

June 15, 2022

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Creating a dynamic guide for Tuscaloosa

Call to Order

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Welcome

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Staff

Ashley Crites, AICP, Executive Director

Zach Ponds, CNU-A, Acting Director of Planning

Will Smith, Associate Director of Planning

Jimbo Woodson, Deputy City Attorney

Planning Commission Members

Bill Wright, Chair

Tim Harrison, Vice-Chair

Vince Dooley

Estella Hare

Anne Hornsby

Eddie Pugh

Councilwoman Raevan
Howard Williams

Dena Prince

Steven Rumsey



Disclosure of Possible Conflicts

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A group of people are gathered around a table in a meeting room, looking at documents and talking. The scene is dimly lit, with a dark overlay. The people are wearing name tags and are focused on the documents on the table. One person in the foreground is wearing a wide-brimmed hat. The overall atmosphere is professional and collaborative.

Meeting Expectations

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Meeting Expectations

- **Steering Committee:**
 - *Will **note role in process** (state that they were a Steering Committee member at the podium/on record) if providing public comment*

Meeting Expectations

Planning and Zoning Commission Members:

- Should **review** draft code articles as provided in advance of the meetings
- Should **refrain from arguing** with public commenters
- Should **listen**, ask questions only if you do not understand and need **clarification**, be **respectful**, and desire an expedited proceeding

Meeting Expectations

All:

- Meetings will **begin at 5pm and end at 7pm**
 - If a topic is not finished, it will roll into the next scheduled meeting.
- A **three-minute timer** will be used and visible to all parties (PZC, staff, public)
 - Only the PZC members can grant a specified time extension
- Staff will **manage the flow** of the meeting for efficiency

The code rewrite will...

- Maintain what works today and update what does not
- Make the code more user-friendly
- Implement the Comprehensive Plan's recommendations
- Redefine or consolidate some existing zoning districts and add new districts.
- Update development standards and permitted uses

Zoning Ordinance Update Process

1. Zoning Text

- a. Purpose, Intensity, Dimensional Standards*
- b. Development Standards*
- c. Use Standards*

2. Zoning Map

Zoning Code Articles

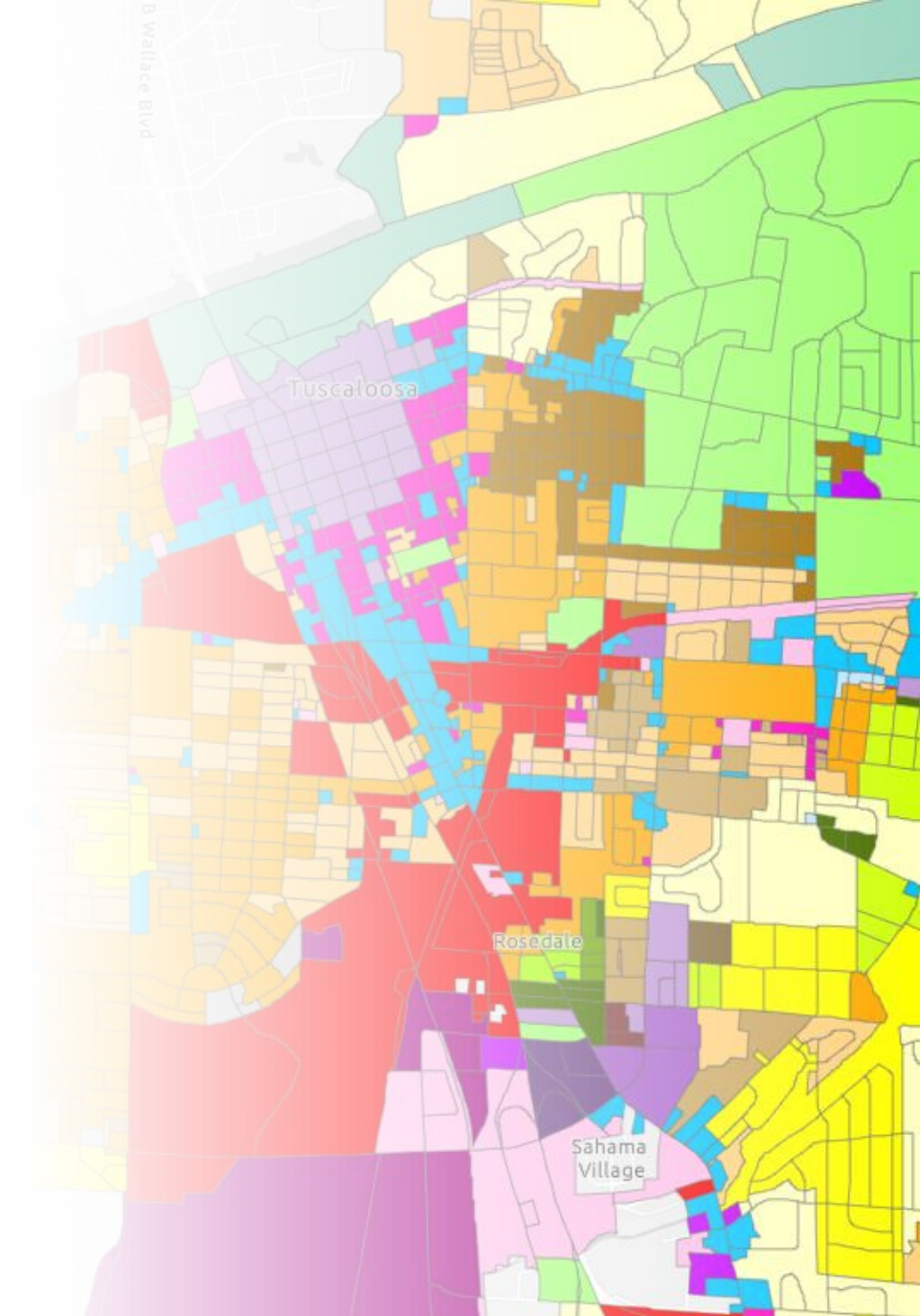
1. General Provisions
2. Definitions and Rules for Measurement
3. Administration
4. **Zoning Districts**
5. Use Regulations
6. Development Standards
7. Enforcement
8. Nonconformities

