# Tuscaloosa Zoning Ordinance

## Special Call Meeting | July 2022

## Lake Residential, Lake Multifamily, and Lake Commercial Districts

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

## SEC. 24-4.3.4. LAKE RESIDENTIAL[302]

### a. Purpose

The purpose of the Lake Residential (LR) District is to provide lands for residential development consisting of detached single-family dwellings abutting Tuscaloosa's lakes and reservoirs that is consistent with the character of surrounding development and that protects water quality. To accomplish this purpose, it is intended that all land abutting Lake Tuscaloosa be classified in the LR district. Optional cluster development standards allow for a moderate increase in density and substantial decreases in minimum lot width and setbacks if additional open space and setbacks from the lake or reservoir are provided, in order to further protect water quality and enhance development quality.

### 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

#### 1. General Standards

Except as otherwise provided in subsection 2 below, all development in the LR district shall comply with the standards in Table 4-7: LR Intensity and Dimensional Standards.

***Table 4-7: LR Intensity and Dimensional Standards***

| | STANDARD | ALL USES |
|---|---|---|
| | Lot area (min) | 20,000 sf [2] |
| A | Lot width (min) | 85 ft |
| B | Front setback (min) | 35 ft [3] |
| C | Side setback (min) | 10 ft |
| D | Rear setback (min) | 35 ft |
| | Lake setback (min) | See vegetative buffer standard in subsection d below |
| E | Building height (max) | 35 ft |
| | Ground Coverage Ratio (max) | 25 percent |

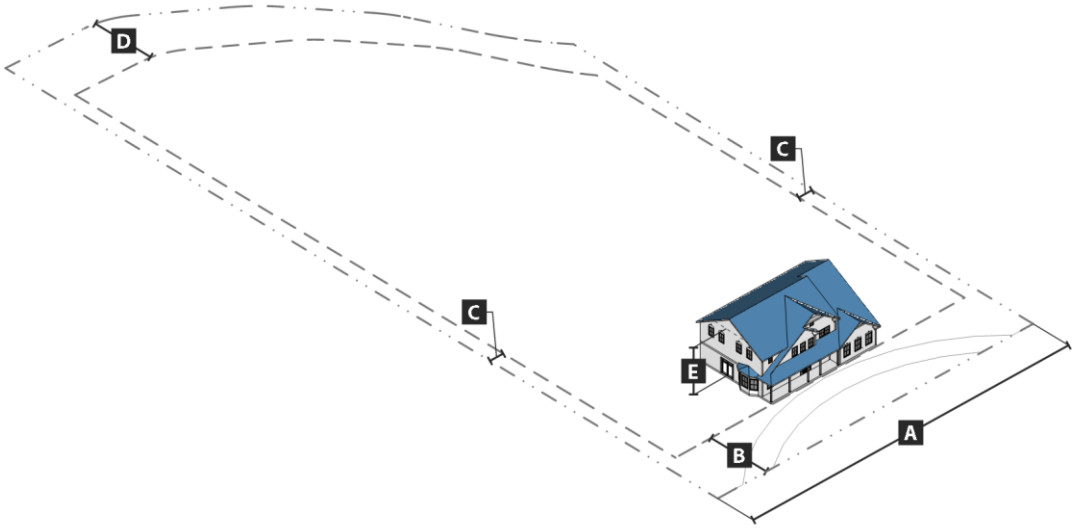
NOTES

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

[2] If the lot includes a septic system, the minimum lot area shall be the minimum required by the health department.

[3] 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.

[302] The new LR: Lakefront Residential District accommodates lands for single-family residential development around Lake Tuscaloosa that minimizes surface area and protects the water quality of the lake. An alternative development option relaxes minimum lot width and setback standards while requiring additional setbacks from the lake.




### 2. Alternative Development Option

**i.** The purpose of this section is to allow for residential development in the LR district consisting of smaller lots that are arranged to provide enhanced open space and protect the environmental, recreational, and aesthetic value of Lake Tuscaloosa.

