

February 1, 2023

FRAME/WORK

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, 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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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

Development Standards

Mobility and Connectivity
Landscape and Buffering
Open Space
Neighborhood Compatibility
Form and Design
Green Building (Incentives)

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Purpose

These development standards establish a new format that:

- Organizes standards applicable across **all zoning districts** within a single section;
- Carry forward appropriate regulations from the **current code** that remain relevant to development;
- Provide appropriate **updates and revisions** to modernize standards; and,
- Introduce standards that are **essential** for achieving the land use goals of the **comprehensive plan**.

UPDATE

These sections and subsections carry forward many regulations from the current code. New sections, clarifications, and modifications have been incorporated throughout to outline clear, modern regulations, improve user-friendliness, and support decision makers in reviewing development applications.

Mobility and Connectivity Purpose

Focus: Ensure that developments are served by a coordinated multimodal system both internally and externally.

Intent of these standards is to:

- Maximize **safety** of all users;
- Reduce **emergency response** time;
- Promote **walking** and **biking**;
- Facilitate use of **public transportation**; and,
- Minimize **congestion** and **traffic** conflicts.

Notable Mobility and Connectivity Provisions

- Defines a correlation between transportation standards in the **zoning ordinance** and **subdivision regulations**;
- Emphasizes the importance of **internal circulation** for multiple modes, with specific requirements for **pedestrian access and safety**; and,
- Defines regulations for **connecting vehicular and pedestrian** networks between individual developments.

Stakeholder Involvement: Mobility

Stakeholder involvement identified:

- **Applicability Section** indicates a new SFD would have to adhere.
- Streets should be designed to **minimize needs** for traffic calming measures.
- Language in “**Developer Responsible for Improvements**” indicates that a developer would be responsible for construction of River Walk, etc. in addition to setting aside the land on the development site.
- **Cross-access requirement** may be a little strong for ALL non-residential districts.
- Like the DoP being able to **waive/modify the requirement** for cross-access.

Landscape and Buffer Purpose

Focus: Promote and protect public health by providing planting and maintenance of natural trees, shrubs, and other plants.

Intent of these standards is to:

- Encourage the use of **native plants**;
- **Mitigate** against **erosion** and sedimentation;
- Reduce **stormwater runoff**;
- Preserve and maintain **tree canopy** and **water tables**; and,
- Protect and **enhances property values**.

REMEMBER: Landscape and buffer standards are not purely aesthetic.

Notable Landscape and Buffer Provisions

- Consolidates landscape and buffer standards from various locations within the current zoning ordinance;
- Defines requirements for landscape plans including site features, planting standards, parking lot landscaping, etc.
- Outlines specific alternatives or deviations permitted under the zoning as part of the landscape plan;
- Provides approved planting and tree species that support the local environment; and,
- Introduces charts and graphics to illustrate regulations and desired intent from landscaping and buffering.

