

March 1, 2023

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Call to Order

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Welcome

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Staff

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

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

General Provisions

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Purpose

This article contains important provisions that pertain to **ALL REGULATIONS**. It includes sections that:

- Establish the **title, date, purpose, and authority** for the zoning ordinance;
- State the intent to ensure that **development is in accordance** with the goals, objectives, policies, strategies, and actions of plans adopted by the City;
- Clarify **potential conflicts** between two ordinance regulations or between ordinance provisions and state or federal law;
- Adopt the **City's Zoning Map**, and establish requirements for interpreting the map and rules for amending the map to classify newly annexed lands; and,
- Address the rules **governing development** that have been approved under the **previous regulations**.

Zoning District Transition

Provides summary of zoning district comparison between the current ordinance and proposed ordinance.

Table 1-1: Zoning District Transitions

ZONING DISTRICT IN PREVIOUS ORDINANCE	ZONING DISTRICT IN THIS ORDINANCE
OPEN SPACE DISTRICT	
	OS: Open Space (NEW)
RESIDENTIAL DISTRICTS	
	CN: Compact Neighborhood (NEW)
	SFR-E: Single Family Residential Estate (NEW)
	LR: Lake Residential (NEW)
	LMF: Lake Multifamily (NEW)
R-1: Residence	SFR-1: Single Family Residential 1
R-2: Residence	SFR-2: Single Family Residential 2
R-3: Residence	SFR-3: Single Family Residential 3
RD-1: Residential Detached	SFR-4: Single Family Residential 4 (CONSOLIDATED)
RD-2: Residential Detached	
	SFR-5: Single Family Residential 5 (NEW)

Definitions and Rules of Measurement

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Definitions

This section **consolidates all definitions** of terms used throughout the Zoning Ordinance. It **refines and modernizes** the definitions, and **adds new definitions**, as appropriate, so the rewritten Zoning Ordinance has a **clear, modern, and workable** set of definitions. This section includes definitions found in the current ordinance; if appropriate, they are clarified or modernized.


NEW

The current Zoning Ordinance includes definitions in at least six articles.

The new Article draft includes 216 definitions, many are new or clarified and does not currently contain any of the sign ordinance definitions, which will be discussed separately.

Definitions

A



	Term used in the ordinance	Definition applicable to the ordinance
Abutting	Having a common boundary line, such as two contiguous parcels with a shared lot line. ⁴³	
Accessory Use or Structure	A structure or use which is subordinate to and serves a principal structure or principal use and is subordinate in extent, area or purpose to the principal structure or use served; and which is located on the same lot as the principal structure or use. ⁴⁴	
Acquisition Line	The line which marks the limits of the City's ownership of Lake Tuscaloosa, at approximately the 230-foot level. ⁴⁵	
Adjacent	Having an abutting boundary line or being separated only by a street, easement, stream, or other right-of-way, such as two parcels separated by a public street. ⁴⁵	
Administrative Adjustment	A uniform mechanism for the Director of Planning to approve minor adjustments from the dimensional or design standards of this Ordinance to better accomplish the purposes of this Ordinance. See Sec. 24-3.4.9, Administrative Adjustment.	

Definitions Include

Definitions for structures

Carport or Garage

An accessory building or portion of a principal building designed or used for the parking or temporary storage of motor vehicles of the occupants in the building to which such garage or carport is accessory. A carport has a roof and is not fully enclosed; a garage is fully enclosed.⁷¹

Catering

An establishment in which food and meals are prepared on the premises for delivery to an off-site location for consumption.⁷²

Cemetery/Graveyard

Land used or dedicated to the burial of the dead, including columbaria, mausoleums, and necessary maintenance facilities, but not including a crematory.⁷³

Certificate of Occupancy

A uniform mechanism for ensuring that buildings and structures and their premises erected, altered, moved, enlarged, or changed in occupancy, nature, or use are in compliance with Chapter 6, Buildings, Construction, and Related Activities, of the City Code, and this Ordinance, prior to use or occupancy.

