

October 5, 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, Director of Codes and Development Services

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 some are holding pens. A sign on the table reads "TABLE 8".

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



Off-Street Parking, Bicycle Parking, and Loading Standards

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Notable updates to parking and loading

- **Parking plans are required** for all development applications which **propose more than ten (10) off-street parking spaces**. This requires that development applications include plans with **sufficient information** to demonstrate that each development complies with the standards of this section. **This is handled as part of the LDP today and likely won't change.**
- **Additional standards for pedestrian safety.** Establishes design requirements for larger parking lots (200+ spaces) to improve safety for pedestrians within the parking lot.
- **Minimum required parking organized into tables.** Four tables organize required off-street parking based on the use (residential, commercial, industrial, etc.). An additional table outlines bicycle parking requirements.

Notes on Off-Street Parking

This section establishes standards for the off-street motor vehicle parking, specifically this includes:

- General rules for surfacing, lot design, dimensions, and other parking lot development standards.
- Minimum off-street parking requirements for most districts, along with options that allow for the **reduction of parking** requirements by demonstrating through a **parking study** that additional parking is unnecessary.
- Standards for vehicle stacking lanes for parking lots and drivethroughs to **reduce conflicts** between **vehicles and pedestrians**, and to minimize the impact of lengthy vehicle queues on the public street network.

Off-Street Parking Tables

Table 6-3: Minimum Off-Street Parking for Institutional Uses⁷³²

PRINCIPAL USE CATEGORY/TYPE	CURRENT STANDARDS	PROPOSED STANDARDS
Hospital	2/bed	3.5/1,000 sf
Medical or Dental Clinic	6/doctor or dentist	2.5/1,000 sf
Nursing Home	0.6/bed	1/4 beds
Personal Care Home	0.6/bed	1/4 beds
Parks and Open Space		
Cemetery/Graveyard	other	No minimum
Community Garden	new use	No minimum
Greenway	new use	No minimum
Park	other	No minimum
Utilities, Transportation, and Communication		
Aerodrome	other	Variable
Parking Facility	other	No minimum
Passenger Station, Rail or Bus	1/100 sf BFA	2/1,000 sf office area
Railroad Facility	other	2/1,000 sf office area
Railroad Terminal	other	2/1,000 sf office area
Truck Terminal	other	2/1,000 sf office area
Utility, Major	other	2/1,000 sf office area
Utility, Minor	other	2/1,000 sf office area

Stakeholder Involvement: Off-Street Parking

Stakeholder involvement identified:

- Bay parking on private property, but backing into a public street is ONLY approved by the City Engineer.
- Maximum width for a driveway is 20', but can widen at the entry of a garage or carport in SFR-E, LR, SFR-1, SFR-2, DP, DHE, or R districts; how do we account for courtyard entries or MIL space to side?

Stakeholder Involvement: Off-Street Parking

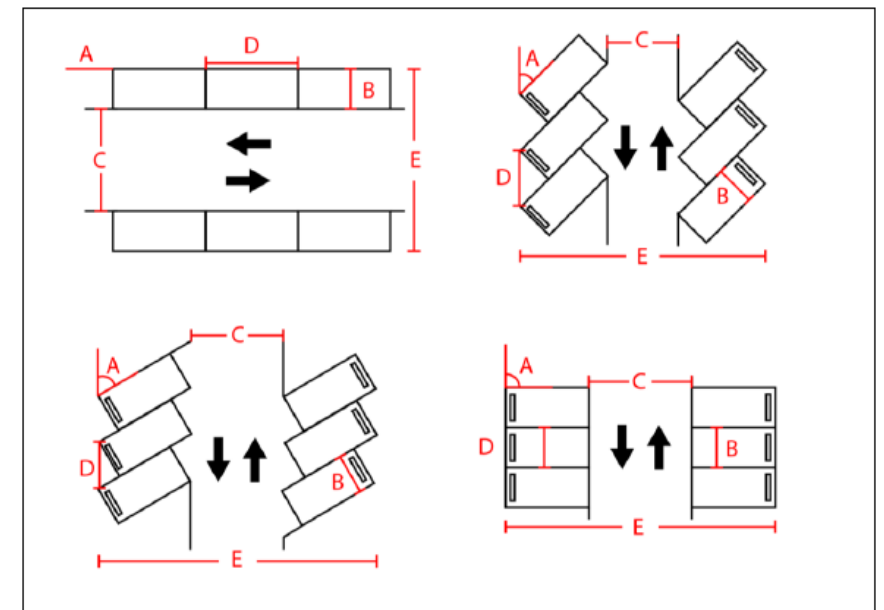
Stakeholder involvement identified:

- Minimum stall widths are increasing from 8.5' to 9' and two-way drive aisles are now 24', up from 22'. These are best practices to account for the larger size of modern vehicles.
- *Is there something that can be considered to allow 24' for a main entry, but 22' for others?*

Table 6-1: Minimal Dimensional Standards for Parking

PARKING ANGLE (DEGREE)	STALL WIDTH (FT)	AISLE WIDTH (FT) TWO WAY / ONE WAY	STALL LENGTH ALONG CURB (FT)	DOUBLE ROW + AISLE, CURB TO CURB (FT) TWO WAY / ONE WAY
A	B	C	D	E
0 (parallel)	8	22 / 11	22	38 / 27
45	9	24 / 12	13	62 / 50
60	9	24 / 15	10	59 / 50
90	9	24 / 24	9	60 / 60

Figure 6-1: Measurement of Parking Space and Aisle Dimensions



Stakeholder Involvement: Off-Street Parking

Stakeholder involvement identified:

