

December 6, 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

# Planning Commission Members

Bill Wright, Chair

Tim Harrison, Vice-Chair

Vince Dooley

John Smith

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

## 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

# Does the zoning code have limits?

## The code can...

- ✓ Set minimum standards for site and building design, permitted uses, parking, access, signage, landscaping, etc.
- ✓ Support public health/safety and desirable building characteristics
- ✓ Apply to new development and redevelopment (over a certain size)
- ✓ Set requirements for applications, public notice, review, public input, and approval

## The code cannot...

- ✗ Remove existing property rights or force existing development to change (applies moving forward)
- ✗ Regulate issues outside of those permitted by the State of Alabama
- ✗ Prevent construction of approved developments or proposals

# 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

# Zoning Updates

Where We've Been  
Where We're Going

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# Where We've Been

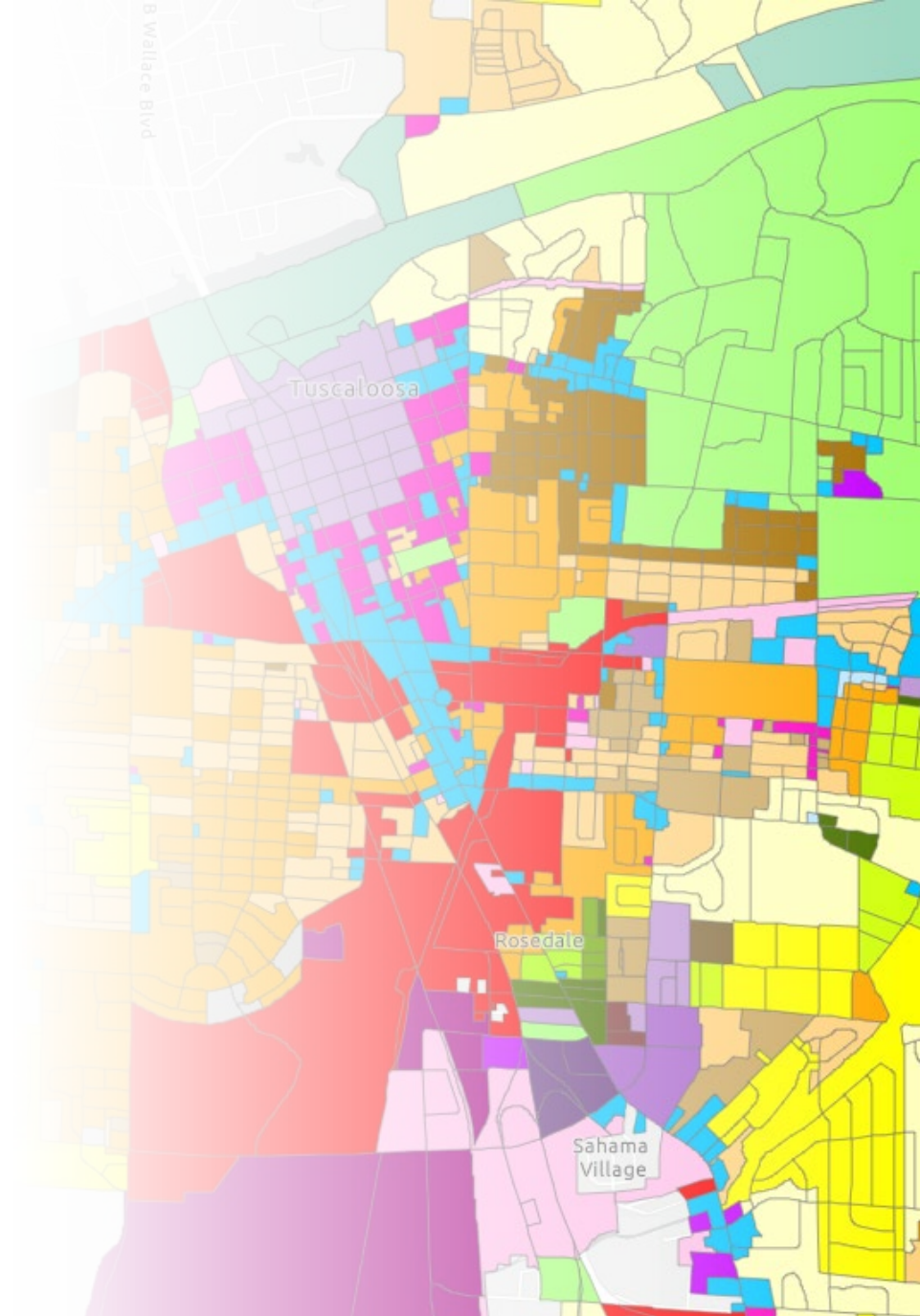
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# April 6, 2022

## Single-family Residential Districts

- SFR-1
- SFR-2
- SFR-3
- SFR-E



# May 4, 2022

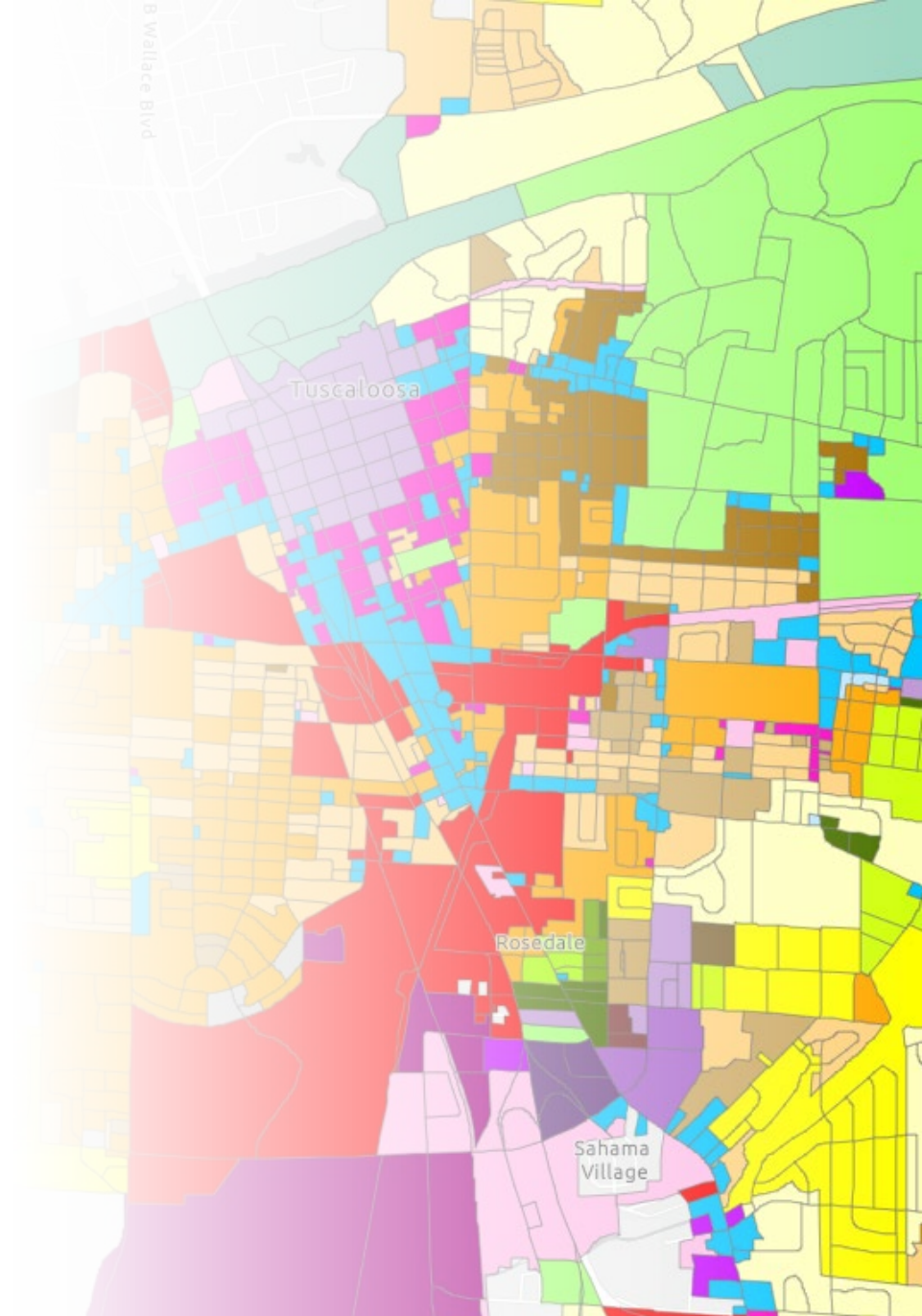
Open Space District (OS)

