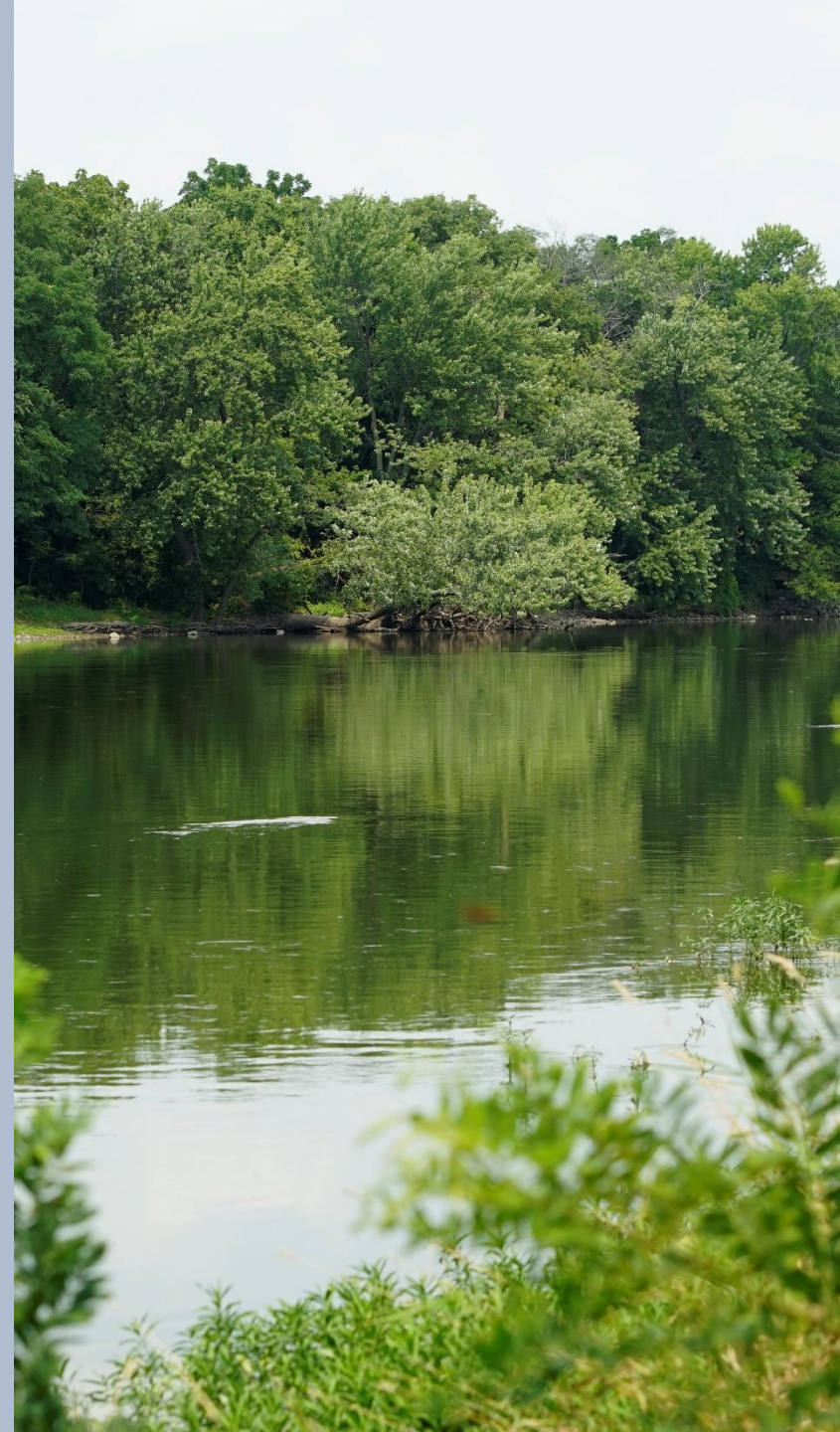
Timeline

- 2018: Project Kickoff
Review Existing Conditions
- 2019: Public Outreach
Recommendations Memo
- 2020: Draft Ordinance
UDO Adoption