Definitions for land use

Definitions for city regulations, reviewing bodies, and applications

Notes on Definitions

Stakeholder involvement identified the following:

- “Tiny House definition – **International Residential Code** defines tiny house as **less than 400 SF**. Also, the definition in the draft says installed on an **“engineered” permanent foundation**. We are allowed to build homes on foundations that prescriptively meet the code without and engineered design. I think the intent is to say it is a **permanent foundation**”

Rules of Measurement

Purpose: **To establish clear understanding of how measurements are calculated for regulations.**

Definitions for measurements

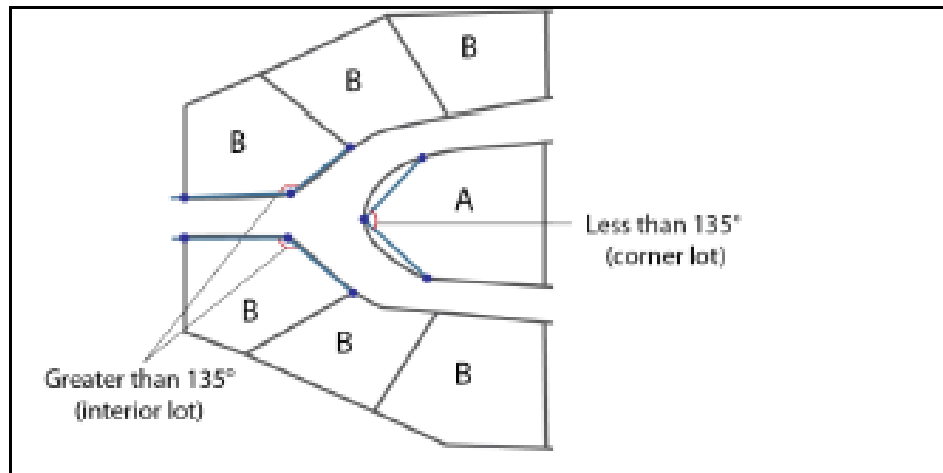
a. **Buildable Area²⁰**

The area of the lot excluding areas within each lot line and the minimum setback lines.

b. **Ground Coverage Ratio²¹**

The percentage of the lot area covered by buildings, measured using the building footprint(s).

Figure 2-1: Measurement of Angles Abutting Curved Street



Supporting graphics

UPDATE

This section consolidates measurement rules that apply throughout the Ordinance, including building height and terms relating to lots and district dimensional requirements. Some rules are new; some are carried forward from the current Zoning Ordinance, and others are carried forward from provisions that applied only to the Mixed-Use and Mixed Residential zoning districts in the current Ordinance.

Notes on Rules of Measurement

Stakeholder involvement identified the following:

1. Building Footprint verbiage may be too residential, and may need to include covered entries, terraces with pergolas, etc.
2. Corner Lots shall designate one primary street – we may need to clarify who designates the primary street (City, Owner?) and when it's designated (on plat, during construction, etc.)
3. Need to add mechanical equipment to “allowed encroachments into yards”

Administration

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Purpose

This article consolidates all development review procedures and establishes a **Procedures Manual** that includes a set of **standard procedures** that apply to all development applications. It also makes changes to the **development review procedures** (both in this article and the Procedures Manual) to streamline and simplify the review process.

UPDATE

This article include specific sections which correspond with the Procedures Manual:

- Summary Table of Development Review;
- Advisory and Decision-Making Bodies;
- Standard Application Requirements and Procedures; and,
- Application Specific Review Procedures and Decision Standards.

Table of Development Review

Table 24-3.1. Summary Table of Development Review

Review Procedure

D: DECISION R: RECOMMENDATION Rv: REVIEW A: APPEAL <_>: PUBLIC HEARING

TYPE OF APPLICATION	CITY COUNCIL	PLANNING AND ZONING COMMISSION	ZONING BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	DIRECTOR OF PLANNING	CHIEF BUILDING OFFICIAL	CITY ENGINEER
DISCRETIONARY REVIEW							
Text Amendment	<D>	<R>			Rv		
Zoning Map Amendment (Rezoning or Annexation Rezoning)	<D>	<R>			Rv		
Planned Development (PD)	<D>	<R>			Rv	Rv	Rv
Special Exception Use Permit			<D>		Rv	Rv	Rv