**ii.** Undeveloped land classified in the LR district may be subdivided and developed in accordance with the standards in Table 4-8: LR Alternative Development Option Intensity and Dimensional Standards, in-lieu of the standards in Table 4-7: LR Intensity and Dimensional Standards, if the proposed development complies with the following standards:

**(a)** A minimum of 30 percent of land in the development shall be reserved as permanent open space set-asides; and

**(b)** A minimum 150-foot vegetative buffer shall be maintained from the Acquisition Line on all property adjoining the lake or reservoir. Development in this vegetated buffer shall be limited to structures identified in subsection d below.

***Table 4-8: LR Alternative Development Option Intensity and Dimensional Standards[303]***

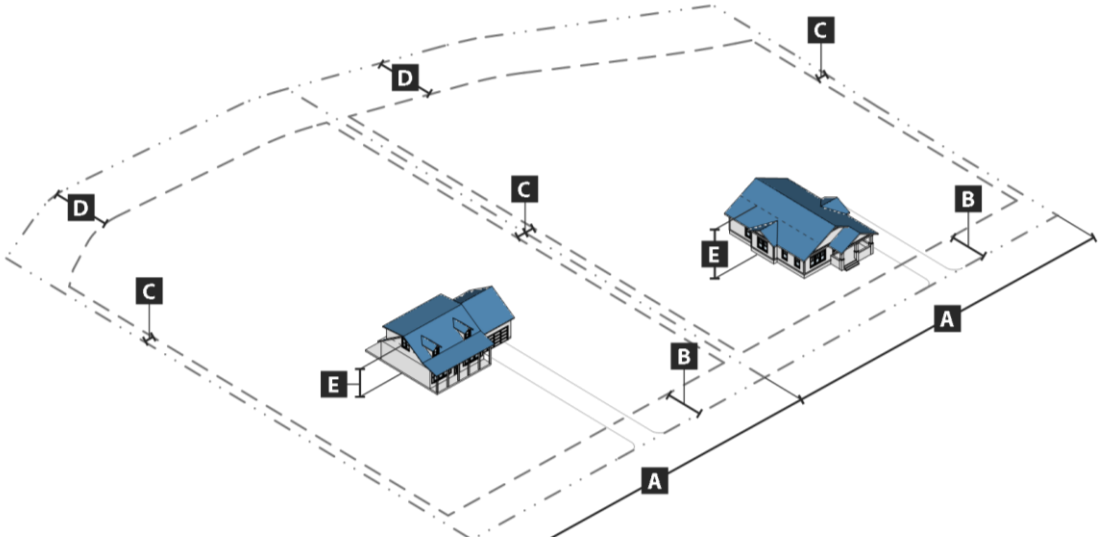
| | STANDARD | ALL USES |
|---|---|---|
| | Density (max) | 2.5 du/acre |
| | Lot area (min) | None [2] |
| A | Lot width (min) | Lot with front vehicular access: 50 ft |
| | | Lot with rear vehicular access only: 40 ft |
| B | Front setback (min) | Lot with front vehicular access: 20 ft |
| | | Lot with rear vehicular access: 10 ft |
| C | Side setback (min) | 5 ft |
| D | Rear setback (min) | 30 ft |
| | Lake setback | See vegetative buffer standard in subsection d below |
| E | Building height (max) | 35 ft |
| | Ground Coverage Ratio (max) [3] | 20 percent |
| | Percentage Common Open Space (min) [3] | 30 percent |

NOTES

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

[2] If the lot includes a septic system, the minimum lot area shall be the minimum required by the health department.

[3] Density, Ground Coverage Ratio, and percentage of common open space shall be calculated based on the total area of the project site and the total number of dwelling units, total area of building footprints, or total area of land occupied by common open space, respectively, within the project site.




### d. Vegetative Buffer

A minimum 50-foot vegetative buffer shall be maintained from the Acquisition Line on all property adjoining the lake or reservoir. Permanent structures are prohibited within this vegetated buffer,

[303] A new district graphic has been created to illustrate the alternative development option dimensional standards.

except water-dependent structures, such as boathouses, piers, and gazebos, are allowed, subject to the standards in Chapter 18 of the City Code that apply to structures built on the lake or upon city property surrounding the lake.

### e. References to Other Standards

Development in the LR 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 4-9: Cross-References to Other Standards.

***Table 4-9: 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. 24-4.3.5. LAKE MULTIFAMILY[304]

### a. Purpose

The purpose of the Lake Multifamily (LMF) District is to provide lands near Lake Tuscaloosa for multifamily residential development that is appropriately set back from the lake, in order to protect water quality, and that is compatible with the character of surrounding areas. District standards support a low-to-medium-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 LMF district shall comply with the standards in Table 4-10: LMF Intensity and Dimensional Standards.