Article 4: Zoning Districts

Purpose: This article establishes the more than 30 zoning districts that will regulate land use and development

Each district includes:

- Purpose
- Dimensional and Intensity standards
- References to other relevant standards



University Districts

UC – University Commercial

MRU – Mixed Residential University

MFRU – Multifamily Residential University

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University Commercial

The purpose of the University Commercial (UC) District is to provide lands **adjacent to major colleges and universities** within the City that are walkable and include a variety of retail, restaurant, entertainment, lodging, office, and residential uses.

Stakeholder engagement meetings showed a need to revisit this zoning district at a future meeting; requests for Design Standards (material requirements) and façade activation at a minimum, along with the parking location and small lot concessions.

NEW

This is intended for commercial uses adjacent to the University of Alabama campus and other neighborhoods near higher education institutions (Stillman College and Shelton State).

Development standards are new and are designed to implement the **Campus Services** character type from the Framework plan.

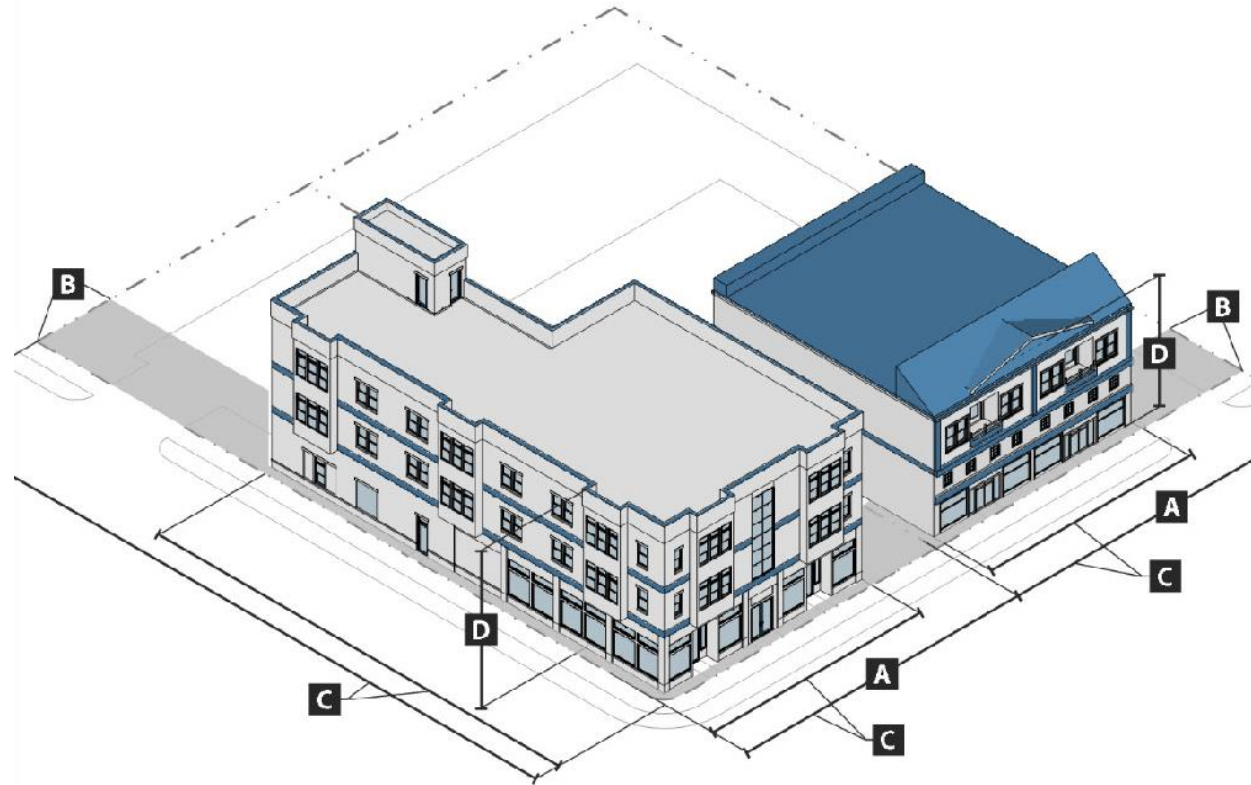
University Commercial

Table 4-50: UC Intensity and Dimensional Standards

	STANDARD	ALL USES
	Density (max)	6 du/acre
A	Front setback [2]	
	<i>Minimum</i>	0 ft
	<i>Maximum</i> [3]	20 ft
	Side setback (min)	0 ft [4]
	Rear setback (min)	0 ft [4]
B	Building height (max)	60 ft ³⁹²

NOTES

- [1] max = maximum; min = minimum; du = dwelling units; ft = feet
- [2] The maximum front setback may be increased by 15 feet along 35 percent of the lot width for an outdoor dining area, plaza, or other area that is open to the public and that includes features such as a garden, fountain, and seating.
- [3] In the area bounded by Queen City Avenue (west), Jack Warner Parkway (north), Hackberry Lane (east), and 13th Street (south), the maximum front setback shall be 10 feet.
- [4] A buffer may be required along a side or rear lot line in accordance with Sec. 24-6.3.7, Buffers.