Business Districts

- Neighborhood Commercial (NC)
- General Commercial (GC)
- Highway Commercial (HC)

Industrial Districts

- Industrial Light (IL)
- Industrial General (IG)
- Industrial Heavy (IH)





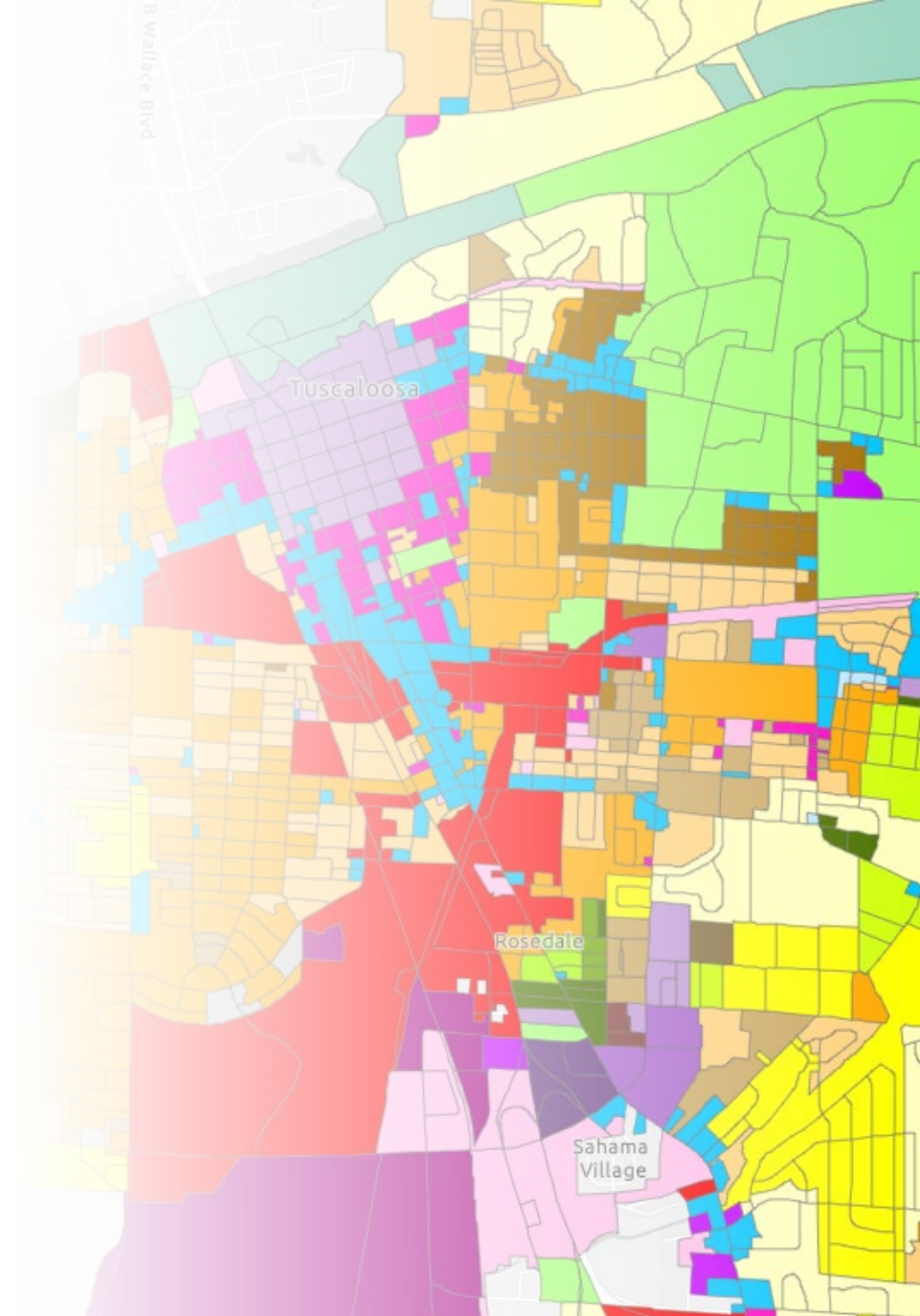
# June 15, 2022

## University Districts

- University Commercial (UC)
- Mixed Residential University (MRU)
- Multifamily Residential University (MFRU)

## Institutional Districts

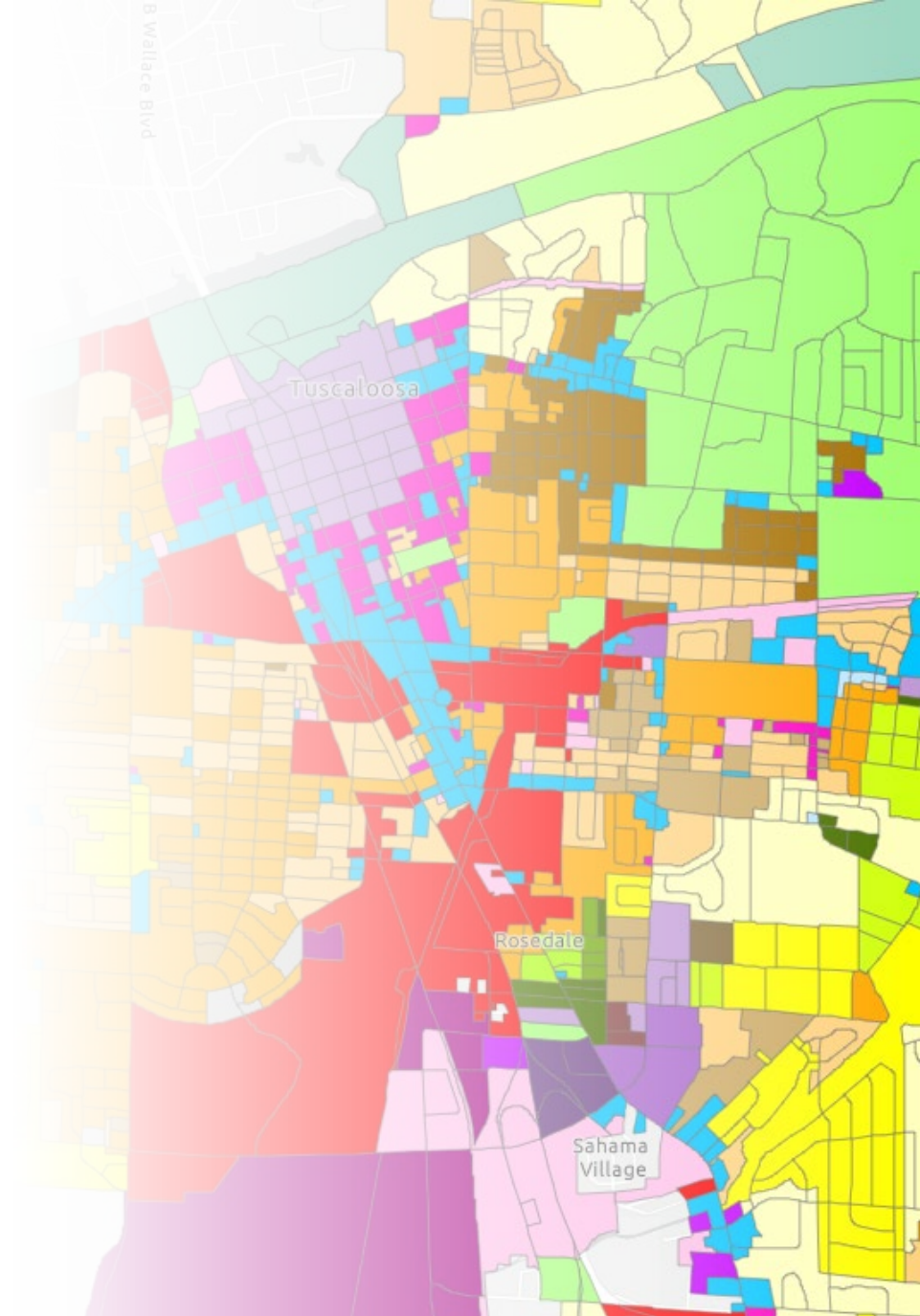
- Institutional University (IU)
- Institutional Public (IP)
- Institutional Semi-Public (ISP)



