

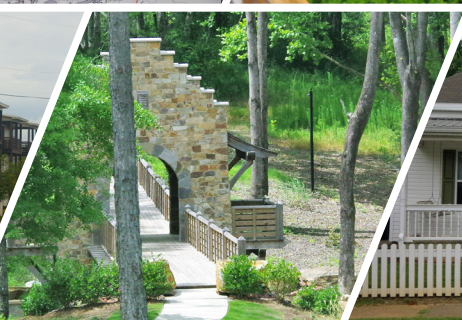


# Tuscaloosa Zoning Ordinance

Special Call Meeting | April 2022

Single-Family Zoning Districts

SFR-E, SFR-1, SFR-2, SFR-3



**FRAME**WORK

Creating a dynamic guide for Tuscaloosa

**SEC. 24-4.3.3. SINGLE FAMILY RESIDENTIAL ESTATE<sup>287</sup>**

**a. Purpose**

The purpose of the Single Family Residential Estate (SFR-E) District is to provide lands for large-lot suburban neighborhoods that accommodate single-family detached homes at a maximum density of one unit per two acres. The district supports a low-density residential environment and may include compatible public, civic, and institutional uses.

**b. Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 24-5: Use Regulations.

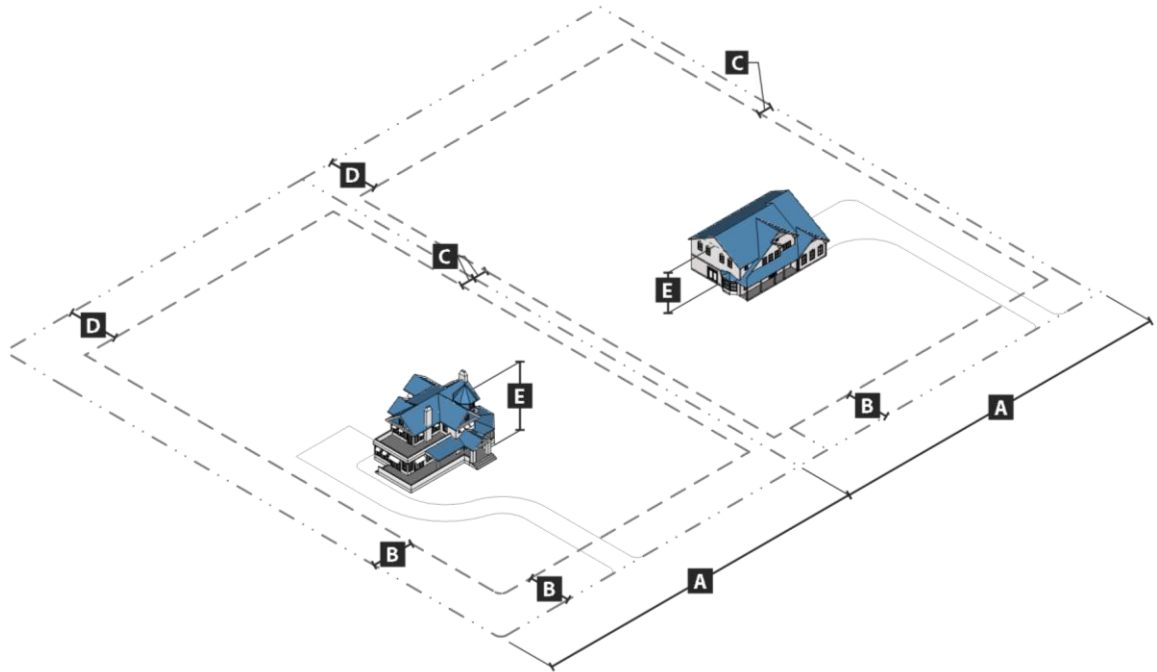
**c. Intensity and Dimensional Standards**

All development in the SFR-E district shall comply with the standards in Table 4-5: SFR-E Intensity and Dimensional Standards.