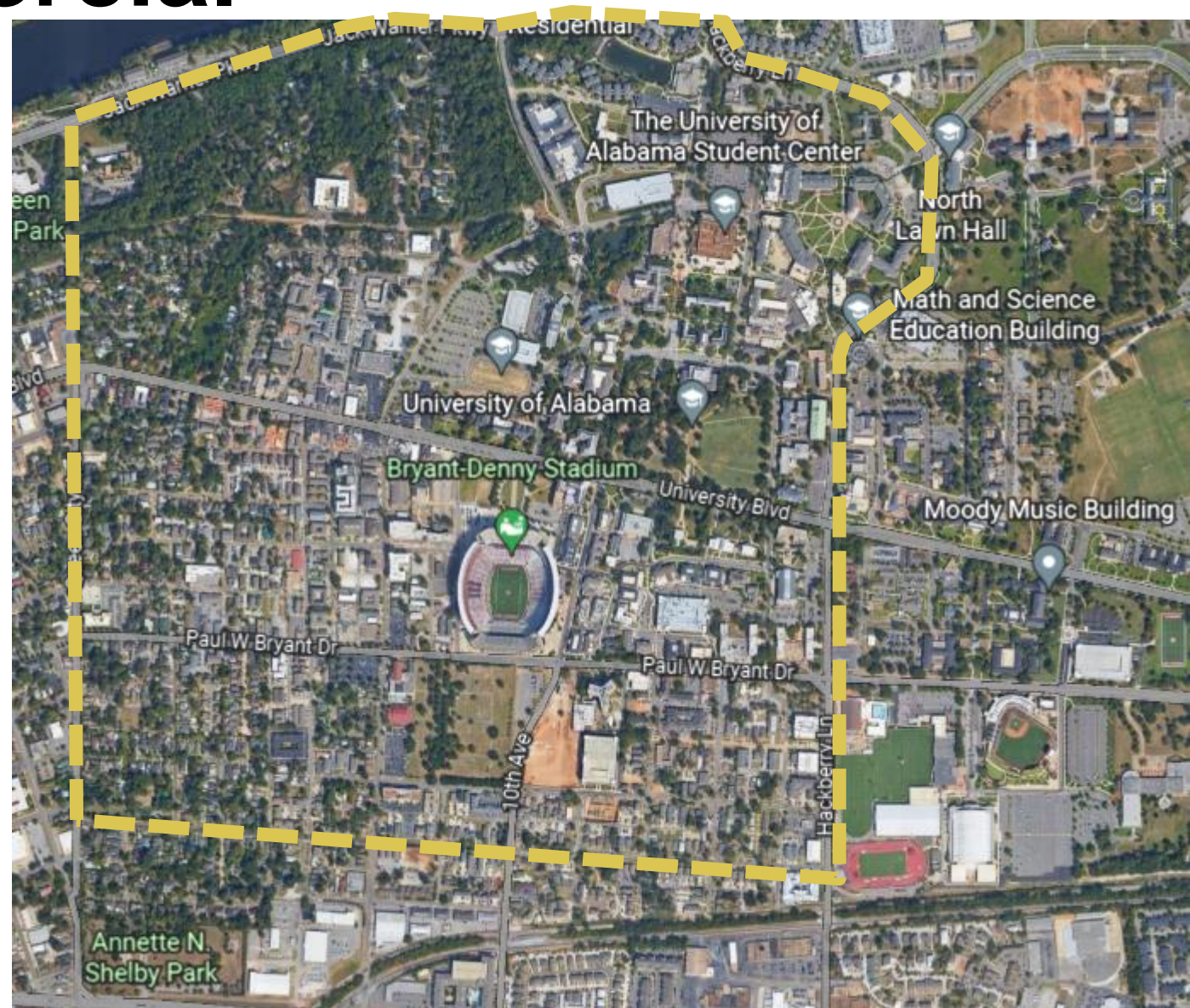


Residential Development Residential units in new development and redevelopment are permitted only on or above the second story

University Commercial

e. Parking Location (NEW)

In the area bounded on the west by Queen City Avenue, on the north by Jack Warner Parkway, on the east by Hackberry Lane, and on the south by 13th Street, off-street parking shall be located to the side or rear of the principal structure, and not between the front of the principal structure and the public right-of-way.



Mixed Residential University

The purpose of the Mixed Residential University (MRU) District is to provide lands for primarily single-family detached, duplex, and triplex residential development around the University of Alabama campus. The district is intended to support a medium-density residential environment and incorporate limited context-sensitive neighborhood-oriented commercial, employment, community, and educational activities.