# July 20, 2022

## Lake Districts

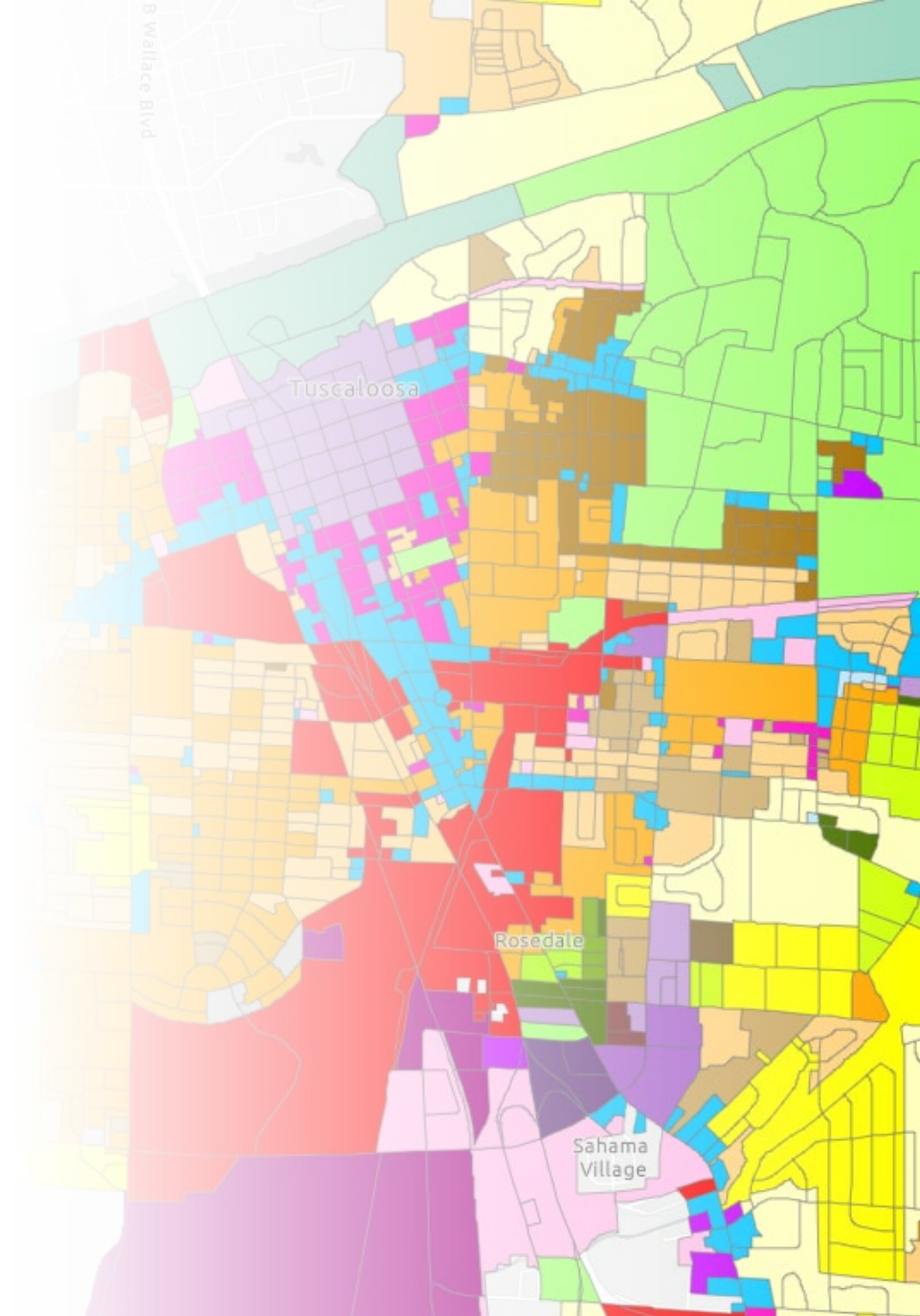
- Lake Residential (LR)
- Lake Multifamily (LMF)
- Lake Commercial (LC)



# August 17, 2022

## Downtown and River Districts

- Downtown (D)
- Riverfront (RF)
- Downtown Perimeter (DP)
- Downtown Historic Edge (DH)