Example Graphics

Figure 6-5: Parking Lot Landscape Island Configuration

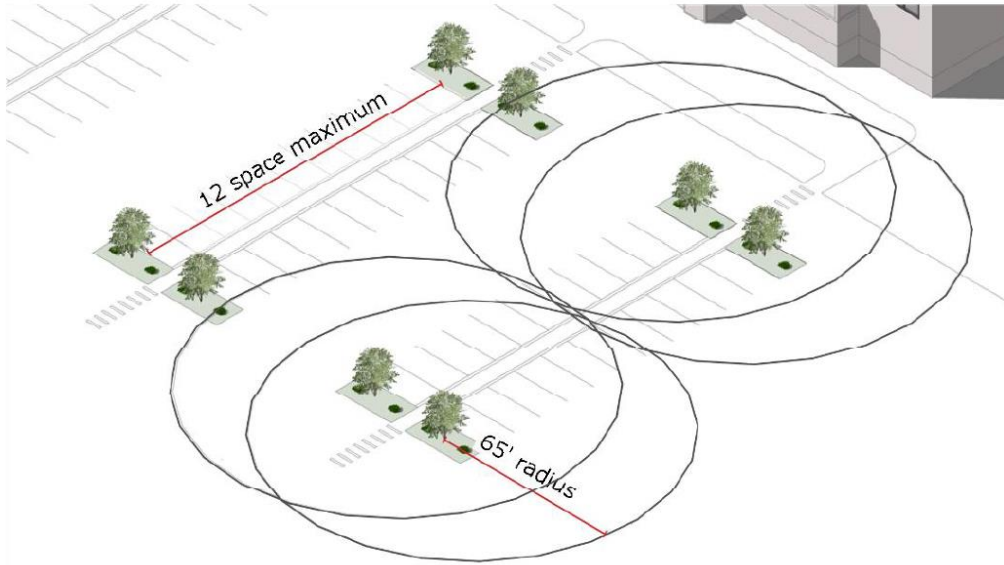


Table 6-11: Buffer Options

BUFFER TYPE/IMAGE	DESCRIPTION	OPTION 1	OPTION 2
Type A: Opaque		40 ft	20 ft
<p>Wall (Option 2) Property Line 40' Buffer (Option 1) 20' Buffer (Option 2)</p>	<p>This buffer functions as an opaque screen from the ground to a height of at least 35 feet upon full maturity of the trees. This type of buffer prevents visual contact between uses and creates a strong separation.</p>	<p>4 canopy trees and 4 understory trees, and 90 shrubs per 100 linear feet</p>	<p>5 canopy trees and 5 understory trees, and 100 shrubs per 100 linear feet, and a wall (see subsection e.6 below),</p>
Type B: Semi-Opaque		30 ft	20 ft
<p>Wall (Option 2) Property Line 30' Buffer (Option 1) 20' Buffer (Option 2)</p>	<p>This buffer functions as semi-opaque screen from the ground to at least a height of 30 feet, upon maturity of the trees.</p>	<p>4 canopy trees and 4 understory trees, and 60 shrubs per 100 linear feet</p>	<p>3 canopy trees and 6 understory trees, and 80 shrubs per 100 linear feet, and a wall (see subsection e.6 below),</p>

Example Graphics

Table 6-12: Buffer Types

EXISTING USE TYPE OR, IF VACANT, ZONING DISTRICT OF ADJOINING LAND	PROPOSED USE [1] [2]			
	All Household Living Uses (except Triplexes, Quadplexes, Townhomes, Multifamily Dwellings; Multifamily Student Dwellings; or Mobile Homes)	Triplexes, Quadplexes, Townhomes, Multifamily Dwellings; Multifamily Student Dwellings; Mobile Homes; All Group Living Uses; All Institutional Uses (except Correctional Facilities, Hospitals, Rail or Bus Passenger Stations, Railroad Terminals, and Truck Terminals)	All Commercial Uses; Hospitals; Rail or Bus Passenger Stations	All Industrial Uses; Correctional Facilities; Railroad Terminals; Truck Terminals; Major Utilities
All Household Living Uses (except Triplexes, Quadplexes, Townhomes, Multifamily Dwellings; Multifamily Student Dwellings; or Mobile Homes) <i>Vacant Land Districts:</i> OS, CN, SFR-E, LR, SFR-1, SFR-2, SFR-3, SFR-4 RG	None	C	B	A
Triplexes, Quadplexes, Townhomes, Multifamily Dwellings; Multifamily Student Dwellings; Mobile Homes; All Group Living Uses; All Institutional Uses (except Correctional Facilities, Hospitals, Rail or Bus Passenger Stations, Railroad Terminals and Truck Terminals) <i>Vacant Land Districts:</i> LMF, SFR-5, MR-1, MR-2, MFR, MHR, IP, ISP, NC	None	None	C	A
All Commercial Uses; Hospitals; Rail or Bus Passenger Stations <i>Vacant Land Districts:</i> LC, GC, HC, IL	None	None	None	B
All Industrial Uses; Correctional Facilities; Railroad Terminals; Truck Terminals; Major Utilities <i>Vacant Land Districts:</i> IG, IH	None	None	B	None

NOTES:

[1] The letters in the cell reference the type of buffer required between the uses; see Table 6-11: Buffer Options.