NEW

This is a new district with standards that are basically a one-for-one with the existing R-4U District.

The existing lot width-to-depth ratio for townhouse lots has been reduced from one-third to one-fourth to allow for deeper townhouse lots.

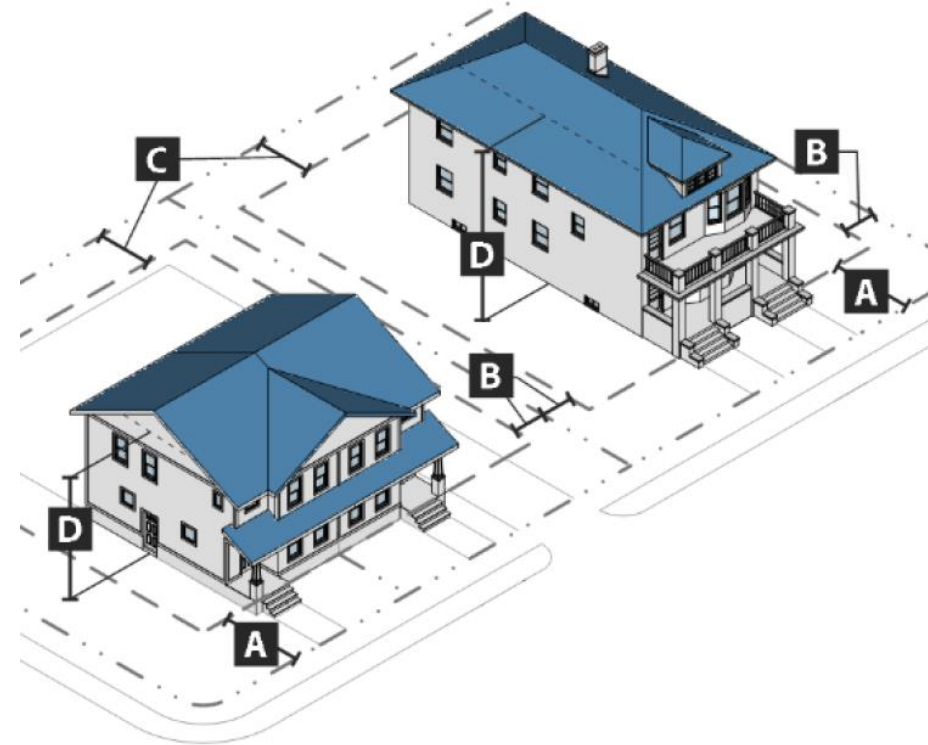
Mixed Residential University

Table 4-26: MRU Intensity and Dimensional Standards

	STANDARD	SINGLE-FAMILY DETACHED	TRIPLEX	ALL OTHER USES
	Density (max)	200 bedrooms per acre, not to exceed 200 bedrooms in any one development	200 bedrooms per acre, not to exceed 200 bedrooms in any one development	200 bedrooms per acre, not to exceed 200 bedrooms in any one development
	Lot area (min)	None	None	None
	Lot width (min)	None	None	None
A	Front setback (min)	15 ft [2]	15 ft [2]	15 ft [2]
B	Side setback (min)	5 ft; 14 ft combined both sides	6 ft; 16 ft. combined both sides	7 ft [3]
C	Rear setback (min)	10 ft	10 ft	10 ft
D	Building height (max)	37 ft	37 ft	37 ft

NOTES

- [1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet
- [2] For corner lots, the front yard abutting the side street shall be five feet. 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 15 feet.
- [3] No townhouse lot shall be less than one-fourth as wide as it is deep. There is no minimum side setback for townhouses, except a minimum side setback of seven feet is required at each end of a row of townhouse units.