**Table 4-5: SFR-E Intensity and Dimensional Standards**

	STANDARD	ALL USES
	Lot area (min)	2 acres
<b>A</b>	Lot width (min)	85 ft
<b>B</b>	Front setback (min)	35 ft
<b>C</b>	Side setback (min)	10 ft
<b>D</b>	Rear setback (min)	35 ft
<b>E</b>	Building height (max)	35 ft
	Ground Coverage Ratio (max)	25 percent
NOTES		
[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet		

<sup>287</sup> The new SFR-E district accommodates large lot single-family development, similar to the current Estate Lot Conservation Overlay district.



**d. References to Other Standards**

Development in the SFR-E district shall comply with all applicable standards of this Zoning Ordinance and the Subdivision Regulations, including but not limited to the standards referenced in Table 4-6: Cross-References to Other Standards.

**Table 4-6: Cross-References to Other Standards**

SECTION	STANDARD	SECTION	STANDARD
Sec. 24-6.1	Mobility and Connectivity Standards	Sec. 24-6.7	Neighborhood Compatibility Standards
Sec. 24-6.2	Off-Street Parking, Bicycle Parking, and Loading Standards	Sec. 24-6.8	Form and Design Standards
Sec. 24-6.3	Landscape and Buffer Standards	Sec. 24-6.9	Green Building Standards
Sec. 24-6.4	Open Space Set-Aside Standards	Sec. 24-6.10	Green Building Incentives
Sec. 24-6.5	Fence and Wall Standards	Sec. 24-6.11	Signs and Billboards
Sec. 24-6.6	Exterior Lighting Standards		Subdivision Regulations

**SEC. 24-4.3.6. SINGLE FAMILY RESIDENTIAL 1<sup>290</sup>**

**a. Purpose**

The purpose of the Single Family Residential 1 (SFR-1) District is to provide lands for medium- and large-lot suburban neighborhoods that accommodate single-family detached homes. The district is intended to support a low-density residential environment that may include compatible public, civic, and institutional uses.

**b. Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 24-5: Use Regulations.

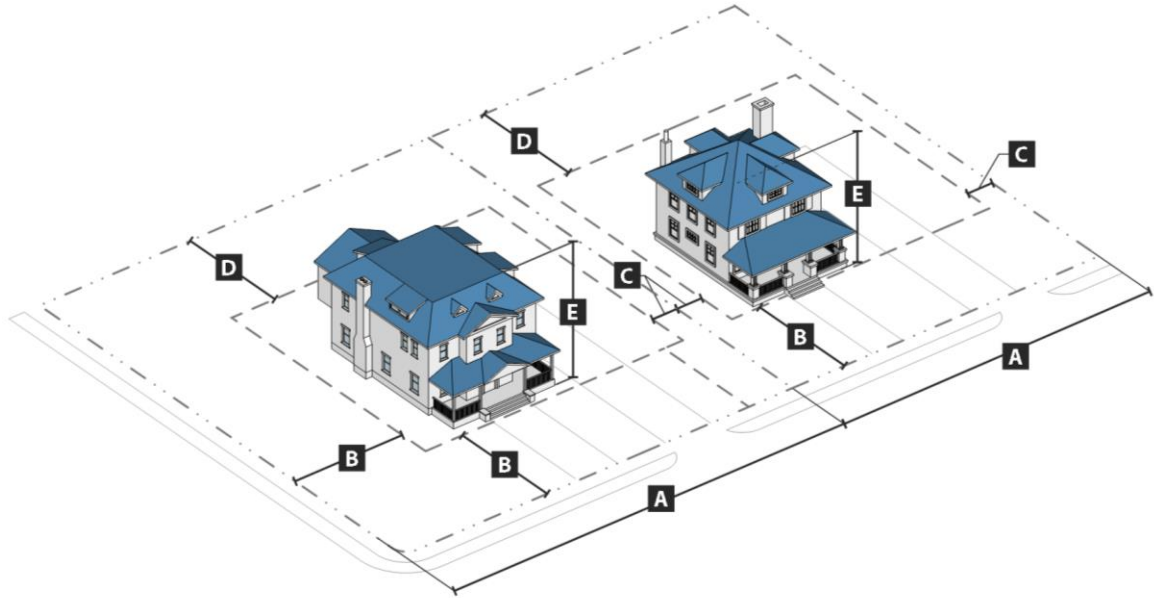
**c. Intensity and Dimensional Standards**

All development in the SFR-1 district shall comply with the standards in Table 4-12: SFR-1 Intensity and Dimensional Standards.