[2] Athletic fields (softball, baseball, football and soccer fields; basketball, tennis, and pickleball courts; and comparable uses) shall provide a Type C buffer in all districts.

Stakeholder Involvement: Landscape

Stakeholder involvement identified:

- **Applicability Section** indicates a new SFD would have to adhere; other sections identify where they do and do not – needs clarity for SFD and duplex.
- In the **landscape plan**:
 - *Is it required to be prepared by a landscape architect?*
 - *Why provide an installation schedule?*
- **Perimeter parking strips** for industrial developments may need to be re-examined.
- All **storm water inlets** incorporated within the landscaped planting area may not be possible

Stakeholder Involvement: Landscape

Stakeholder involvement identified:

- If a parking lot is **interior to a site** and surrounded/screened by a building, interior planting may be unnecessary – causes the parking area to be larger.
- Table 6-12: Consider reducing or eliminating the buffer requirement **between proposed townhomes and existing single-family**. Cost of construction increasing means townhome growth is an affordable single-family option.
- Request to allow DoP to allow dumpsters in a landscaped area if there is no detrimental impact or a site-specific condition

Open Space Purpose

Focus: Preserve natural resources and establish new spaces or interactions with green spaces throughout the City.




Intent of these standards is to:

- Protect **natural resources** and features;
- Provide civic and **gathering spaces**;
- Enhance **stormwater management**;
- Reduce urban **heat island effect** in developed areas; and,
- Encourage **active recreation**.

Notable Open Space Provisions

- Establishes **applicability** for open space to specific zoning districts;
- Outlines **minimum required open spaces** based on the type of development;
- Defines the **types of open spaces** across the City along with their purpose, design, and maintenance needs;
- Provides regulations for **features, locations, and relationship** of open spaces to the development and surrounding area

Table 6-14: Types of Open Space

	<p>Natural Features</p> <p>Description: Natural features (including lakes, ponds, rivers, streams, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, wildlife habitat, and other natural conservation areas.</p> <p>Design and Maintenance Requirements: Preservation of any existing natural features shall have highest priority for locating open space set-asides. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.</p>
	<p>Required Landscape Areas</p> <p>Description: Areas occupied by required landscaping except for required buffers on the perimeter of a site.</p> <p>Design and Maintenance Requirements: See Sec. 24-6.3, Landscape and Buffer Standards</p>
	<p>Active Recreational Areas</p> <p>Description: Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, and community buildings and clubhouses, and land dedicated for parks.</p> <p>Design and Maintenance Requirements: Active recreational areas shall be compact and contiguous, to the maximum extent practicable, unless used to link or continue existing or public open space lands.</p>

Stakeholder Involvement: Open Space

Stakeholder involvement identified:

- Table 6-13: Consider reducing percentages – balancing the desire for open space and the affordability consequences that come from the same.
 - Example: 10 acre townhome site with a ¼ acre park with playground/gazebo is plenty (2.5%)
 - For PDD: Are 12% and 15% too high?
 - Entertain a lower percentage and offer density tradeoff if higher percentage is achieved?
- In areas like the Strip, parklets could be a good option for open space (though many/most would be on public property).

Table 6-13: Minimum Required Open Space

USE TYPE OR CLASSIFICATION	MINIMUM OPEN SPACE REQUIREMENT (AS A PERCENTAGE OF TOTAL SITE AREA)			
	SFR-5, MR-1, MR-2, MRU, MFRU, MFR, MHR, AND CN DISTRICTS	ISP AND BUSINESS DISTRICTS	INDUSTRIAL DISTRICTS	PLANNED DEVELOPMENT DISTRICTS
Multifamily, Triplex, Quadplex, Townhouse, and Mobile Home	7.5	7.5	No minimum	15
Institutional	7.5	7.5	No minimum	12
Commercial	5	5	No minimum	7.5
Industrial	No minimum	10	No minimum	No minimum

Neighborhood Compatibility Purpose

Focus: Provide a proper transition and ensure compatibility between neighborhoods and non-residential development.