Reviewer

Application Type

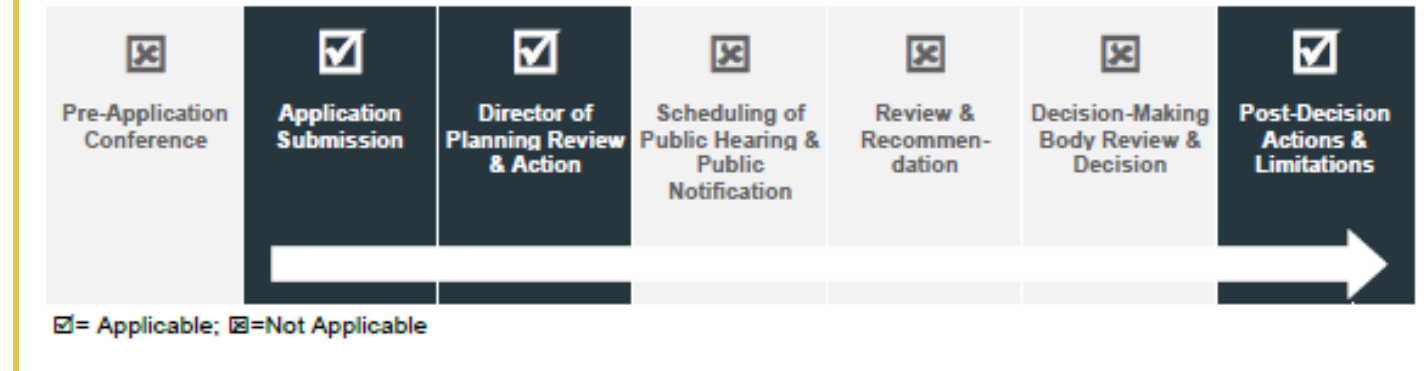
Application Requirements

- Each application review type includes:
 - *Purpose and applicability statements;*
 - *Summary graphic of review procedure; and,*
 - *Decision making standards.*

Figure 24-3.3: Summary of Standard Review Procedures



Figure 24.-3.4.9: Summary of Administrative Adjustment Procedure



Administrative Adjustment Example

Administrative Adjustment Example

d. Decision-Making Standards for Administrative Adjustment Decision

An application for an administrative adjustment shall be approved only upon finding the administrative adjustment:

1. Complies with the requirements of Table 24.-3.4.9: Allowed Administrative Adjustments;
2. Is consistent with the character of development on surrounding land, and is compatible with surrounding land uses;
3. Either:
 - i. Is required to compensate for some unusual aspect of the site or the proposed development that is not shared by landowners in general;
 - ii. Supports an objective or goal from the purpose and intent statements of the zoning district where it is located; or
 - iii. Is proposed to save healthy existing trees;
4. Will not pose a danger to the public health or safety;
5. Includes measures to mitigate any adverse impacts, to the maximum extent practicable; and
6. Is not part of a series of multiple, incremental administrative adjustments on the same site that result in a reduction in development standards.

Residential Districts

MR-1 – Mixed Residential 1

MR-2 – Mixed Residential 2

MFR – Multifamily Residential

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Zoning Districts Established

- **Article 4** defines the **zoning districts established** by the ordinance including a summary of all districts, purpose, applicability, and specific requirements;
- General purpose statements are provided for **categories of districts** (residential, business, institutional, industrial, open space);
- Specific purpose, intent, and requirements are defined for **all zoning districts**;
 - *Introduction to the zoning district*
 - *Summary of requirements for the district*
 - *Graphic of dimensional standards*
 - *District specific regulations (as needed)*
- Article also defines unique zoning such as **overlay districts**.

Mixed Residential 1

The purpose of the Mixed Residential 1 (MR-1) District is to provide lands for neighborhoods that **accommodate a mix** of single-family detached, two-family, and three-family dwellings; townhouses; and small-scale multifamily developments at a maximum density of **eight units per acre**. The district is intended to support a **medium-density residential** environment and incorporate some context-sensitive **neighborhood-oriented** community and educational development.

UPDATE

The MR-1 district carries forward and renames the current R-4 district in the current Zoning Ordinance. Specific changes were included that address lot size, setbacks, and accessory structures based on neighborhood characteristics.