- Electric Vehicle Parking Spaces (page 6-21) is likely too restrictive right now – find a way to encourage EV spaces without requiring ALL parking lots with more than 50 spaces to have 2% as EV, including all EV infrastructure. Should be based on uses, in all likelihood (hotels, multifamily, gas stations, etc.).
 - *New parking lots for multifamily providing underground conduit to account for EV charging stations for 25% of spaces was found to be excessive.*
- Off-street parking alternatives are a huge hit

Parking Reduction Options

Several options allow for a reduction in the minimum required parking:

- **Parking Study.** Allowing for an up to 60 percent reduction demonstrating through analysis that provided parking will support demand.
- **Mixed-use Development.** Allowing for shared parking up to a 40 percent reduction based on a comprehensive analysis of the types of uses proposed.
- **Off-Site Parking.** Allowing for an up to 40 percent reduction using off-site agreements to provide additional parking.
- **On-Street Parking.** Allowing a reduction up to 12 parking spaces total for available on-street parking.
- **Valet Parking.** Allowing up to a 40 percent reduction for hotel or restaurant uses with designated valet services.

Notes on Bicycle Parking and Loading Standards

This section establishes standards for bicycle parking and vehicle loading standards, specifically this includes:

- Establishing **minimum requirements** in certain zoning districts and standards for bicycle parking spaces.
- Off-street loading standards are included to ensure **adequate space** and facilities for the **loading and unloading** of goods.

Bicycle Parking Table

Table 6-7: Minimum Bicycle Parking in the DP, DHE, R, NC, and UC Districts

PRINCIPAL USE	MINIMUM BICYCLE PARKING SPACES
Agricultural	
Farm and Agricultural Operations	No minimum
Residential	
Dwelling, Multifamily	1/10 dwelling units, or 16 spaces, whichever is less
Dwelling, Multifamily Student	1/20 bedrooms, or 16 spaces, whichever is less
Use types in the Residential use classification not listed above	No minimum
Institutional	
Club or Lodge	1/2,000 sf assembly area or 10 spaces, whichever is less
Cultural Facility	1/2,000 sf gross floor area or 10 spaces, whichever is less
Religious Institution	1/1,000 sf assembly area or 10 spaces, whichever is less
School, K-12	1/10 students planned capacity

Stakeholder Involvement: Bicycles

Stakeholder involvement identified:

- Of the 5 zoning districts identified, NC may need to be removed for now. DP, DHE, R, and UC are appropriate, but need to consider the 0' front setback of some of these districts and WHERE required spaces would locate IF this remains.

Fence and Wall Standards

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Purpose

The standards in this section regulate the location, height, materials, and design of fences and walls in order to:

- a. Ensure the safety, security, and privacy of land;
- b. Maintain visual harmony within neighborhoods and throughout the City;
- c. Protect adjacent lands from the indiscriminate placement of fences and walls; and
- d. Ensure that fences and walls are appropriately maintained.

Notes on fence and wall standards

Majority of standards are in the current zoning code with minor revisions and updates, including:

- Clarification on applicability and administrative adjustments to fence and wall standards
- Alignment with revised definitions and updated zoning districts
- Formatting updates for user friendliness for regulations including height, materials and design, location, maintenance, and exemptions

Notes on fence and wall standards

Adds list of **prohibited materials**:

- Fabric, rolled plastic, or plastic tarps
- Fiberboard
- Plywood
- Sheet metal
- Chainlink in front yards of MFR, MFRU, Business, and Institutional Districts
- Razor wire, concertina wire, and similar security fencing materials
- Barbed wire or electric fence, except as part of an agricultural use with livestock

Allows Director of Planning to consider requests by landowners for **security exemptions**

Lighting Standards

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Purpose

The purpose of this section is to regulate lighting to:

- a. Ensure it is designed and installed to maintain adequate lighting levels for users of the site;
- b. Prevent excessive light spillage and glare directed at adjacent property, neighboring areas, and motorists;
- c. Curtail light pollution, reduce skyglow, and preserve the nighttime environment for the enjoyment of residents and visitors;
- d. Conserve energy and resources to the greatest extent possible; and
- e. Ensure the safety and security of persons and property.

UPDATE

This section consolidates and updates exterior lighting standards in multiple sections of the current Zoning Ordinance.

Notes on lighting standards

Majority of standards are in the current zoning code with minor revisions and updates, including:

- Addition of graphics and images supporting appropriate lighting standards
- Clarification of light trespass and maximum illumination levels
- Requirements for specific lighting standards such as sports venues, pedestrian areas, canopy, flood lights, and decorative lighting
- Review procedures for unique lighting exemptions

Stakeholder Involvement: Lighting

Stakeholder involvement identified:

- Applicability to all new development will make the LDP significantly more involved and expensive.
- Include Alabama Power Company to exemption list.
- Consider allowing a manufacturer's layout instead of engineered plans to decrease cost

Public Comment

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Next Steps

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Special Called Meeting Schedule

November 2, 2022

Planned Development
Districts

December 7, 2022

Subdivision Regulations Part
I

January 4, 2023 (virtual-only)

Land Use Character Types
Difference between character
types and zoning
How to use the character
types

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 for "ZONING CODE UPDATE", "COMPREHENSIVE PLAN", "ABOUT", and "NEWS" are visible, along with 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/".

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ZONING CODE UPDATE COMPREHENSIVE PLAN ABOUT NEWS 🔍

ZONING CODE UPDATE

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.

About the zoning code update Documents and work products Provide input and feedback

<https://framework.tuscaloosa.com/zoning-code/>



Adjourn

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