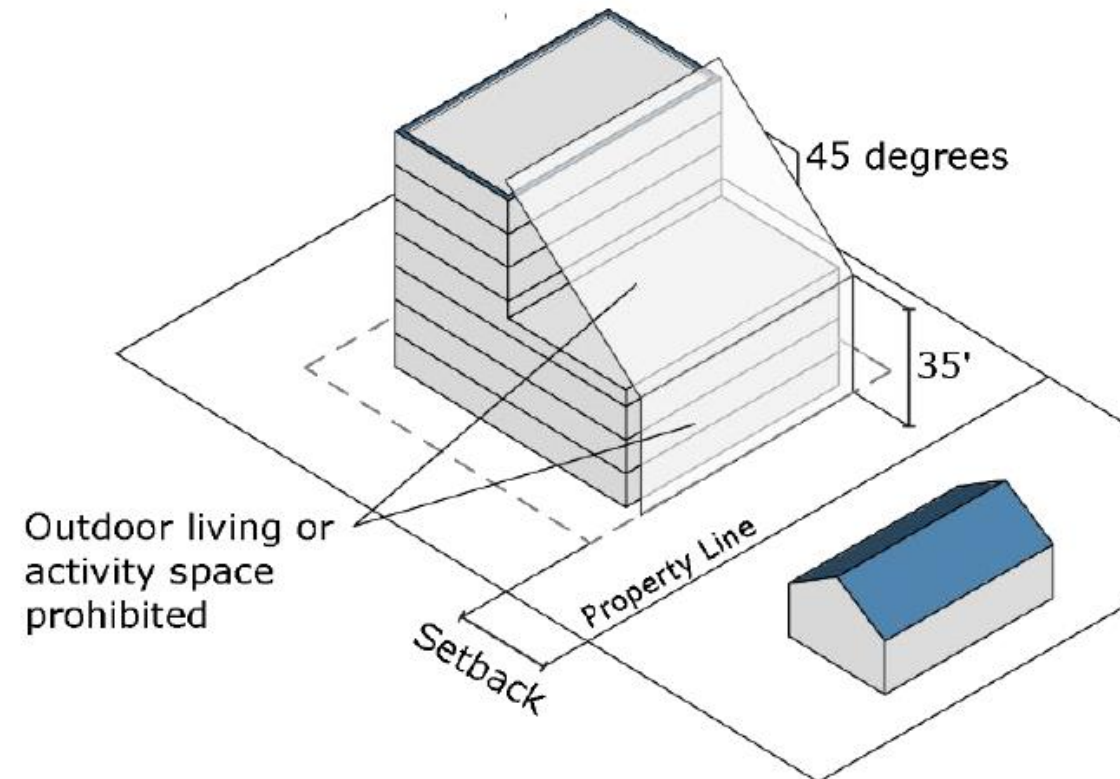


Mixed Residential University

d.1. Neighborhood Compatibility

Development, **other than a detached single-family dwelling**, that abuts the Historic Buffer (HB) overlay district, an historic district, or an existing single-family detached house shall comply with the following standards:

No building shall **extend into a 45 degree** angular plane projecting over the abutting property, measured from a height of **35 feet** at the side interior or rear setback line. Where a building roof is stepped back to comply with this requirement, **rooftop living space is prohibited** within the stepped back portion of the roof.



Mixed Residential University

Additional site development standards for new development and redevelopment within the district

- d.2. Parking** (location, design, and unique areas)
- d.3. Sidewalks** (ensure safe and efficient pedestrian circulation)
- d.4. Landscaping** (within yards and open spaces)
- d.5. Screening** (parking, waste containers, and mechanical equipment)
- d.6. Fences and Walls** (location and permitted materials)

Mixed Residential University

d.7. Exterior Lighting (minimum standards, design, and illumination onto adjacent areas)

d.8. Mechanical Equipment and Utilities (location and visibility)

d.9. Accessory Structures (location, size, and proximity)