Mixed Residential 1

Table 4-22: MR-1 Intensity and Dimensional Standards

STANDARD	TOWNHOUSE, MULTIFAMILY DWELLING, OR GROUP HOME	SINGLE-FAMILY DETACHED DWELLING	ALL OTHER USES
Density (max)	15 du/acre	8 du/acre	8 du/acre (residential)
Lot area (min)	2,900 sf for each du on lot	6,000 sf	7,500 sf
A Lot width (min)	No minimum [2]	65 ft	65 ft
B Front setback (min)	15 ft [3]	15 ft [3]	15 ft [3]
C Side setback (min)	5 ft [4]	5 ft	5 ft
D Rear setback (min)	20 ft	20 ft	20 ft
E Building height (max)	35 ft	35 ft	35 ft

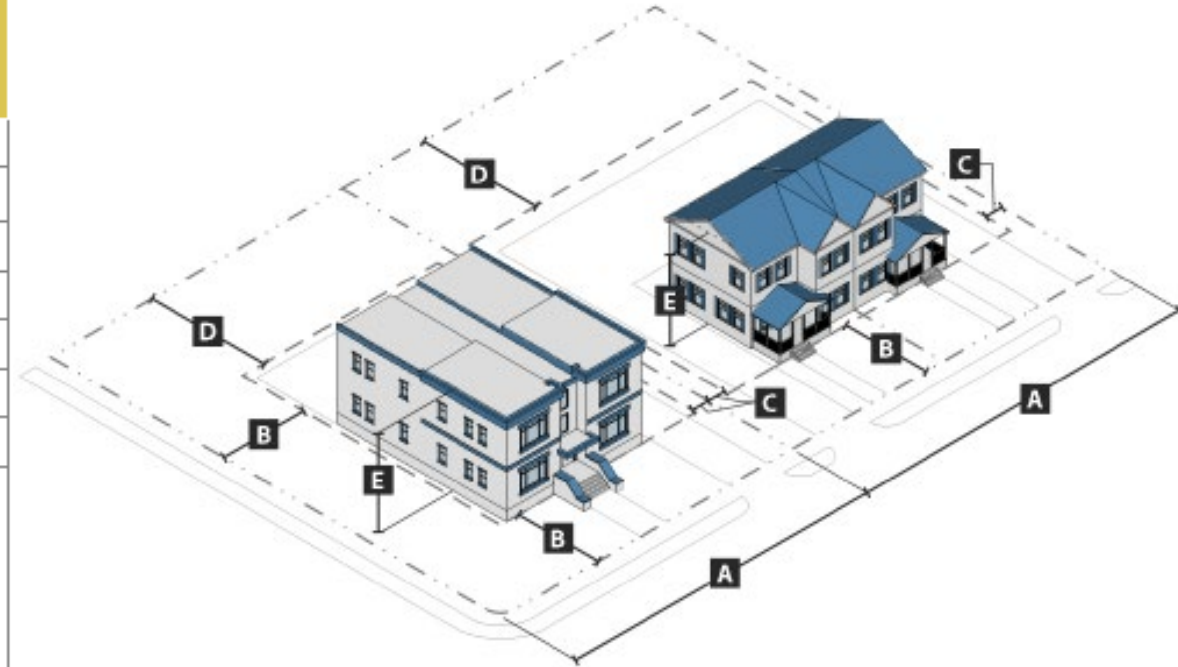
NOTES

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

[2] No townhouse lot shall be less than one-third as wide as it is deep.

[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 20 feet.

[4] 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.



Notes on MR-1

Stakeholder involvement identified the following:

1. 15 du/acre will need to be tested in a real-world setting

Mixed Residential 2

The purpose of the Mixed Residential 2 (MR-2) District is to provide lands for neighborhoods that **accommodate a mix** of single-family detached, two-family, and three-family dwellings; townhouses; and small-scale multifamily developments at a maximum density of **twelve units per acre**. The district is intended to support a **medium-density residential** environment that may include **neighborhood-oriented** community and educational development.