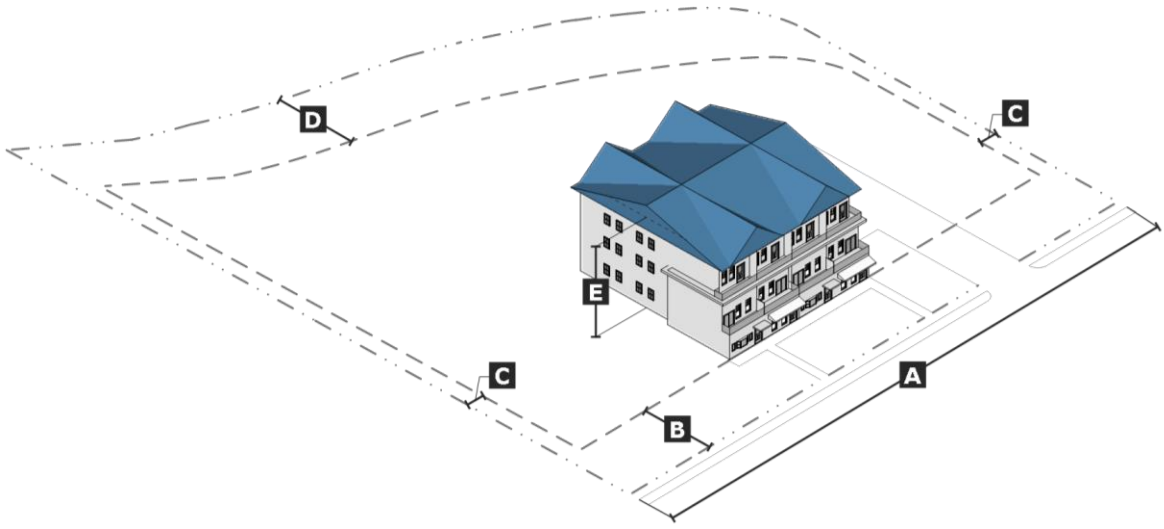
***Table 4-10: LMF Intensity and Dimensional Standards***

| | STANDARD | ALL USES |
|---|---|---|
| | Density (max) | 6 du/acre |
| | Lot area (min) | 3 acres |
| A | Lot width (min) | 500 ft |
| B | Front setback (min) | 35 ft |
| C | Side setback (min) | 20 ft |
| D | Rear setback (min) | 40 ft |
| | Lake setback | See vegetative buffer standard in subsection d below |
| E | Building height (max) | 50 ft |
| | Ground Coverage Ratio (max) | 35 percent |

NOTES

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

[304] The new LMF: Lake Multifamily District accommodates lands for multifamily residential development near Lake Tuscaloosa that minimizes surface area, provides a vegetative buffer and materials standards, and protects the water quality of the lake.




### d. Additional Standards

1. A minimum 75-foot vegetative buffer shall be maintained from the Acquisition Line on all property adjoining the lake or reservoir. Permanent structures are prohibited within this vegetated buffer, except water-dependent structures, such as boathouses, piers, and gazebos, are allowed, subject to the standards in Chapter 18 of the City Code that apply to structures built on the lake or upon city property surrounding the lake. Paths for pedestrians (which may include stairs), golf cart paths, and driveways providing access to boat launching facilities are allowed in the buffer.
2. Building façades facing the lake shall include windows, functional entrances, and balconies, verandas, porches, or other similar architectural features.

### e. References to Other Standards

Development in the LMF 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 4-11: Cross-References to Other Standards.

***Table 4-11: 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. 24-4.5.6. LAKE COMMERCIAL[376]

### a. Purpose

The purpose of the Lake Commercial (LC) District is to provide lands near Lake Tuscaloosa for limited commercial development that supports the recreational use of the lake and/or residential uses in the immediate surrounding area. Uses are limited to small-scale restaurant, retail, and office uses, as well as marinas and ancillary development.