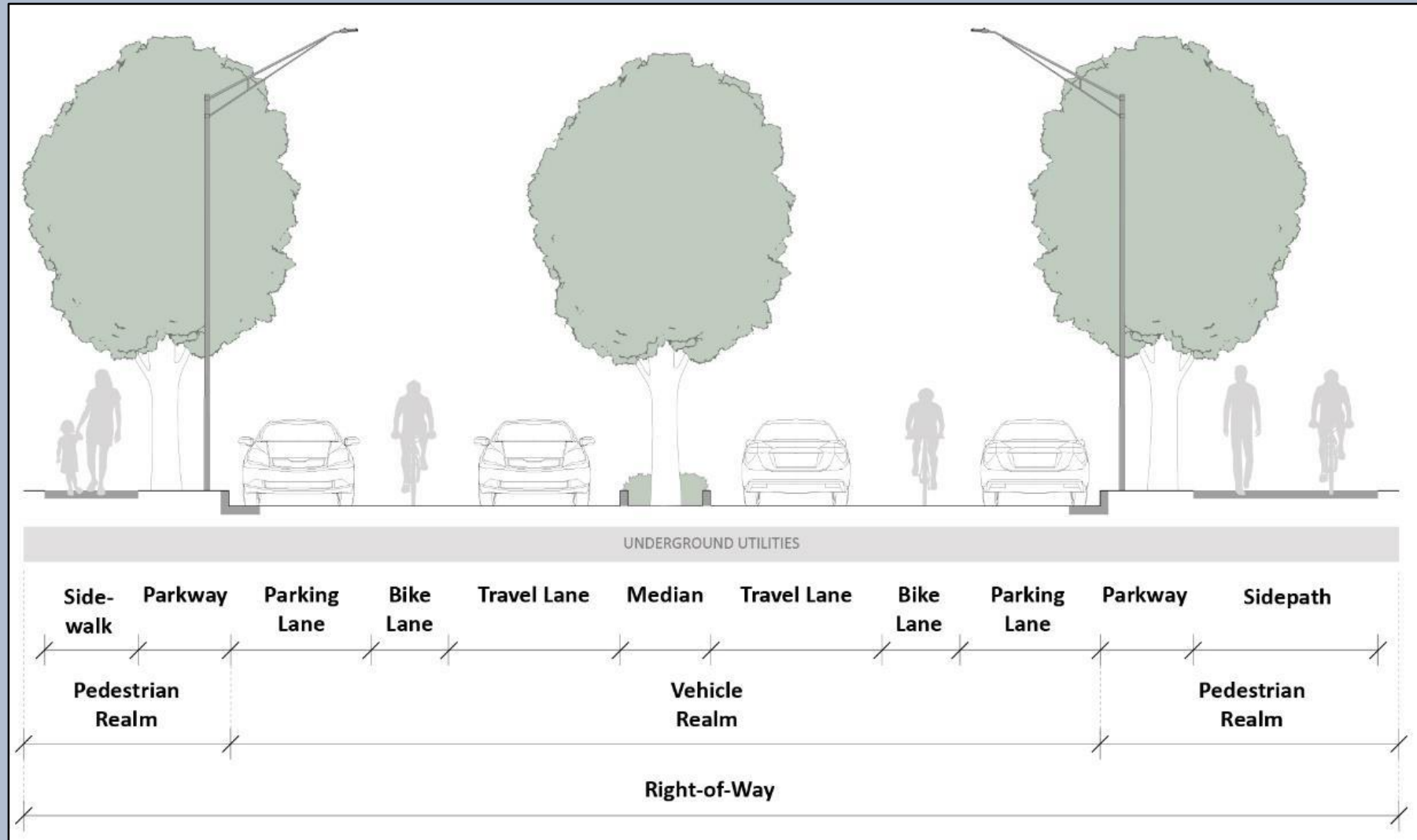


UDO: Implementing the Plan

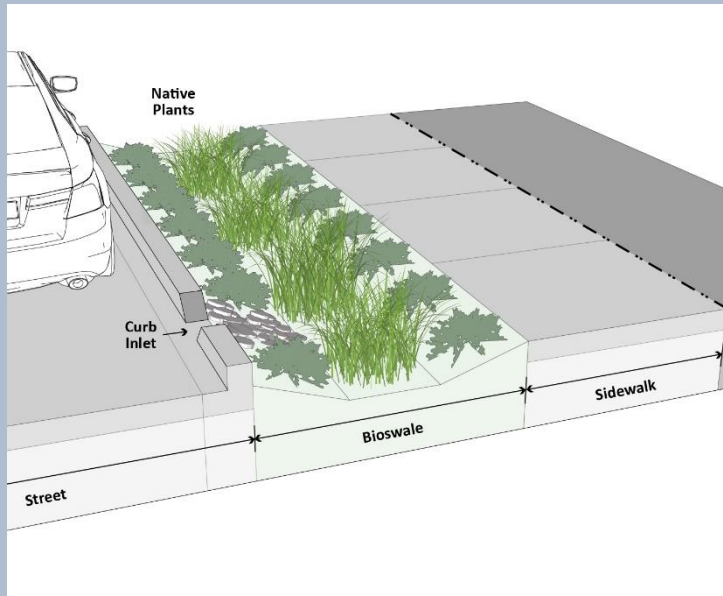
1. Subdivisions: Complete & green streets
2. Districts: Compact development
3. Uses: Sustainability
4. Parking: Travel options
5. Landscape: Stormwater management