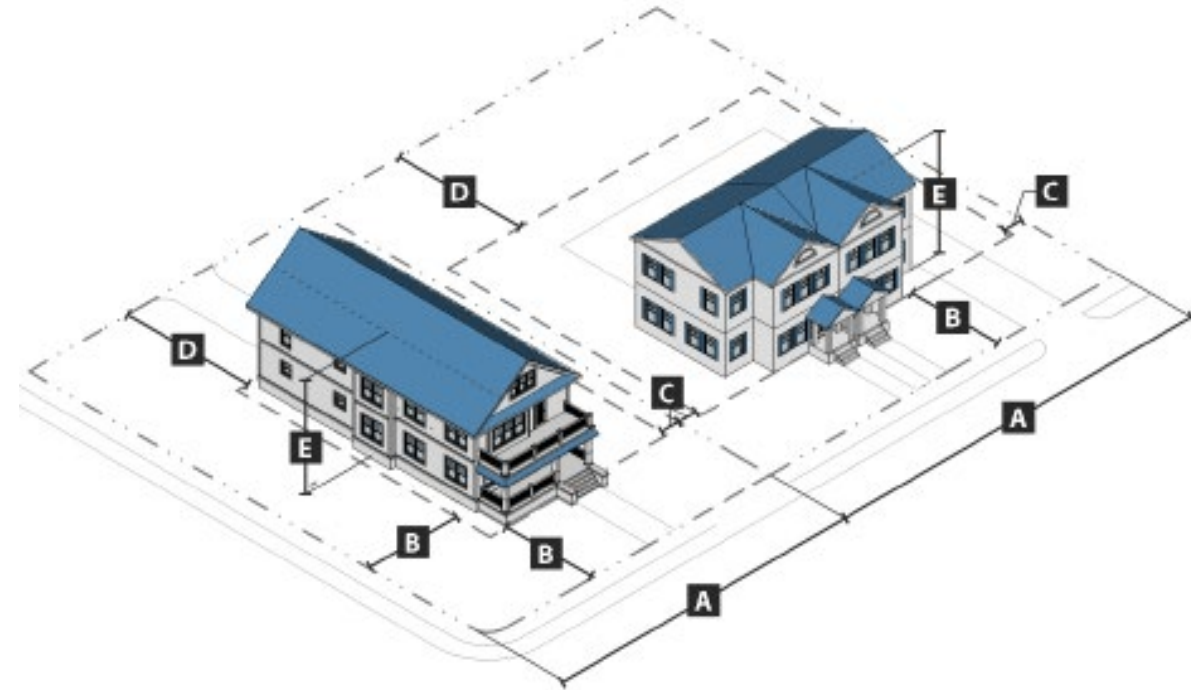
UPDATE

The MR-2 district carries forward, consolidates, simplifies, and renames the current RA-1 and RA-2 districts in the current Zoning Ordinance. The district graphic has been updated to show rear-loaded single-family lots.

Mixed Residential 2

Table 4-24: MR-2 Intensity and Dimensional Standards

	STANDARD	TOWNHOUSE OR MULTIFAMILY	ALL OTHER USES
	Density (max)	12 du/acre	12 du/acre (residential)
	Lot area (min)	1,300 sf for each du on lot [2]	Single-family detached dwelling on lot with vehicular access from rear only: 5,000 sf Duplex dwelling and all other uses: 7,500 sf
A	Lot width (min)	45 ft [3]	45 ft [3]
B	Front setback (min)	15 ft [4]	15 ft [4]
C	Side setback (min)	5 ft [5]	5 ft [5]
D	Rear setback (min)	20 ft	20 ft
E	Building height (max)	45 ft	Residential uses (not townhouse or multifamily): 35 ft
			Nonresidential uses: 45 ft
<p>NOTES</p> <p>[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet</p> <p>[2] The minimum total site area for a townhouse project is 15,000 square feet.</p> <p>[3] The minimum lot width applies to single family homes only. There is no minimum lot width for duplexes and multifamily buildings. No townhouse lot shall be less than one-fourth as wide as it is deep.³²²</p> <p>[4] 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.</p> <p>[5] 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.</p>			



Notes on MR-2

Stakeholder involvement identified the following:

1. Additional development standards include **specific building materials** to encourage high-quality design.

Multifamily Residential

The purpose of the Multifamily Residential (MFR) District is to provide lands for **primarily residential neighborhoods** that include multifamily development. The district supports a medium-density residential environment and may include **compatible public, civic, and institutional** uses.

UPDATE

This district consolidates the current RMF-1 and RMF-2 districts. The standards in the RM-3 and RM-4 districts are not carried forward, but existing lands zoned RM-3 and RM-4 can be mapped to the MFR district.