**Table 4-12: SFR-1 Intensity and Dimensional Standards**

	STANDARD	ALL USES
	Lot area (min)	12,000 sf
<b>A</b>	Lot width (min)	85 ft
<b>B</b>	Front setback (min)	35 ft [2]
<b>C</b>	Side setback (min)	10 ft
<b>D</b>	Rear setback (min)	35 ft
<b>E</b>	Building height (max)	35 ft
	Ground Coverage Ratio (max)	30 percent
NOTES		
[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet		
[2] The minimum front setback may be decreased to the average alignment of existing buildings within 100 feet on either side of subject building and within the same block if such alignment is less than 35 feet.		

<sup>290</sup> The SFR-1 district carries forward and renames the R-1 district in the current Zoning Ordinance with the following changes from the current district standards: 1) The aggregate 20-foot width requirement for lots with two side yards has not been included as the minimum side yard requirement is ten feet; 2) The required increase in side yard width for buildings in excess of 35 feet has not been carried forward due to the inclusion of a new maximum height standard, and 3) the maximum ground coverage ratio is increase from 25 percent to 30 percent. Standards relating to heights of accessory uses in Sec. 24-37 of the current Zoning Ordinance will be relocated to the accessory uses standards in Sec. 24-5.3.1.



**d. References to Other Standards**

Development in the SFR-1 district shall comply with all applicable standards of this Zoning Ordinance and the Subdivision Regulations, including but not limited to the standards referenced in Table 4-13: Cross-References to Other Standards.

**Table 4-13: Cross-References to Other Standards**

SECTION	STANDARD	SECTION	STANDARD
Sec. 24-6.1	Mobility and Connectivity Standards	Sec. 24-6.7	Neighborhood Compatibility Standards
Sec. 24-6.2	Off-Street Parking, Bicycle Parking, and Loading Standards	Sec. 24-6.8	Form and Design Standards
Sec. 24-6.3	Landscape and Buffer Standards	Sec. 24-6.9	Green Building Standards
Sec. 24-6.4	Open Space Set-Aside Standards	Sec. 24-6.10	Green Building Incentives
Sec. 24-6.5	Fence and Wall Standards	Sec. 24-6.11	Signs and Billboards
Sec. 24-6.6	Exterior Lighting Standards		Subdivision Regulations

**SEC. 24-4.3.7. SINGLE FAMILY RESIDENTIAL 2<sup>291</sup>**

**a. Purpose**

The purpose of the Single Family Residential 2 (SFR-2) District is to provide lands for medium- and large-lot suburban neighborhoods that accommodate single-family detached homes. The district is intended to support a low-density residential environment and may include compatible public, civic, and institutional uses.

**b. Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 24-5: Use Regulations.

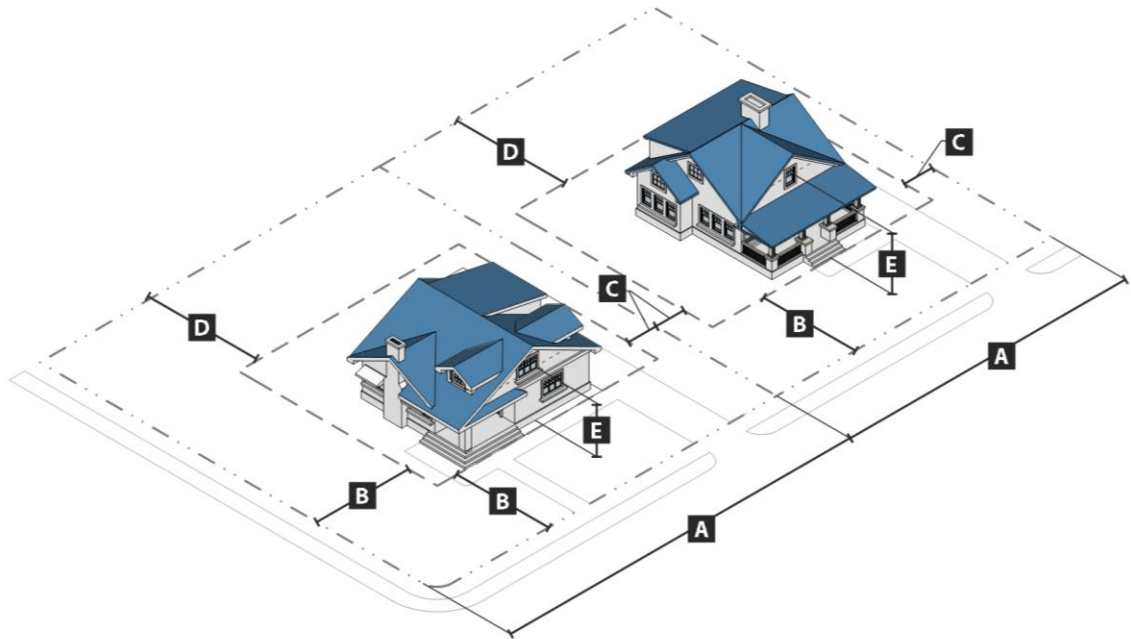
**c. Intensity and Dimensional Standards**