Intent of these standards is to:

- Protect the **character** of existing neighborhoods;
- Mitigate potential **adverse impacts**;
- Use **development form** to guide transitions; and,
- Support **pedestrian-oriented areas** where multiple uses exist.

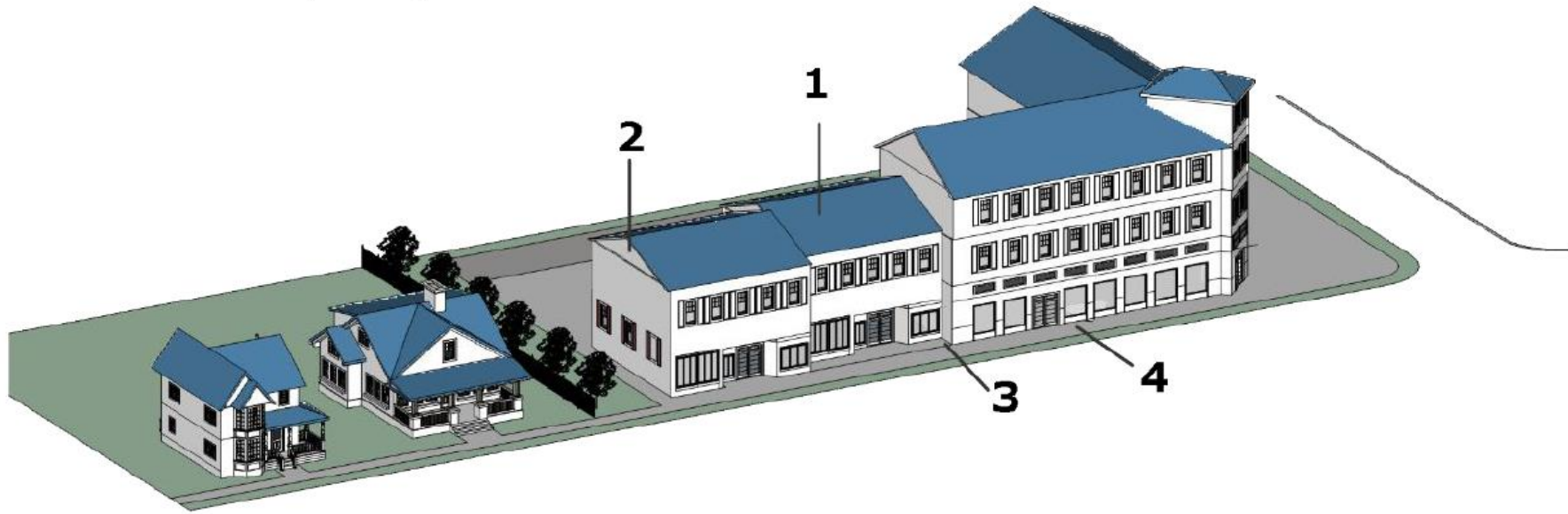
Neighborhood Compatibility Provisions

- Establishes **applicability** for requirements based on specific zoning districts;
- Outlines standards for **building height, roofline, facades, and building orientation**;
- Defines unique site standards for specific **characteristics of development**;
 - *Off-street parking*
 - *Loading areas and drive-through facilities*
 - *Open space and natural areas*
- Provides procedure for **evaluating neighborhood** compatibility standards.
- Introduces **graphics** to illustrate regulations and **desired intent** for building form.

Example Graphic

Figure 6-9: Compatible Building Design

1. Shorter portion of structure (max 2 stories within 75')
2. Pitched roof form (within 75')
3. Wall offsets
4. Facade transparency



Stakeholder Involvement: Compatibility

Stakeholder involvement identified:

- **Applicability**: Make sure that a. 1. notes it's a "local" street – impractical for higher classified streets.
- **Proper design** of multifamily structures CAN allow multifamily and SFD to be compatible – think downtown historic district area
- Requiring 100% off-street parking for each development tends to be a mistake
- **Outdoor recreation features** (swimming pools, tennis courts, and playgrounds) being at least 100' from a lot line shared with an SFD may be too restrictive – consider 50'?