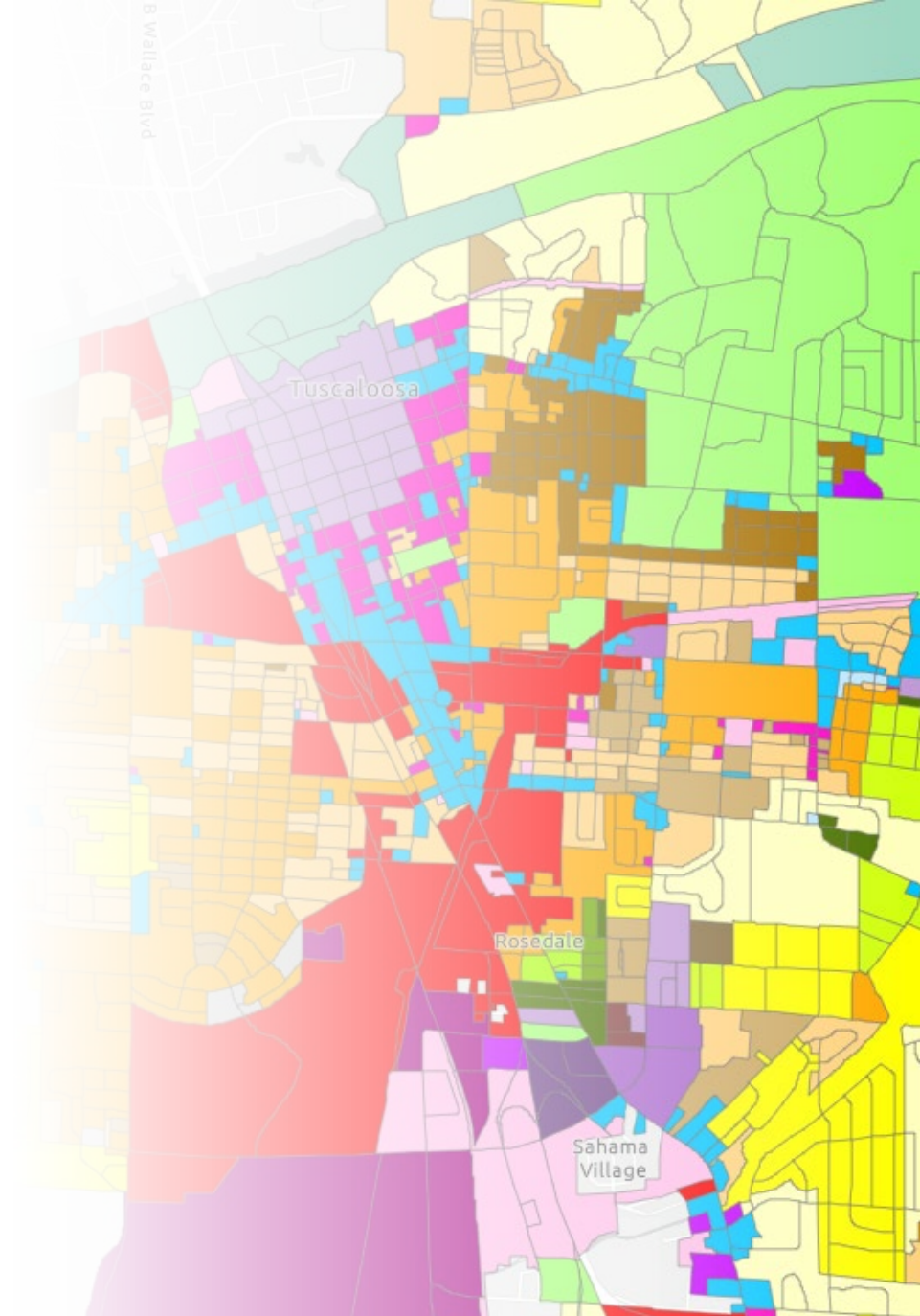
# September 7, 2022

## Single-family residential districts

- SFR-4
- SFR-5

## Nonconformities

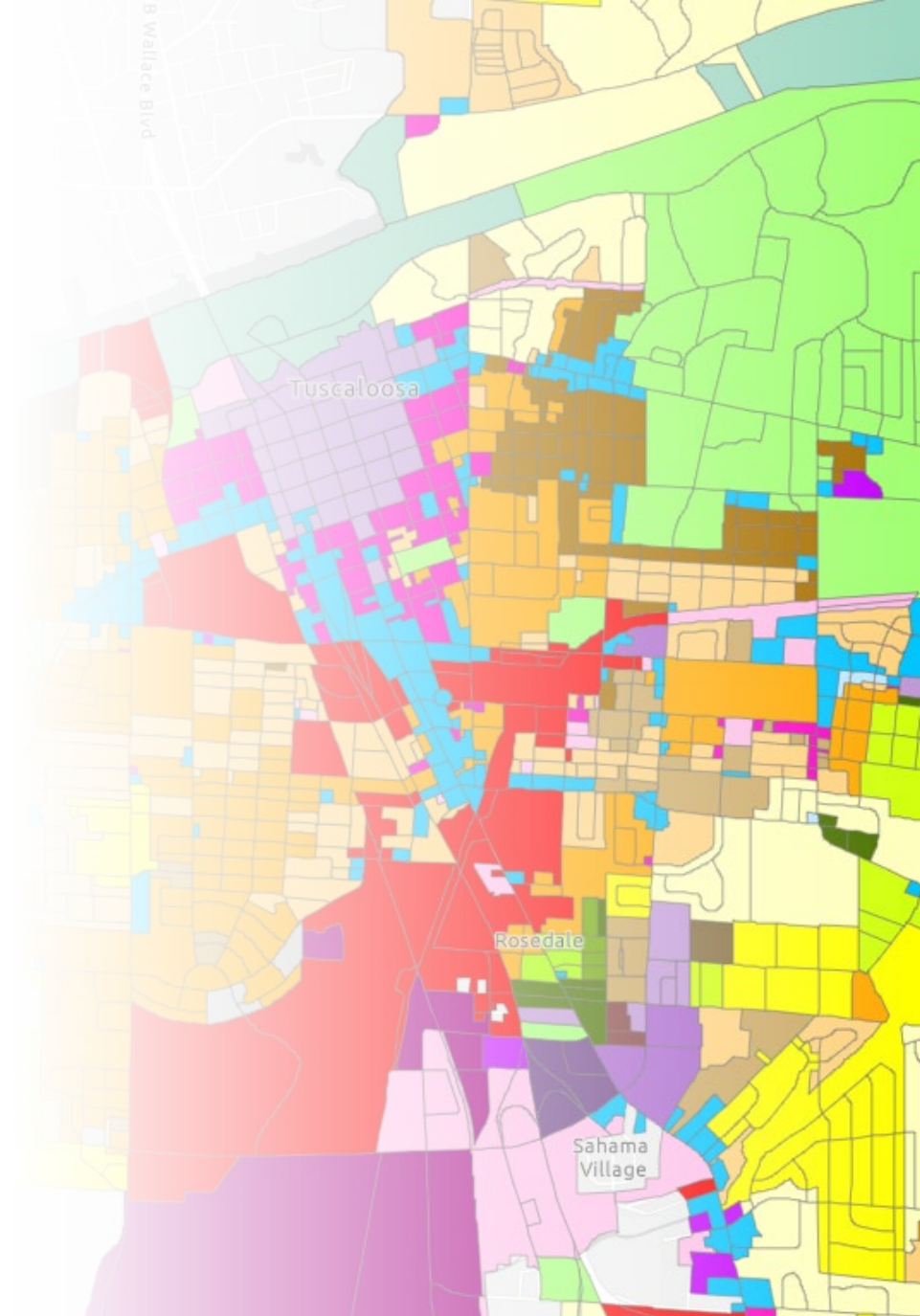
## Definitions



# October 5, 2022

Development Standards:

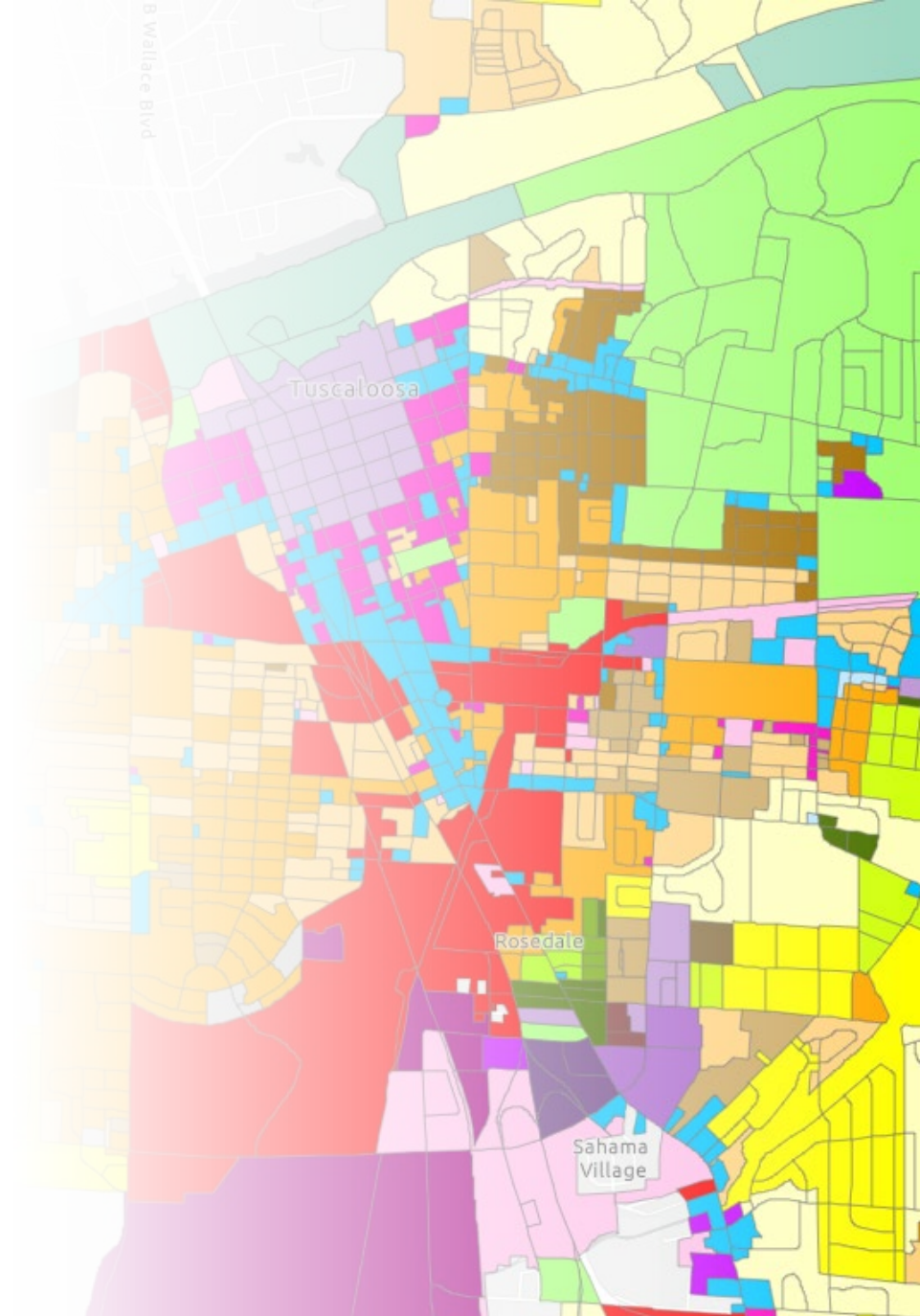
- Off-street parking, bicycle parking, and loading standards
- Fence and wall standards
- Lighting standards