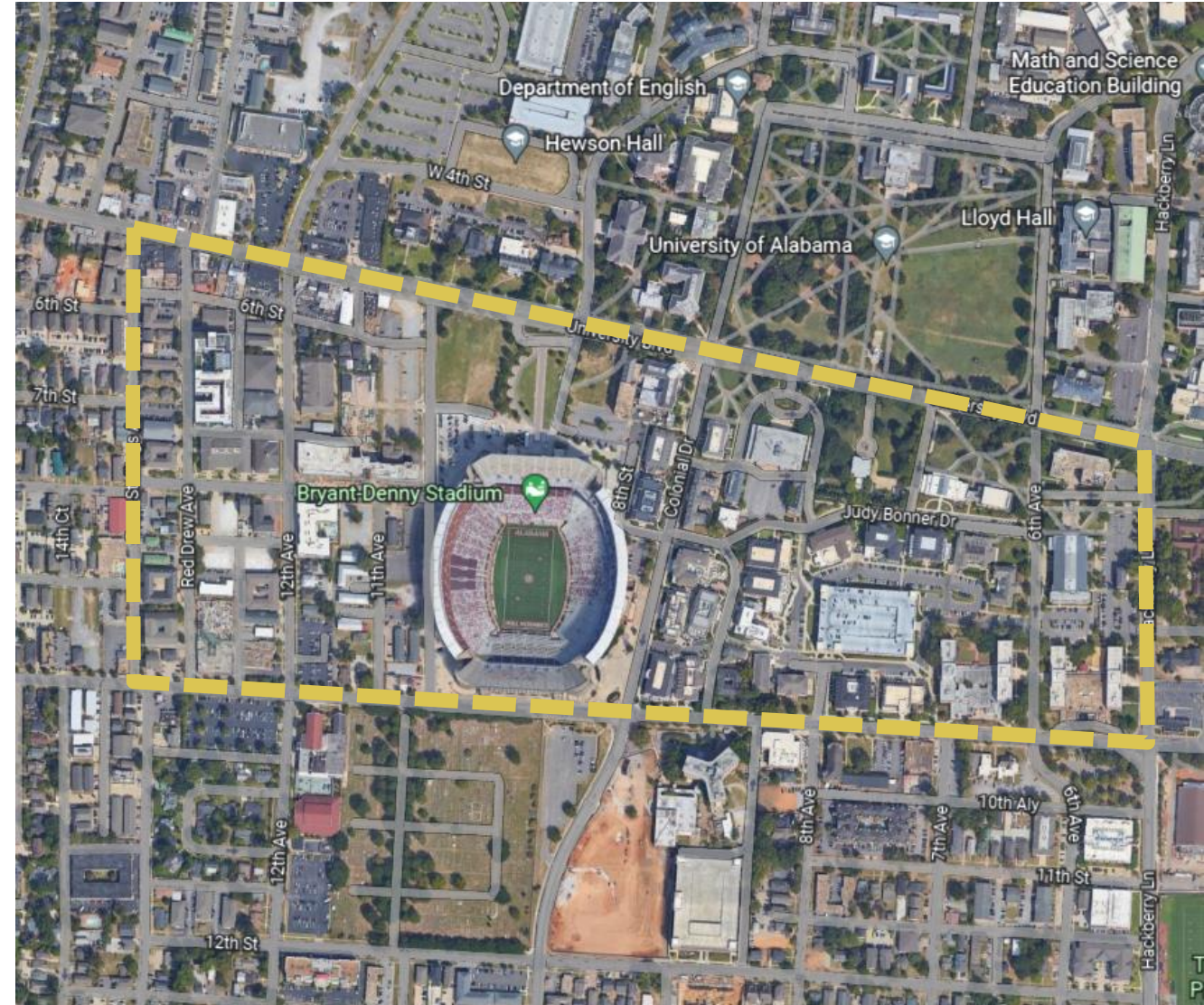
Mixed Residential University

d.2. Parking

District parking requirements for number of spaces, **unique areas (map identified on the right and adjacent to historic districts)** location, large parking lots (more than 50 spaces), parking structures, mechanical lifts, and bicycle parking

d.3. Sidewalks

Required with all new development to ensure safe and efficient pedestrian circulation on the site



Multifamily Residential University

The purpose of the Multifamily Residential University (MFRU) District is to provide lands **within close proximity** of the University of Alabama for **primarily residential neighborhoods** that include multifamily development. The district is intended to support a **high-density residential environment** and incorporate limited context-sensitive neighborhood-oriented commercial, employment, community, and educational activities.

NEW

This is a new district with standards that are essentially a one-for-one with the current RMF-2U District.

Multifamily Residential University

Table 4-28: MFRU Intensity and Dimensional Standards

STANDARD		ALL USES
	Density (max)	200 bedrooms per acre, not to exceed 200 bedrooms in any one development
	Lot area (min)	None
	Lot width (min)	None
A	Front setback (min)	10 ft [2]
B	Side setback (min)	Single-family Detached: 5 ft; 14 ft combined both sides
		Triplex, Quadplex, or Multifamily: 6 ft; 16 ft. combined both sides
C	Rear setback (min)	All other uses: 7 ft [3]
		10 ft
D	Building height (max) [4] [5]	Single-Family Dwelling, U-Single Dwelling, Duplex, U-Duplex, Townhouse, or U-Rowhouse: 37 ft
		Triplex, U-Triplex, or Quadplex: Four stories, not to exceed 60 ft
		Multifamily Dwelling: 75 ft

NOTES

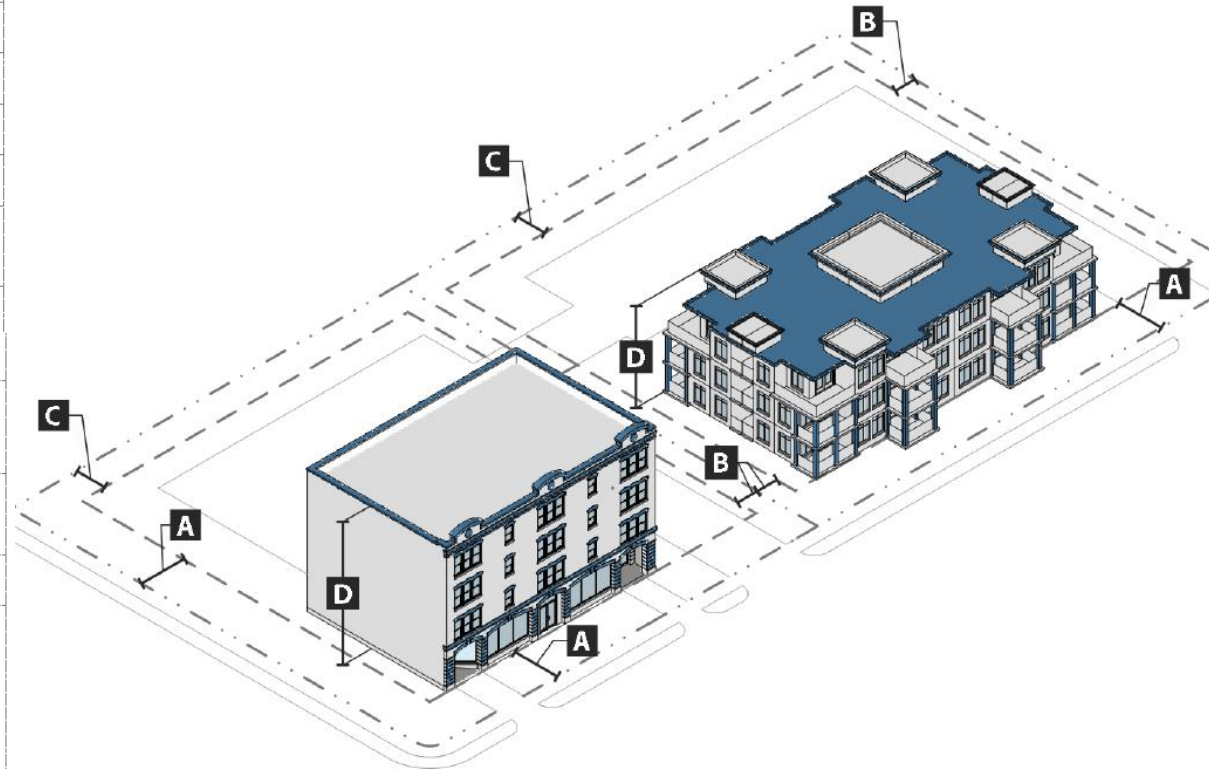
[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet

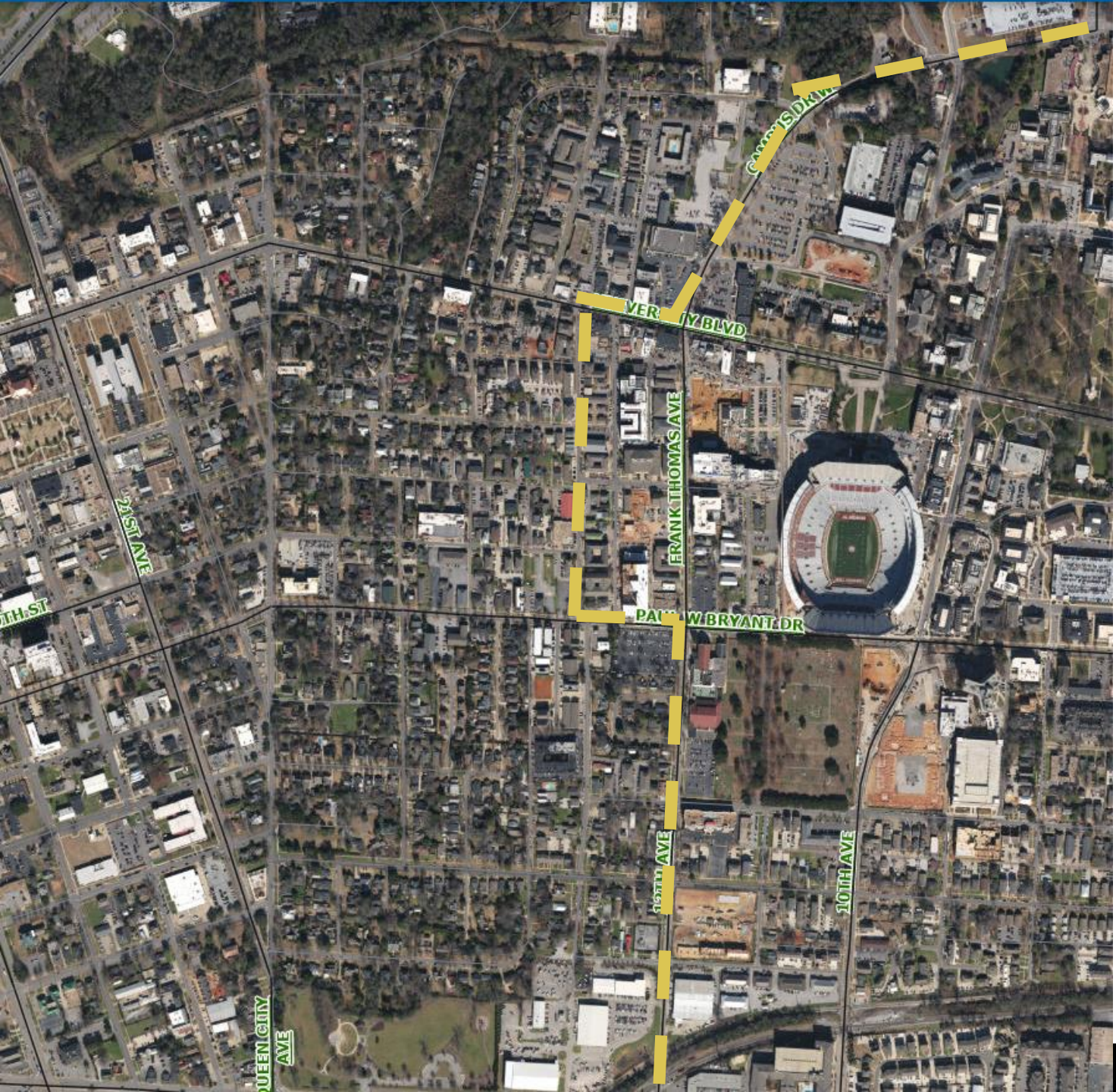
[2] For corner lots, the minimum front setback abutting the side street shall be five feet. The minimum front setback may be decreased to the average alignment of existing buildings within 100 feet on either side of subject building and within the same block if such alignment is less than 10 feet.

[3] There is no minimum side setback for townhouses, except a minimum side setback of seven feet is required at each end of a row of townhouse units.

[4] For development on a lot of more than 0.50 acres that will result in density of 100 or fewer bedrooms per acre, the maximum building height shall be 60 feet.

[5] Each story in a building shall be a minimum of nine feet in height, measured floor to ceiling.





Amendment/addition proposed:

Density: No more than 110 beds per net site acre in a line running from Campus Drive West, along University Boulevard to Gene Stallings, south to Bryant Drive, along Bryant to 12th Avenue.