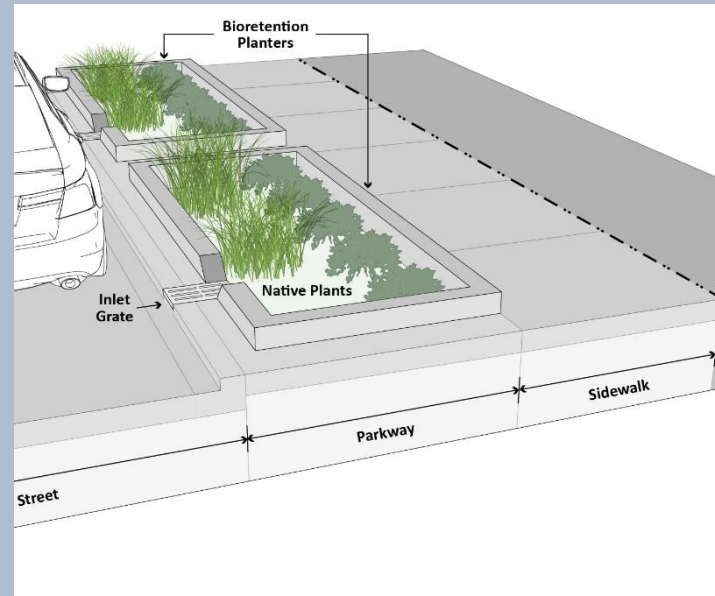
Subdivisions: Complete Streets



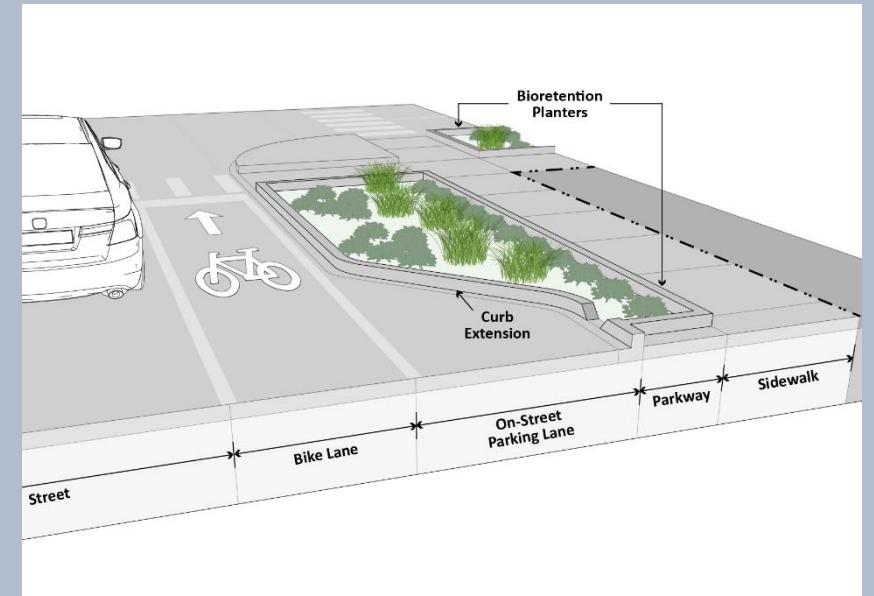
Subdivisions: Green Streets



Bioswales



Bioretention Cells



Bioretention Curb Extension

Cul-de-sacs discouraged, not prohibited.