# November 2, 2022

## Planned Developments

- General Planned Development (GPD)
- Riverfront Planned Development (RPD)

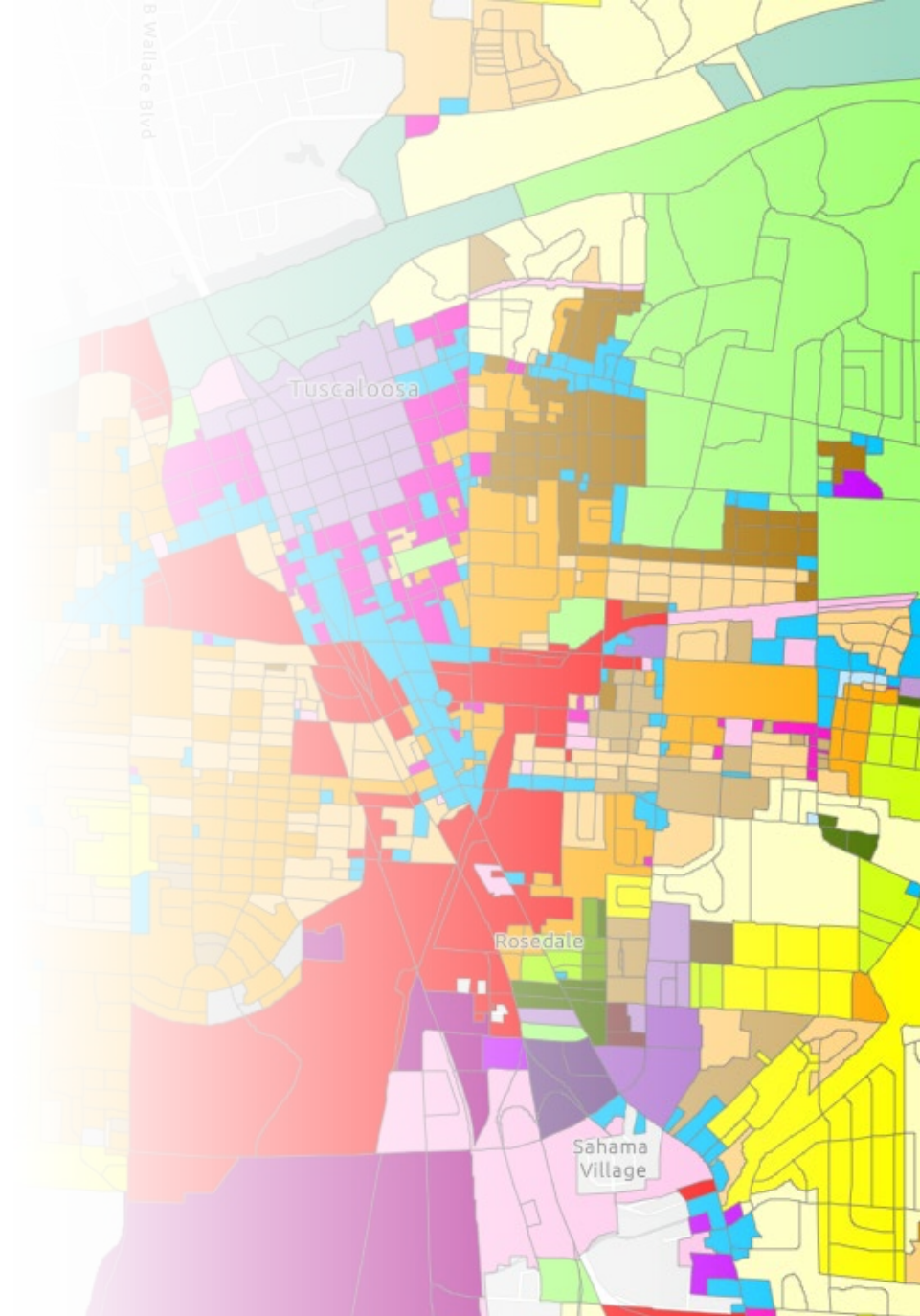


# December 7, 2022

## Subdivision Regulations Starter

Current regulations were adopted September 22, 1980

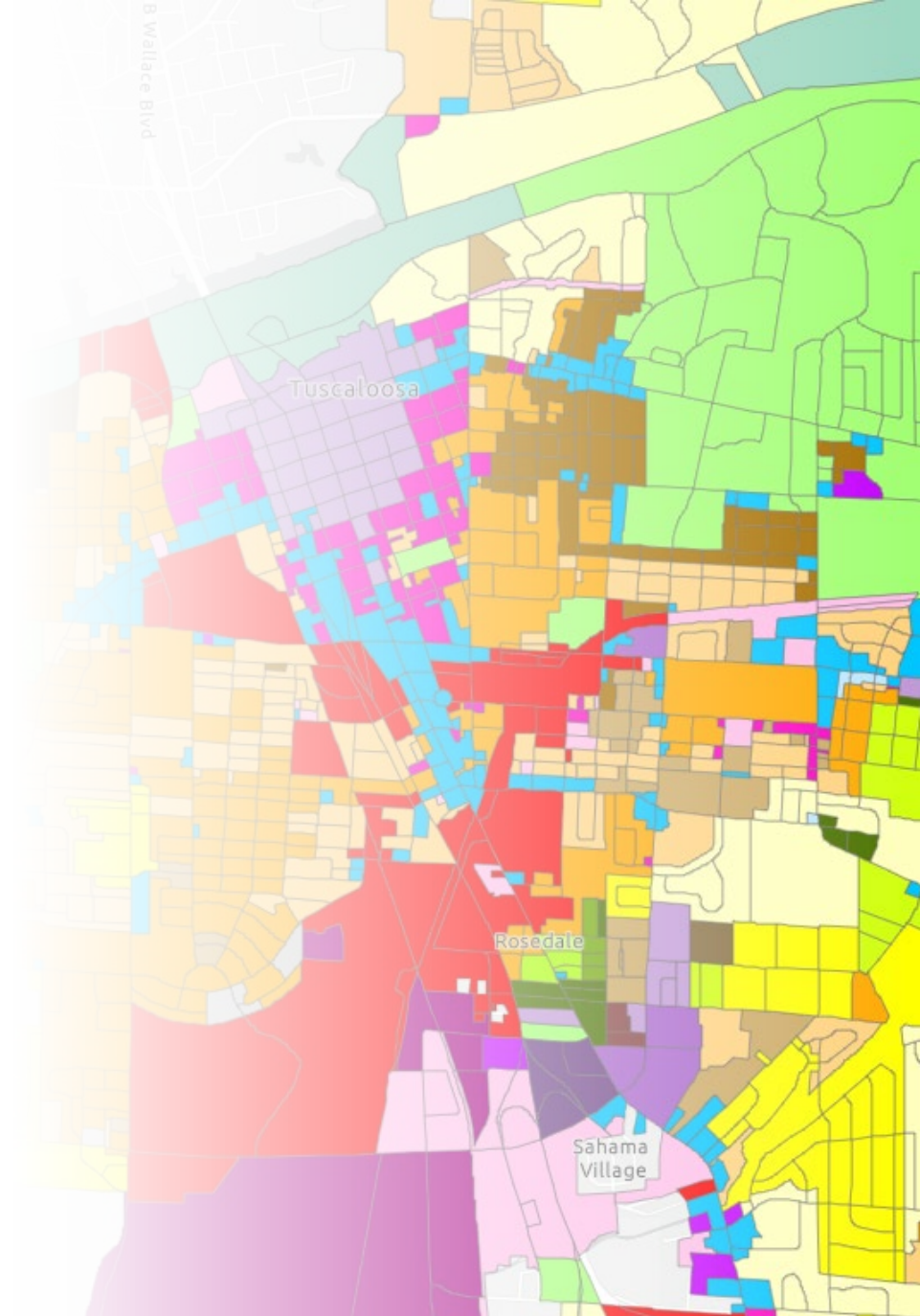
- Focused on **new residential subdivisions on undeveloped land**;
- Do not provide **direct guidance on regularly seen topics** resurveys in existing subdivisions, eliminating lot lines, large heir divisions
- Ambiguous on topics like **Condominium subdivision or Master Plans**;
- Do not account for how **large Planning Jurisdiction** would be, or 2013 agreement with County;
- **Conflicts** with county regulations in aspects.



