

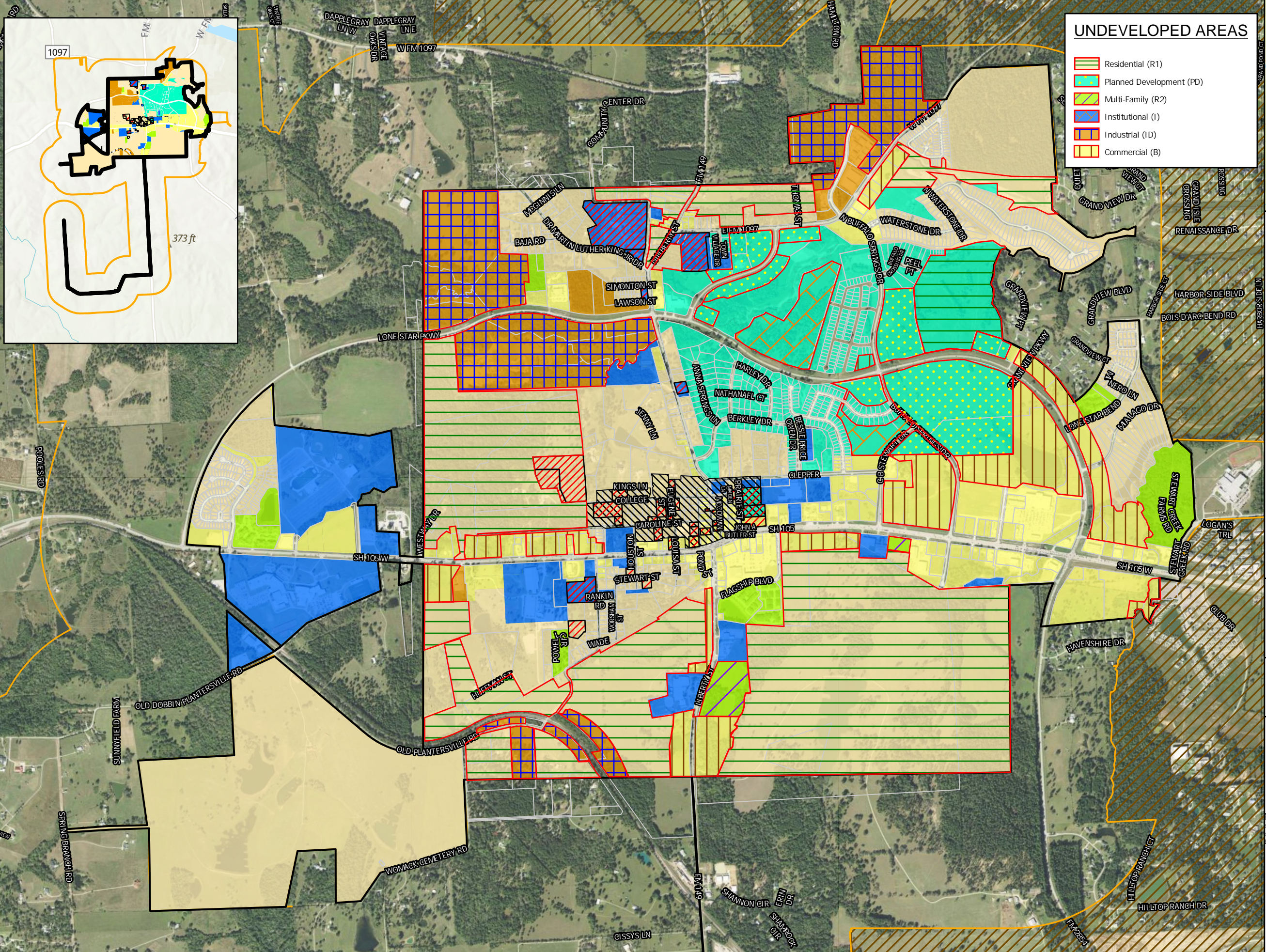


EXECUTIVE SUMMARY

An update of the land use assumptions occurs periodically after the ordinance approving the land use assumptions is made October 25, 2016. The update of the Land Use Assumptions is made based on the current City of Montgomery Zoning Map which was last updated on November 7, 2023. The assumptions are based on development within the City over a 10-year period (2033). Considerations to the land-use assumptions can be found below.

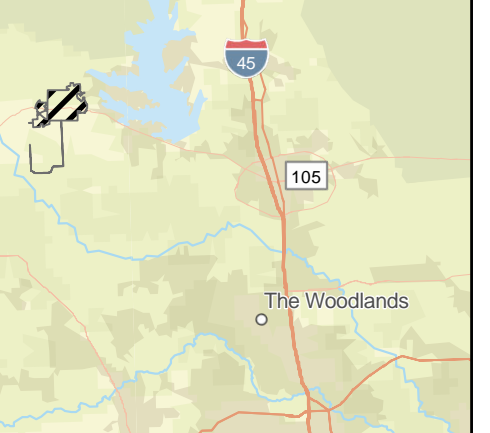
CONSIDERATIONS:

1. Residential parcels are assumed to be developed with 9,000sf lots, with a connection being required per lot.
2. Multifamily parcels usage is calculated based on the equivalent single-family connection (“ESFC”) per acre of the parcel.
3. Commercial parcels usage is calculated based on the equivalent single-family connection (“ESFC”) per square footage of the parcel.
4. Industrial parcels usage is calculated based on the equivalent single-family connection (“ESFC”) per acre of the parcel.
5. The extent of the Planned Development District (“PDD”) has allowed for residential and non-residential development. Parcels within the PDD have been assumed to be single family unless the parcel is in an active agreement with the City,



UNDEVELOPED AREAS

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)



Legend

- Jurisdictional Boundaries**
- Montgomery City Limits
 - Montgomery ETJ
 - Parcel Boundary
 - Conroe ETJ
- Historical Preservation**
- Historical Landmark
 - Historical District
- Zoning Classification**
- Residential (R1)
 - Planned Development (PD)
 - Multi-Family (R2)
 - Institutional (I)
 - Industrial (ID)
 - Commercial (B)

LAST UPDATED NOVEMBER 07, 2023
 VIA ORDINANCE NO. 2023-21
 *2023 ERSI FIREFLY IMAGERY



1 inch equals 12,500 feet

CITY OF MONTGOMERY
OFFICIAL ZONING MAP
 (DECEMBER 2023)



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