All development in the SFR-2 district shall comply with the standards in Table 4-14: SFR-2 Intensity and Dimensional Standards.

**Table 4-14: SFR-2 Intensity and Dimensional Standards**

	STANDARD	ALL USES
	Lot area (min)	9,000 sf
<b>A</b>	Lot width (min)	75 ft
<b>B</b>	Front setback (min)	30 ft [2]
<b>C</b>	Side setback (min)	9 ft
<b>D</b>	Rear setback (min)	35 ft
<b>E</b>	Building height (max)	35 ft
	Ground Coverage Ratio (max)	30 percent
NOTES		
[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet		
[2] The minimum front setback may be decreased to the average alignment of existing buildings within 100 feet on either side of subject building and within the same block if such alignment is less than 30 feet.		

<sup>291</sup> The SFR-2 district carries forward and renames the R-2 district in the current Zoning Ordinance with the following changes from the current district standards: 1) The aggregate 18-foot width requirement for lots with two side yards has not been included as the minimum side yard requirement is nine feet; and 2) The required increase in side yard width for buildings in excess of 35 feet has not been carried forward due to the inclusion of a new maximum height standard. Standards relating to heights of accessory uses in Sec. 24-37 of the current Zoning Ordinance will be relocated to the accessory uses standards in Sec. 24-5.3.1. Standards relating to reduced side-yard requirements adjacent to a carport will be relocated to Sec. 24-5.3.4, Standards Specific to Accessory Uses and Structures.



**d. References to Other Standards**

Development in the SFR-2 district shall comply with all applicable standards of this Zoning Ordinance and the Subdivision Regulations, including but not limited to the standards referenced in Table 4-15: Cross-References to Other Standards

**Table 4-15: Cross-References to Other Standards**

SECTION	STANDARD	SECTION	STANDARD
Sec. 24-6.1	Mobility and Connectivity Standards	Sec. 24-6.7	Neighborhood Compatibility Standards
Sec. 24-6.2	Off-Street Parking, Bicycle Parking, and Loading Standards	Sec. 24-6.8	Form and Design Standards
Sec. 24-6.3	Landscape and Buffer Standards	Sec. 24-6.9	Green Building Standards
Sec. 24-6.4	Open Space Set-Aside Standards	Sec. 24-6.10	Green Building Incentives
Sec. 24-6.5	Fence and Wall Standards	Sec. 24-6.11	Signs and Billboards
Sec. 24-6.6	Exterior Lighting Standards		Subdivision Regulations

**SEC. 24-4.3.8. SINGLE FAMILY RESIDENTIAL 3<sup>292</sup>**

**a. Purpose**

The purpose of the Single Family Residential 3 (SFR-3) District is to provide lands for medium-lot suburban neighborhoods that accommodate single-family detached homes. The district is intended to support a medium-density residential environment and may include compatible public, civic, and institutional uses.