# February 1, 2023

## Development Standards:

- Mobility and connectivity
- Landscape and buffering
- Open space
- Neighborhood compatibility
- Form and design
- Green building incentives





# March 1, 2023

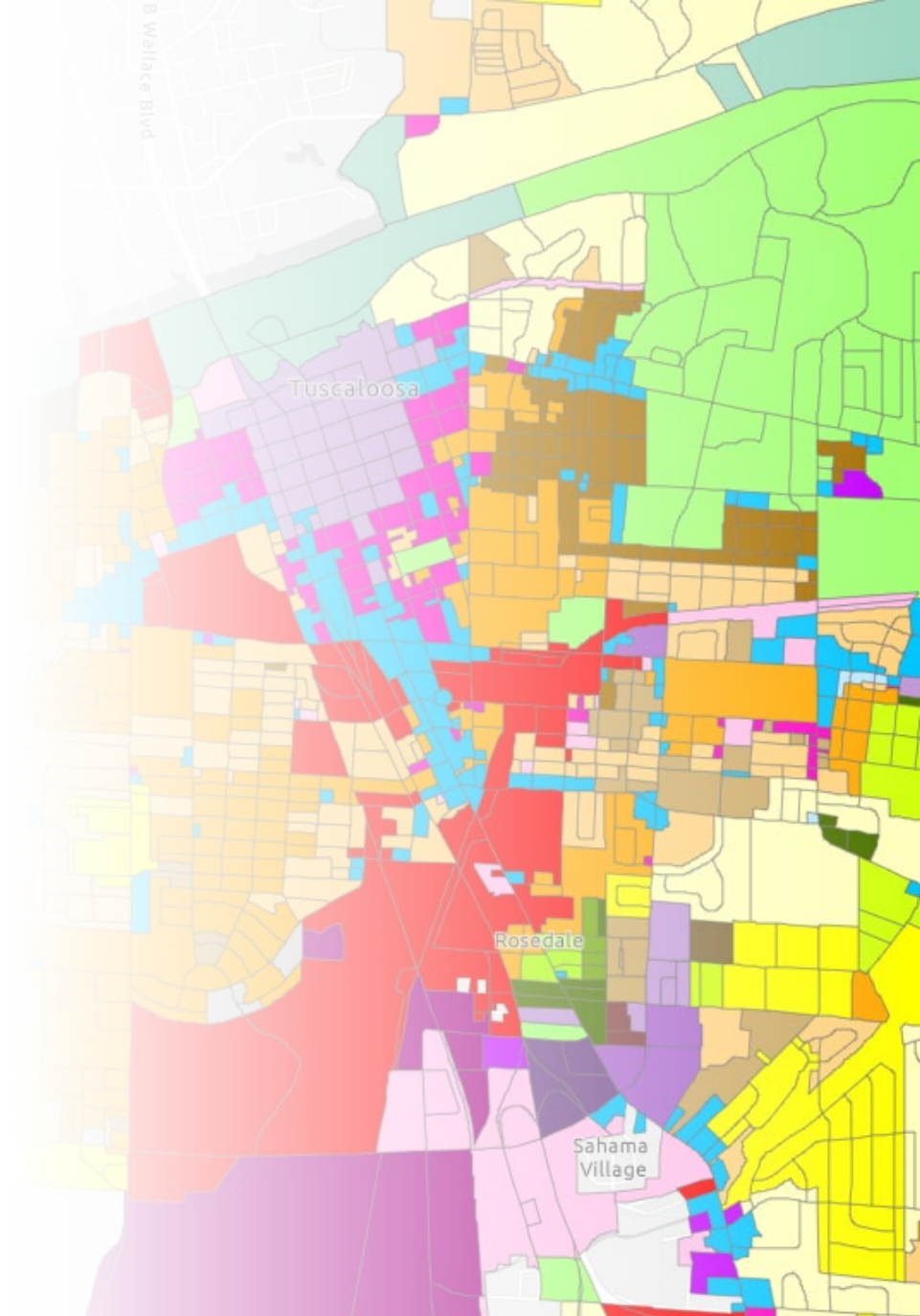
General Provisions

Rules of Measurement

Administration

Residential Districts

- Mixed Residential 1 (MR-1)
- Mixed Residential 2 (MR-2)
- Multifamily Residential (MFR)
- Historic Buffer Overlay (HBO)