Institutional Districts

IU – Institutional University

IP – Institutional Public

ISP – Institutional Semi-Public

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Comparison to current districts

Current districts

I – Institutional District

Proposed districts

IU – Institutional University

IP – Institutional Public

ISP – Institutional Semi-Public

Institutional University

The purpose of the Institutional University (IU) District is to provide lands for the publicly funded campus of the **University of Alabama**. While the district includes general standards to support the **continued growth and development** of the University of Alabama, since the University operates in the public interest, has demonstrated it is a good steward of the state's resources, and generally has a positive influence on the character of the City, the district places principal reliance upon the voluntary cooperation of the university to maintain a high quality of development consistent with its **master campus plan**, and ensure development impacts will not have an adverse effect on surrounding properties.

NEW

This is a new district that provides lands for the campus of the University of Alabama. Standards are designed to implement the **University Campus** character type from the Framework plan. The district does not include specific standards but relies on the the university's conformance with its campus plan.

Institutional University

Table 4-32: IU Intensity and Dimensional Standards

STANDARD	ALL USES
Density (max)	Consistent with Master Campus Plan approved by the University of Alabama. ³³⁶
Lot width (min)	
Front setback (min)	
Side setback (min)	
Rear setback (min)	
Building height (max)	
<p>NOTES</p> <p>[1] max = maximum; min = minimum</p>	

Note: Standards are not defined for this district, instead referencing the university's Master Campus Plan

Institutional Public

The purpose of the Institutional Public (IP) District is to provide lands for **governmental uses** typically developed on larger sites such as City, county, state, and federal government offices, court buildings, and the **Tuscaloosa National Airport**. The district also accommodates accessory uses such as eating establishments that primarily serve these principal institutional uses. Standards are intended to **protect surrounding residential** uses from incompatible development.

NEW

This is a new district that provides lands for government building uses such as City, county, state, and federal buildings, courts, and the Tuscaloosa National Airport. Standards are designed to implement the **Civic / Institutional** character type from the Framework plan.

Institutional Public

Table 4-34: IP Intensity and Dimensional Standards

	STANDARD	ALL USES
	Lot width (min)	Not Applicable
	Front setback (min)	
	Side setback (min)	
	Rear setback (min)	
	Building height (max)	
NOTES		
[1] max = maximum; min = minimum		

Note: Development in the IP district is not required to comply with the Zoning Ordinance and Subdivision Regulations

Institutional Semi-Public

The purpose of the Institutional Semi-Public (ISP) District is to provide lands for colleges and universities other than the University of Alabama campus, public and private secondary schools, cultural facilities like museums and libraries, and hospitals and hospital complexes. District standards support appropriate growth and development within the district, while ensuring development impacts will not have an adverse effect on surrounding properties.

NEW

This is a new district that provides lands for colleges, public and private schools, cultural facilities, and hospitals. Standards are designed to implement the **Civic / Institutional** character type from the Framework plan.

Institutional Semi-Public

d. District-Specific Development Standards³⁴⁰

All hospital and medical complexes in the ISP district shall comply with the standards in Table 4-36: ISP Intensity and Dimensional Standards, and the following general standards:

1. The development shall be compatible with existing development adjacent to the hospital complex, in terms of form, function, and building separation.
2. Anticipated traffic generation and circulation patterns shall be compatible with internal and external street capacities and configurations.
3. Pedestrian circulation within a hospital or medical complex shall be properly integrated with buildings, parking areas, and open space, and all infrastructure supporting pedestrian circulation shall be designed and built in accordance with nationally accepted standards for such infrastructure.
4. The development shall be consistent with the Comprehensive Plan.

Note: District specific standards are included in this section for hospital complexes to ensure the hospital or hospital complex is designed and built in a way that is compatible with existing adjacent development, the development addresses traffic circulation issues, properly integrates pedestrian circulation, and is consistent with the Comprehensive Plan.

Public Comment

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Next Steps

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Special Called Meeting Schedule

June 15, 2022

Institutional Districts (IU, IP, ISP)
University Commercial District (UC)
University Residential District (MRU,
MFRU)

July 20, 2022

Lake Commercial (LC)
Lake Residential (LR)
Lake Multifamily (LMF)

August 17, 2022

Downtown Districts (D, DP, DHE)
Riverfront District (R)

September 7, 2022

Definitions
Nonconformities
Single-family Districts (SFR-4, SFR-
5)
Multifamily Districts (MFR, MR-1,
MR-2)

Full schedule on Framework.Tuscaloosa.com

Provide comments

Framework.Tuscaloosa.com

1. Review the draft articles posted prior to each meeting
2. Submit comments
3. View the meeting schedule

The screenshot shows the Framework Tuscaloosa website. The header includes the logo "FRAME/WORK" with the tagline "Creating a dynamic guide for Tuscaloosa". Navigation links include "ZONING CODE UPDATE" (highlighted), "COMPREHENSIVE PLAN", "ABOUT", "NEWS", and a search icon. The main content area has a yellow background and features the heading "ZONING CODE UPDATE". Below the heading is a paragraph: "On February 17, 2021, the City of Tuscaloosa Planning Commission adopted the Framework Comprehensive Plan. The City is now undertaking the second major phase of Framework and one of the most important steps to take the plan to action – updating the zoning ordinance." Three icons are displayed: a calendar, an open book, and two overlapping speech bubbles. Below each icon is a text label: "About the zoning code update", "Documents and work products", and "Provide input and feedback". A URL bar at the bottom left shows "https://framework.tuscaloosa.com/zoning-code/".



Adjourn

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