Subdivision Standards: Conservation Design

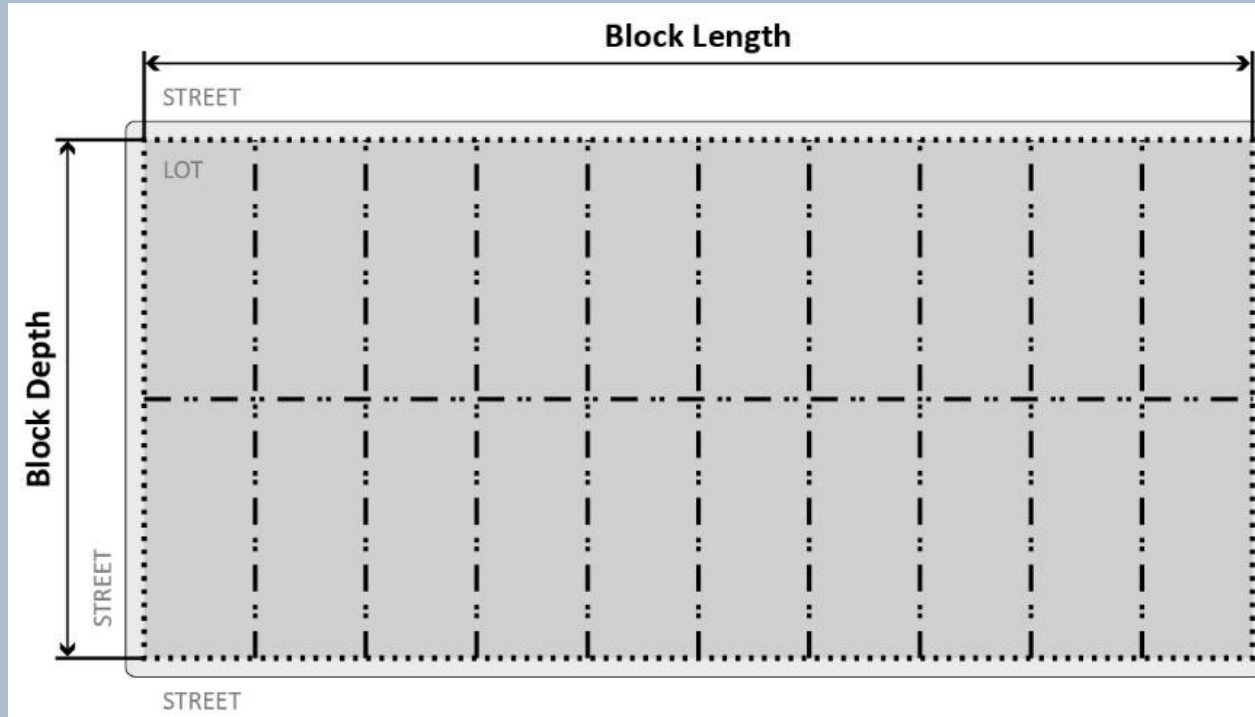


Conventional Design

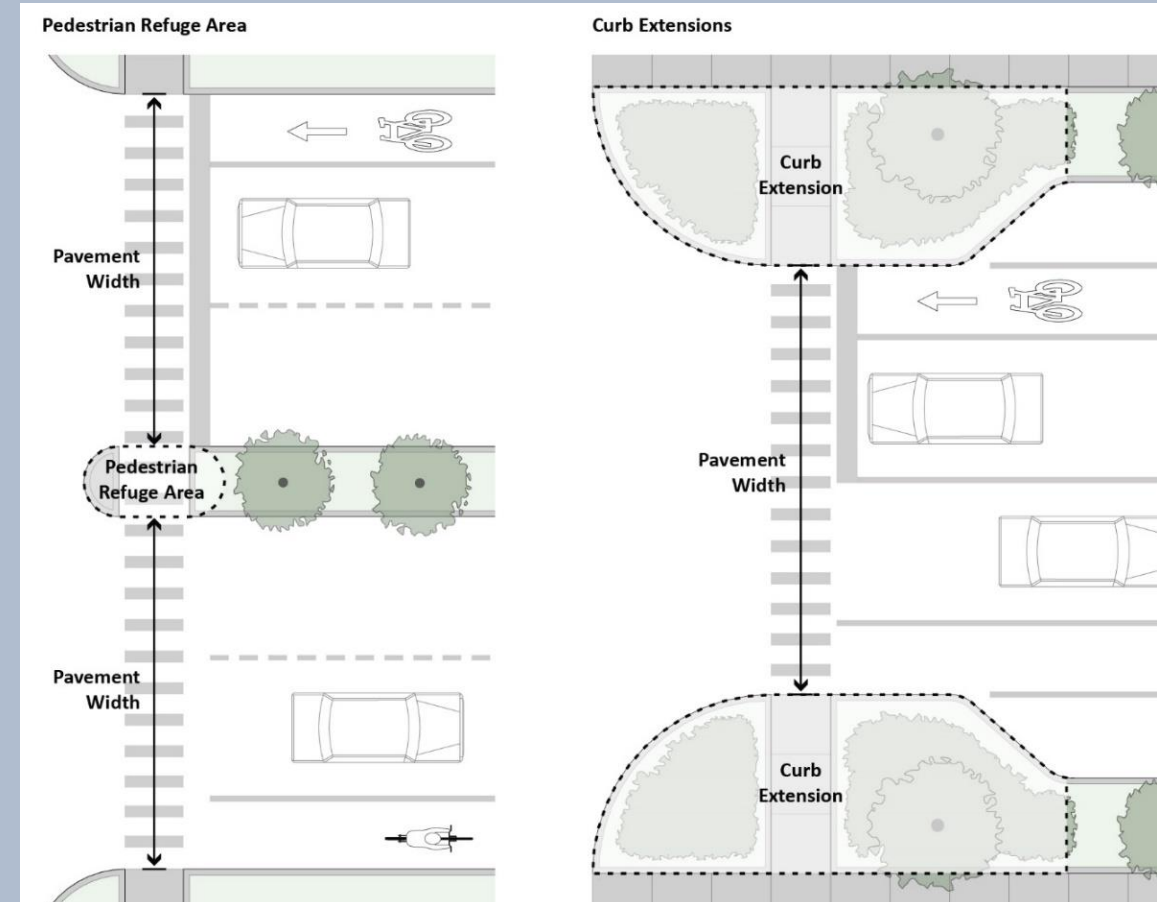


Conservation Design

Subdivisions: Walkable Neighborhoods



Blocks: 800 ft maximum length



Shorter crossing distances

Districts: New Districts

Floodplain Overlay District

Includes floodway &
flood fringe

Setbacks from water bodies

Restrictions on use

Floodproofing required

Traditional Neigh. District

High-density single-family
development

Smaller lots ~ 5,000 sf

Tighter setbacks