Form and Design Standard Purpose

Focus: Provide unique design standards for multifamily housing and large-retail developments.

Intent of these standards is to:

- Establish a **baseline** for development quality;
- Promote **greater compatibility** between different land uses;
- Provide **clear standards** and intent for building design; and,
- Align building design with **character types** in the comprehensive plan.

Form and Design Standard Provisions

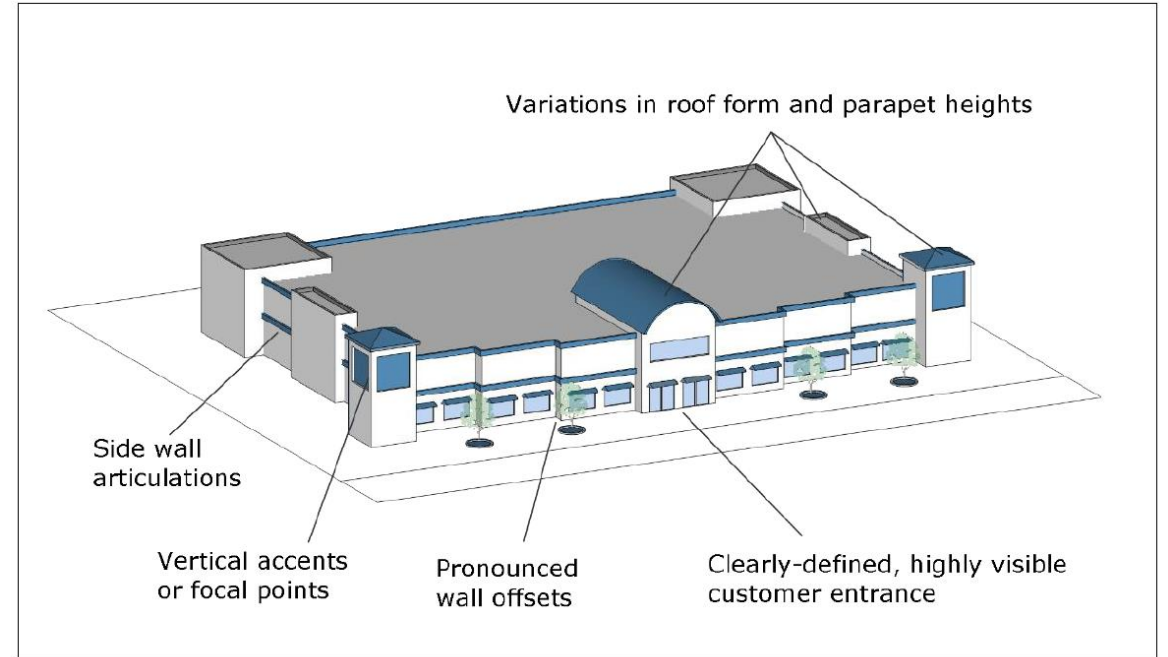
- Establishes **applicability** for requirements based on specific types of development (townhome, triplex, multifamily student, retail over a certain size, etc.);
- Outlines standards for building form such as **orientation, maximum length, materials, roofline, entrance location**, etc.; and,
- Encourages buildings to **complement public streets** by providing distinct architectural design features such as:
 - *Recessed entrances or windows*
 - *Varying roof form or parapets*
 - *Columns, pillars, or posts*
 - *Landscaping and gathering places*
 - *Offsetting walls or architectural focal points*

Example Graphics

Figure 6-10: Detached Garage Location and Orientation



Figure 6-12: Large Retail Establishment Form and Design



Stakeholder Involvement: Form and Design

Stakeholder involvement identified:

- **Off-street parking**: If townhomes have front facing garages, it may be more practical to have no more than 50% of the off-street parking between the building and street (instead of the proposed 25%)
- Form and design of **large retail establishments** will make them look better, but these must have proper placement.