**b. Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 24-5: Use Regulations.

**c. Intensity and Dimensional Standards**

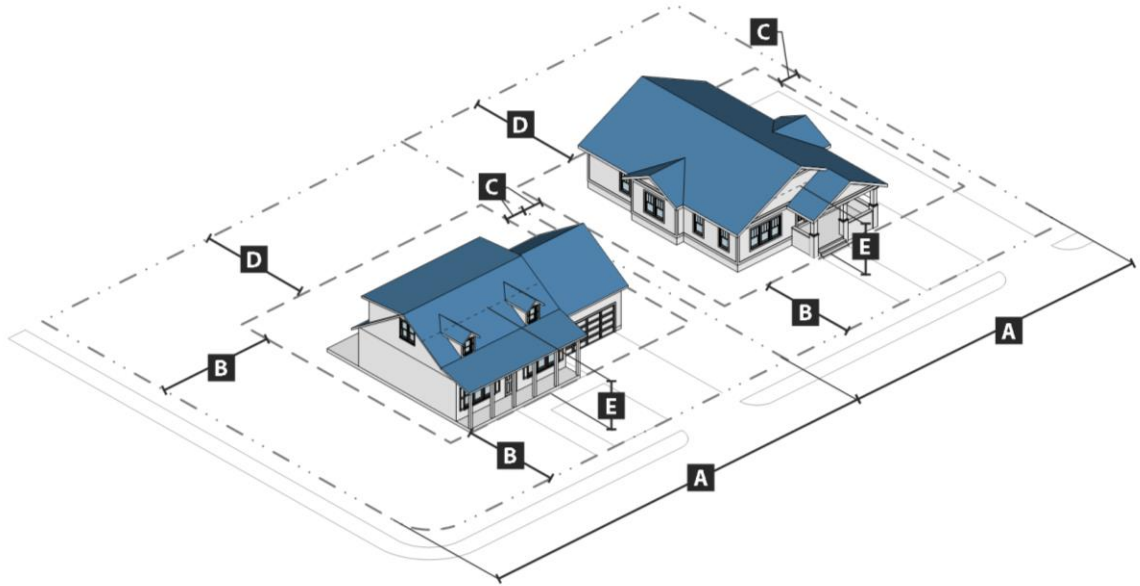
All development in the SFR-3 district shall comply with the standards in Table 4-16: SFR-3 Intensity and Dimensional Standards.

**Table 4-16: SFR-3 Intensity and Dimensional Standards**

	STANDARD	ALL USES
	Lot area (min)	7,500 sf
<b>A</b>	Lot width (min)	65 ft
<b>B</b>	Front setback (min)	25 ft [2]
<b>C</b>	Side setback (min)	5 ft; 14 ft combined both sides
<b>D</b>	Rear setback (min)	30 ft
<b>E</b>	Building height (max)	35 ft
	Ground Coverage Ratio (max)	35 percent
NOTES		
[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet		
[2] The minimum front setback may be decreased to the average alignment of existing buildings within 100 feet on either side of subject building and within the same block if such alignment is less than 25 feet.		

<sup>292</sup> The SFR-3 district carries forward and renames the current R-3 district in the current Zoning Ordinance, except the required increase in side yard width for buildings in excess of 35 feet has not been carried forward due to the inclusion of a new maximum height standard. Standards relating to heights of accessory uses in Sec. 24-37 of the current Zoning Ordinance will be relocated to the accessory uses standards in Sec. 24-5.3.1.





**d. References to Other Standards**

Development in the SFR-3 district shall comply with all applicable standards of this Zoning Ordinance and the Subdivision Regulations, including but not limited to the standards referenced in Table 4-17: Cross-References to Other Standards.

**Table 4-17: Cross-References to Other Standards**

SECTION	STANDARD	SECTION	STANDARD
Sec. 24-6.1	Mobility and Connectivity Standards	Sec. 24-6.7	Neighborhood Compatibility Standards
Sec. 24-6.2	Off-Street Parking, Bicycle Parking, and Loading Standards	Sec. 24-6.8	Form and Design Standards
Sec. 24-6.3	Landscape and Buffer Standards	Sec. 24-6.9	Green Building Standards
Sec. 24-6.4	Open Space Set-Aside Standards	Sec. 24-6.10	Green Building Incentives
Sec. 24-6.5	Fence and Wall Standards	Sec. 24-6.11	Signs and Billboards
Sec. 24-6.6	Exterior Lighting Standards		Subdivision Regulations