Districts: Lot Coverage



Create minimum standards for all zoning districts

Move toward impervious surface standard

Include principal and accessory structures, driveways, walkways

Uses: Principal Uses



Townhouses

Permitted or special use in all single-family zoning districts



Utility-Scale Solar & Wind

Special use in agricultural and manufacturing districts

Uses: Accessory Uses

Local Food

Community gardens

Bee colonies

Vegetable gardens

Hoop houses

Energy

Small-scale solar

Small-scale wind

Compost bins

Stormwater

Rain gardens

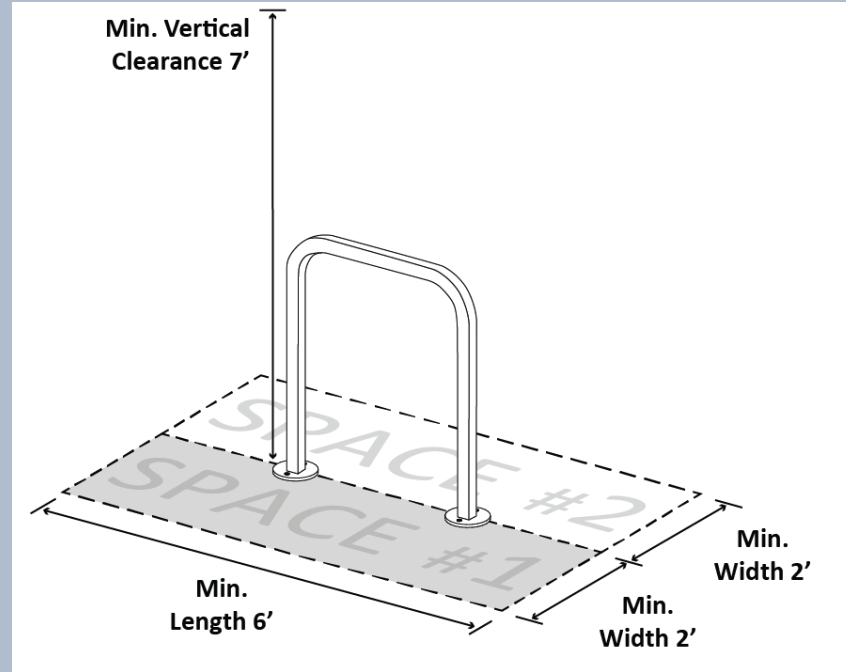
Rain barrels

Off-Street Parking and Loading



Removed Minimums

Established Maximums



Required Bicycle Parking

Short-Term & Long-Term

Landscape: General

Require Operations & Maintenance Plan

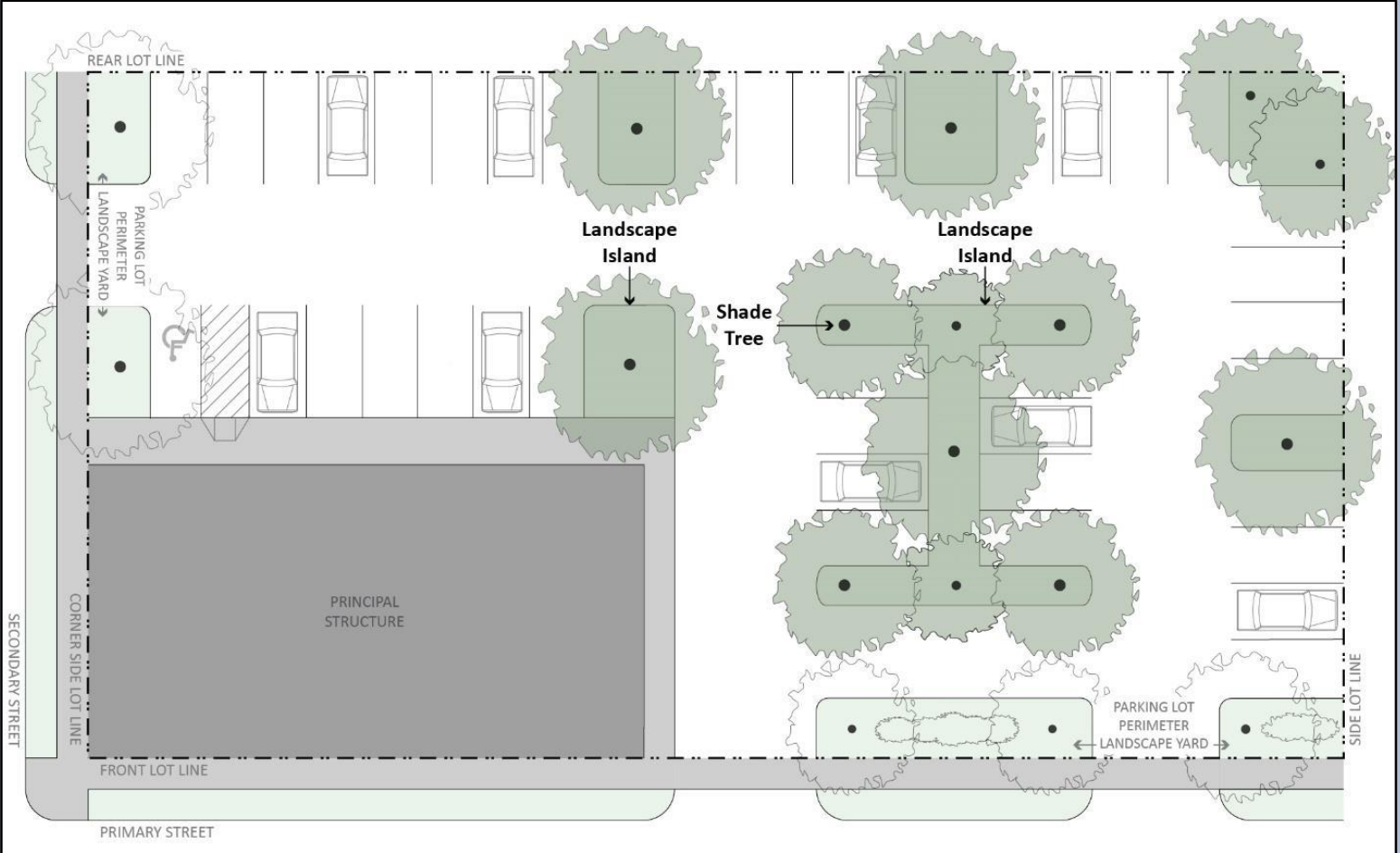
Tree Preservation

Replacement Standards

Species Diversity



Landscape: Parking Lots



Canopy Standards:
40% coverage



Parking Lot Islands:
Curb inlets

Questions & Answers

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