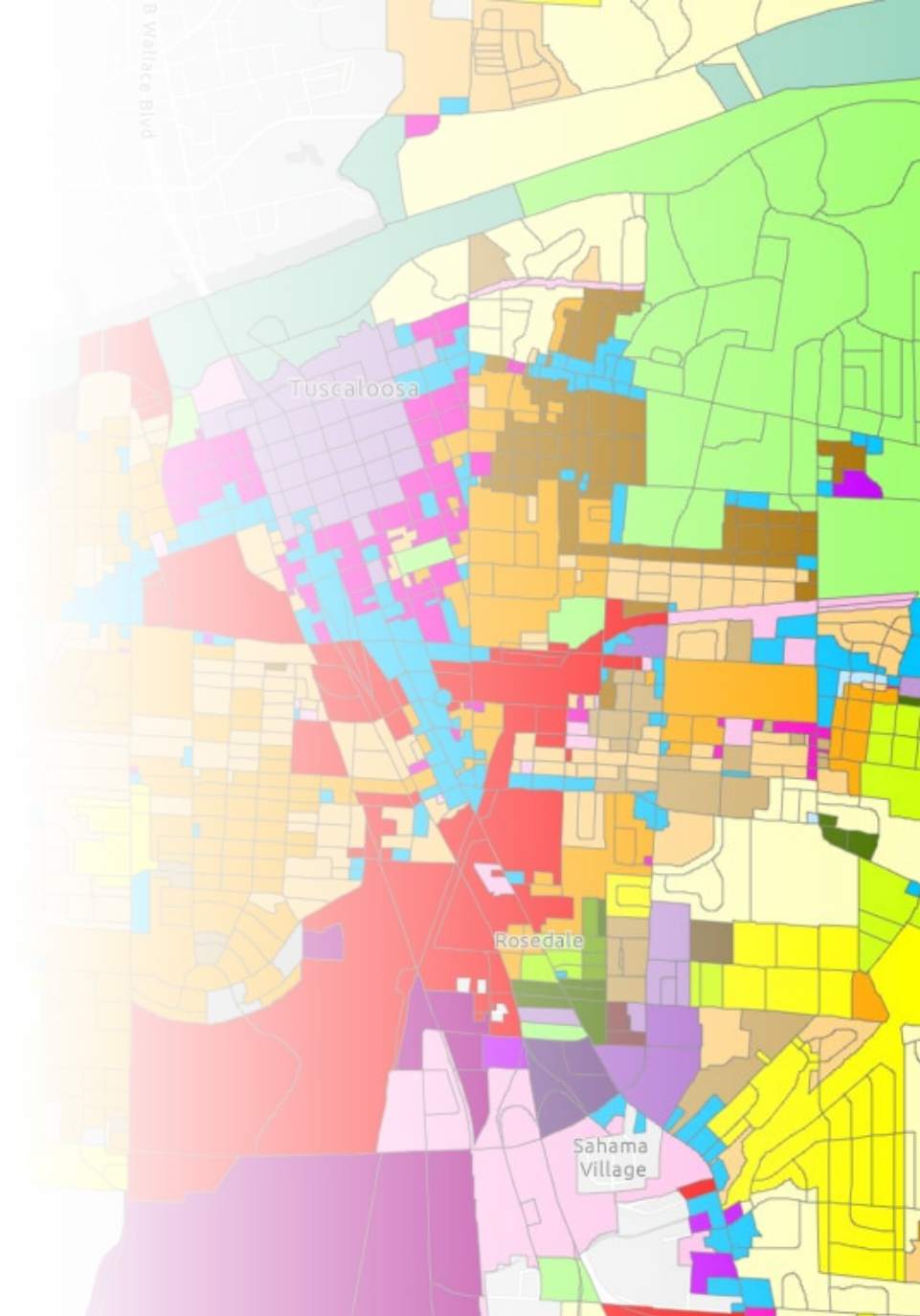


# April 5, 2023

Signs and Billboards

# May 3, 2023

Use Regulations



# Stakeholder Involvement

FULL TEXT circulated November 3:

- Planning and Zoning Commission
- Tuscaloosa City Council
- Chamber of Commerce/West Alabama Works/Downtown Merchants/Business Advisory Council
- Tuscaloosa Homebuilders Association/Developers
- Engineering Companies
- Original City Association/Tuscaloosa Neighbors Together



**WE NEED YOUR FEEDBACK**

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# Where We're Going

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# Still Need to Finalize

Finalize discussions/locations for:

- Sober Living Facilities
- Bars/Gastropubs/Alcohol-based uses/Event Spaces

# Future Land Use Categories vs Zoning

*Example:*

## *Future Land Use Category*

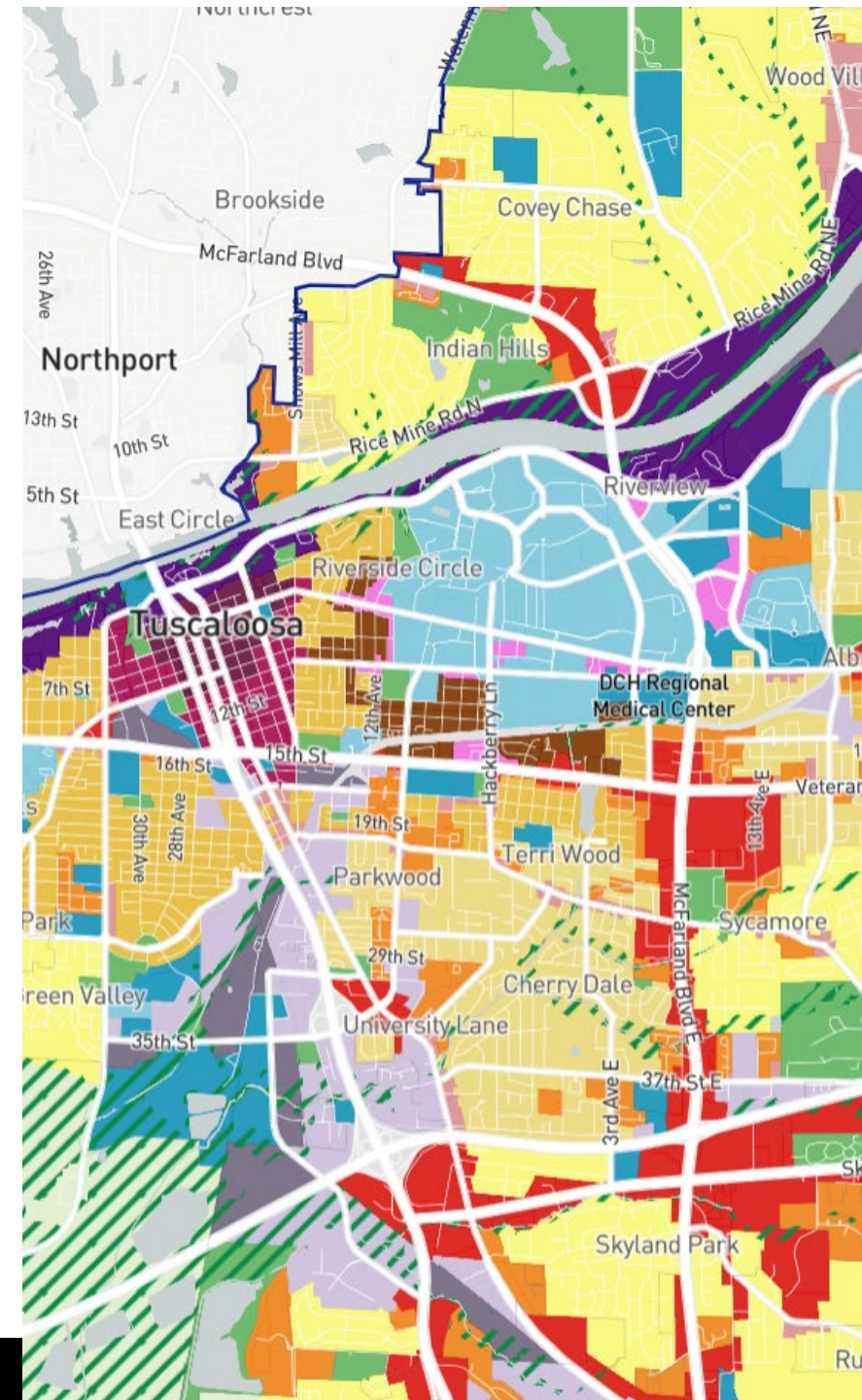
- Traditional Neighborhood, Core
- Suburban Residential
- Multifamily Residential
- Industrial

## *Zoning District*

- Residence Districts (R1, R2, R3), Moderate Density Residence Districts (R-4), Residential Attached (RA-1/2)
- Residence Districts (R1, R2, R3), Moderate Density Residence Districts (R-4)
- Residential Multifamily (RMF-1, RMF-2)
- ML, MG, MH

# Future Land Use and Character Map



- **NOT A MANDATE** for development or rezoning
- A **POLICY GUIDE**
- **Implemented** through:
  - the zoning regulations
  - various public and private investment decisions
- **Basis** for potential future zoning updates
- **Multiple zoning districts** could be appropriate to implement a Future Land Use Type