### 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

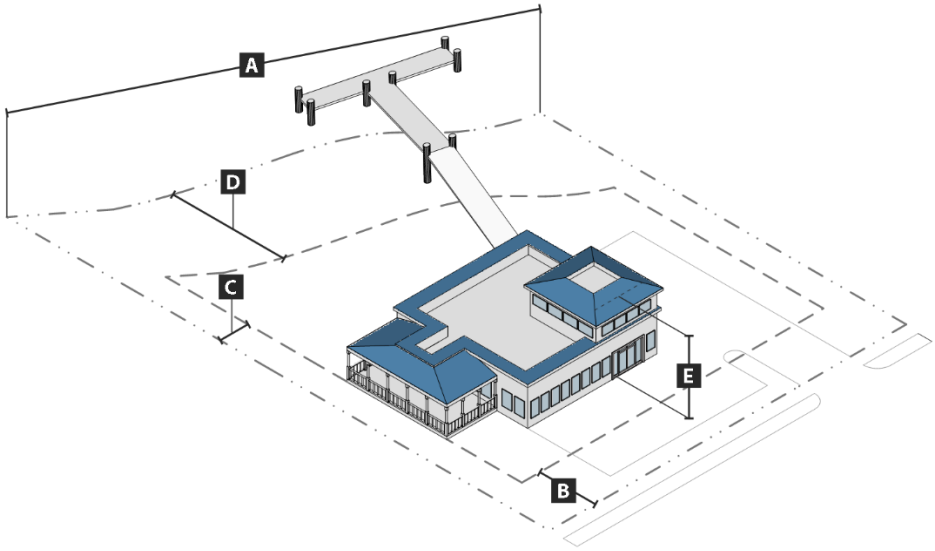
All development in the LC district shall comply with the standards in Table 4-46: LC Intensity and Dimensional Standards.

***Table 4-46: LC Intensity and Dimensional Standards***

| | STANDARD | ALL USES |
|---|---|---|
| A | Lake frontage width (min) | 75 ft [2] |
| B | Front setback (min) | 20 ft |
| C | Side setback (min) | 10 ft |
| D | Rear setback (min) | 10 ft |
| | Lake setback (min) | See subsection d, Additional Standards, below |
| E | Building height (max) | 35 ft |
| | Gross floor area of non-marina uses (max) [3] | 5,000 sf |

NOTES
[1] max = maximum; min = minimum; ft = feet; sf = square feet
[2] Lake frontage width minimum applies only to lots abutting the Acquisition Line.
[3] Applies to all uses other than marinas, and to all restaurant and retail sales areas within a marina.

[376] This is a new district intended for lake-supporting commercial development and marinas. Development standards are designed to implement the Lakeside Living character type from the Comprehensive Plan.




### d. Additional Standards

1. A minimum 50-foot vegetative buffer shall be maintained from the Acquisition Line on all property adjoining the lake or reservoir. Permanent structures are prohibited within this vegetated buffer, except water-dependent structures, such as boathouses, piers, and gazebos, are allowed, subject to the standards in Chapter 18 of the City Code that apply to structures built on the lake or upon city property surrounding the lake. Paths for pedestrians (which may include stairs), golf cart paths, and driveways providing access to boat launching facilities also are allowed in the buffer.[377]
2. Preexisting vegetation within the buffer shall be maintained to the maximum extent practicable and shall not be removed except as authorized by a land development permit issued in accordance with Chapter 21, Article XII of the City Code. Existing vegetation shall be supplemented with additional vegetation to meet the standards of this section.
3. Vegetation on the lake side of the Acquisition Line shall not be disturbed except where expressly permitted by this Ordinance and the City Code.
4. All off-street parking areas, waste and recycling storage areas, and ground-based HVAC equipment shall be screened from view from the lake and public street using a fence or wall and a combination of shrubs and trees planted along the lake-facing and public street-facing side of the fence or wall.
5. Any off-street parking spaces provided in excess of the number of parking spaces required by Sec. 24-6.2.6, Off-Street Parking Standards, shall be surfaced only with pervious surfacing. The permeability of all such surfacing shall be maintained through regular upkeep (e.g. sweeping, annual vacuuming, repair of surface damage) to ensure proper functioning.

### e. References to Other Standards

Development in the LC 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 4-47: Cross-References to Other Standards.

[377] Revised in this draft to remove references to plantings required in the vegetative buffer.

***Table 4-47: 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 |