Multifamily Residential

Table 4-30: MFR Intensity and Dimensional Standards

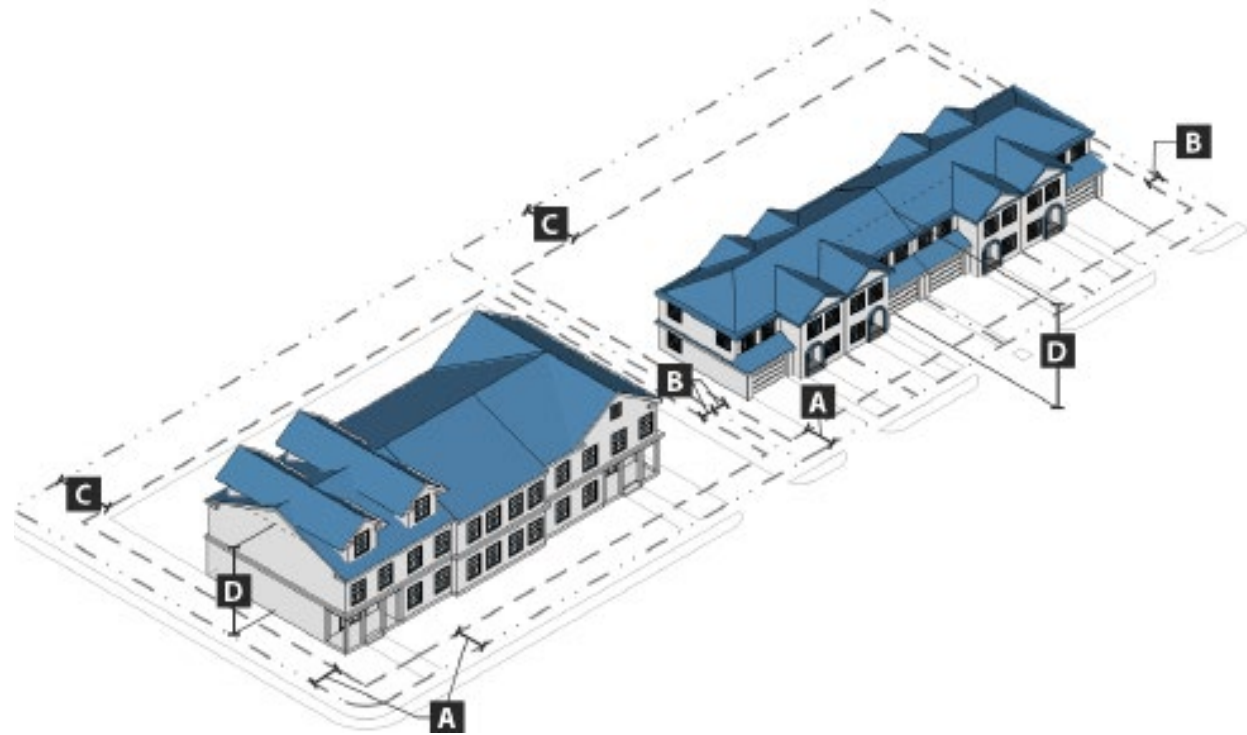
	STANDARD	ALL USES
	Density (max)	22 du/acre
	Lot area (min)	7,500 sf ³³⁸
	Lot width (min)	None
A	Front setback (min)	10 ft [2] ³³⁹
B	Side setback (min)	5 ft; 14 ft combined both sides [3] ³⁴⁰
C	Rear setback (min)	20 ft ³⁴¹
D	Building height (max)	
	Minimum	2 stories
	Maximum	60 ft

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 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.



Overlay District

The purpose of the **Historic Buffer (HBO)** overlay district is to ensure that the façades of new structures on lands adjacent to a **historic district** are **compatible** with the façades of buildings located in the adjacent historic districts.

- Historic district boundary is established on the official zoning map.
- No new building shall be erected in the HBO overlay district unless the Planning Commission determines the proposed building's façade is compatible with the façades of buildings located in the adjacent designated historic district(s).

Public Comment

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Next Steps

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Special Called Meeting Schedule

April 5, 2023

Signs and Billboards

June 7, 2023

Land Use Regulations

May 3, 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 displays the 'FRAME/WORK' website header with the tagline 'Creating a dynamic guide for Tuscaloosa'. The navigation menu includes 'ZONING CODE UPDATE' (highlighted), 'COMPREHENSIVE PLAN', 'ABOUT', and 'NEWS'. The main content area features a yellow background with the title 'ZONING CODE UPDATE' and 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.' Below this text are three icons: a calendar, an open book, and two overlapping speech bubbles. Underneath each icon is a corresponding 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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