Green Building (Incentives) Purpose

Focus: Support for green building practices that align with and incentivize modern construction methods.

Intent of these standards is to:

- Promote energy conservation;
- Encourage alternative energy use;
- Preserve water quality and use;
- Support healthy landscaping practices; and,
- Incorporate urban agriculture opportunities.

Green Building Provisions

- Describes the applicability and **intent for incentives** with development applications;
- Outlines the procedure for **seeking building incentives** within the zoning review process;
- Defines the **types of incentives**, organized by category, along with the applicable allowance for zoning standards; and,
- Introduces **charts** to describe the menu of incentives that **promote national green building practices**.

Table 6-16: Green Building Incentives

TYPES OF INCENTIVES	MINIMUM NUMBER OF GREEN BUILDING FEATURES PROVIDED	
	FROM SCHEDULE A	FROM SCHEDULE B
A density bonus of up to two additional dwelling units per acre beyond the maximum allowed in the other base zoning districts	3	5
An increase in the maximum allowable height by up to one story or 12 feet beyond the maximum allowed in the base zoning district	2	4
A decrease in the minimum required off-street parking spaces by 12 percent for the proposed use(s)	2	3

Stakeholder Involvement: Incentives

Stakeholder involvement identified:

- Expense could outweigh the stated incentives and may need readjusting
- Love it – very positive step with incentives

Table 6-17: Menu of Green Building Features

SCHEDULE [1]	TYPE OF GREEN BUILDING FEATURES
Energy Conservation	
A	Meet ASHRAE standard for lighting [2]
A	Meet Energy Star standards for low-rise residential, or exceed ASHRAE efficiency standards by 15 percent [3]
BB	Home energy rating system (HERS) index greater than 90 and less than or equal to 95
BBB	HERS index greater than 85 and less than or equal to 90
A	HERS index greater than 75 and less than or equal to 85
AA	HERS index less than or equal to 75
BB	Stated water heater efficiency between 0.675 to 0.82
BBB	Stated water heater efficiency of 0.82 or more
BB	Air conditioner with stated efficiency greater than 16 SEER is included as standard
A	Air conditioner with stated efficiency greater than 18 SEER is included as standard
AAAA	Install a "cool roof" on a minimum of 100 percent of the single-family, duplex, or attached residential dwellings in the development or subdivision. The "cool roof" shall cover the entire roof of the dwelling.
AAA	Install a "cool roof" on a minimum of 75 percent of the single-family, duplex, or attached residential dwellings in the development or subdivision. The "cool roof" shall cover the entire roof of the dwelling.

Water Conservation and Quality Protection	
AAAA	Design all areas required to be landscaped in accordance with this Ordinance as an integrated system to meet on-site stormwater quality requirements for the lot through incorporation of low impact development design principles and use of best management practices for on-site stormwater management. These areas shall use vegetated pervious surfaces or other measures such as permeable pavements to infiltrate the capture of water volume on-site. Piped connections from roofs and downspouts and other impervious areas to storm drains are prohibited. Piped conveyances on lots must discharge to pervious areas.
AAA	Use low impact development techniques, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems, to meet stormwater management requirements
BB	All showerheads and handheld showers are 2.0 GPM or less
BB	All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI
BB	All toilets are 1.28 GPF or less
BB	All toilets have dual activated flushing
AAA	Install a green/vegetated roof on the primary building(s), on at least 50 percent of primary buildings in a multi-building complex—green/vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted by this Ordinance
A	Include rainwater capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons for every two residential units
A	Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25 percent of the runoff

Public Comment

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Next Steps

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Special Called Meeting Schedule

March 1, 2023

General Provisions

Rule for Measurement

Administration

Mixed Residential, Mobile
Home, and Multifamily Zoning
Districts, Historic Overlay

April 5, 2023

Signs and Billboards

May 3, 2023

Land Use Regulations

Full schedule on Framework.Tuscaloosa.com

Special Called Meeting Schedule

June 7, 2023

Land Use Regulations

July 10, 2023

Subdivision Regulations

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/".

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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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