# Future Land Use and Character Map Categories







## Mixed Use Areas

-  Downtown Core
-  Downtown Edge
-  Campus Services
-  Riverfront Development



## Commercial Areas

-  Corridor Commercial
-  Limited Commercial



## Neighborhoods and Residential Areas

-  University Residential
-  Multifamily Residential
-  Traditional Neighborhood, Core
-  Traditional Neighborhood, Edge
-  Suburban Residential
-  Lakeside Living

## Employment and Industrial Areas

-  Flex Employment Center
-  Industrial




















## Institutional Areas

-  University Campus
-  Civic / Institutional

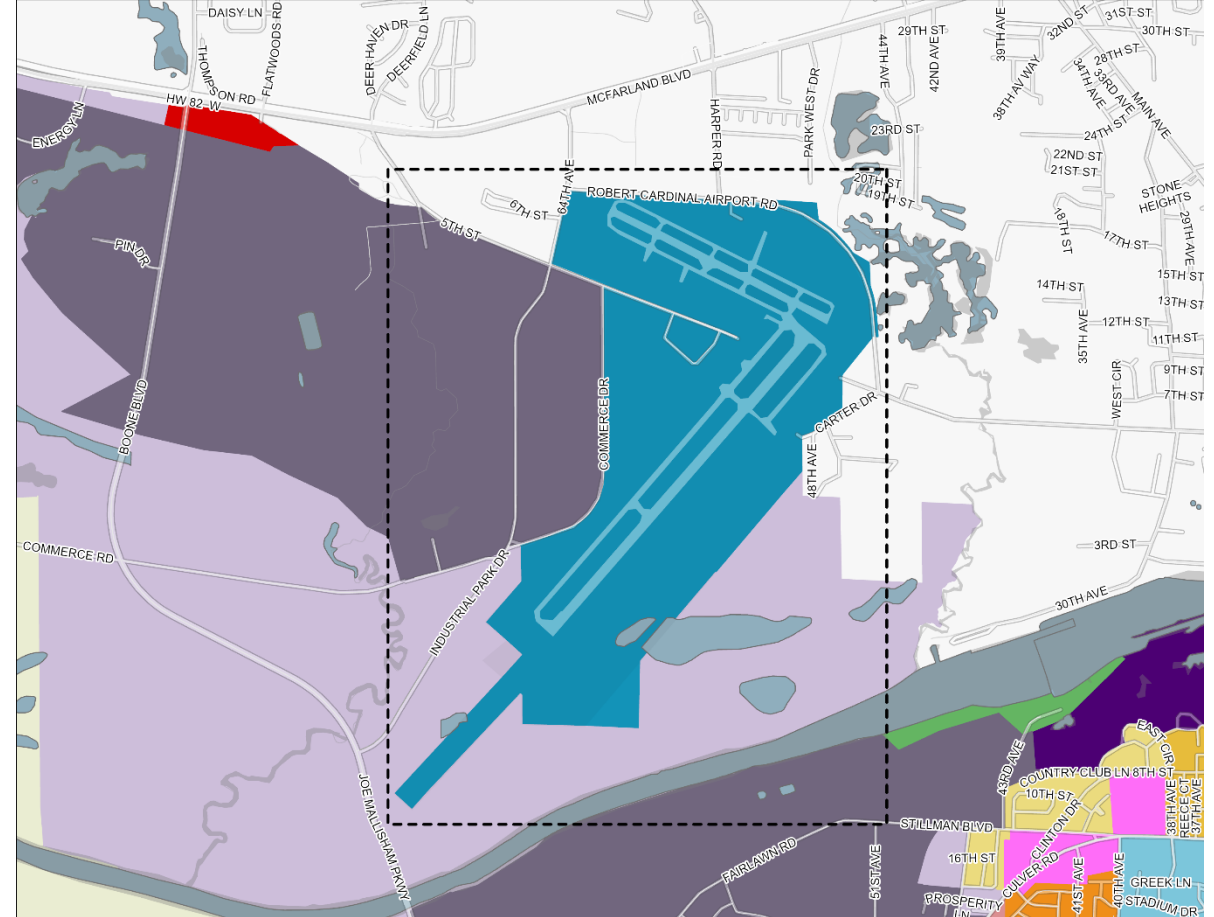
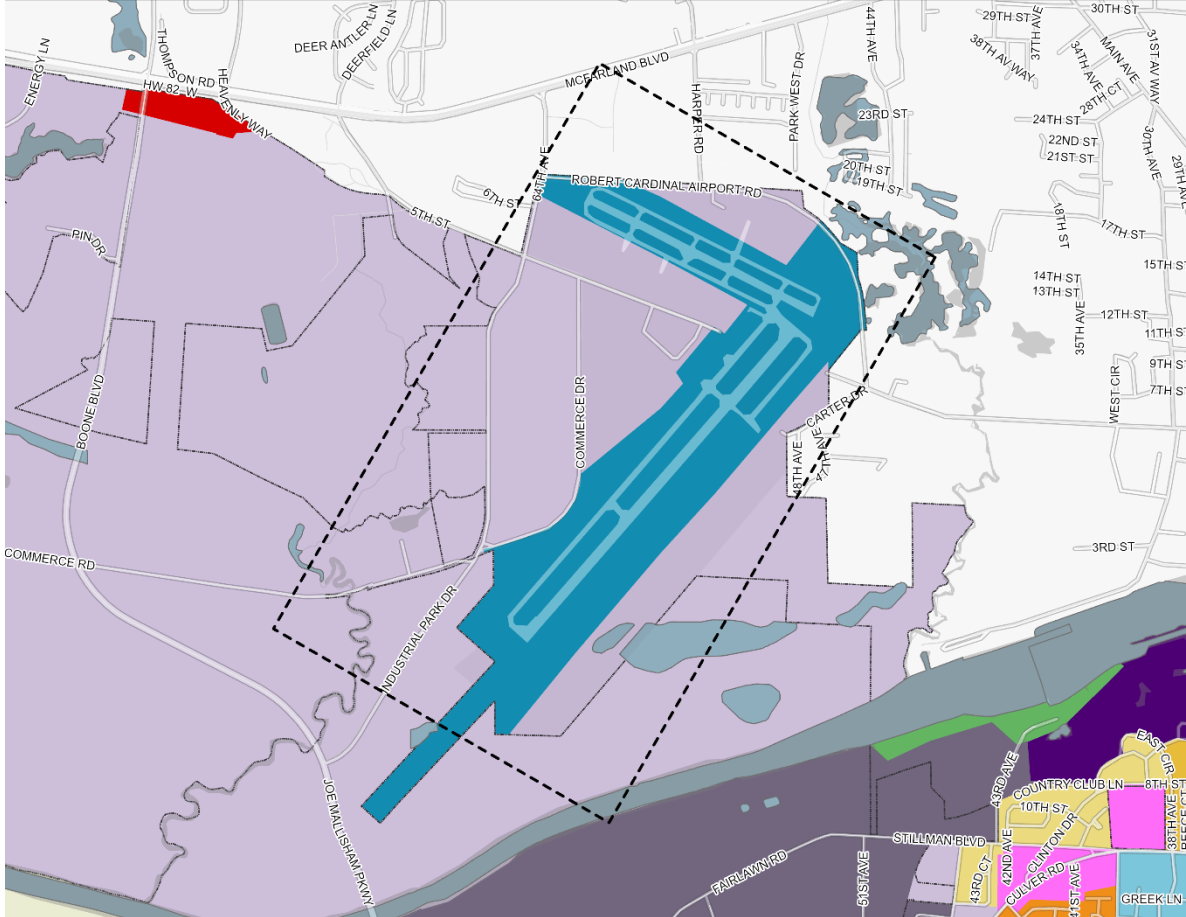
## Conservation Areas

-  Rural Edge / Conservation Development
-  Parks and Open Space
-  Environmentally Sensitive Development



- |  |  |   |
|--|--|---|
|  Downtown Core          |  Multifamily Residential        |  University Campus                     |
|  Downtown Edge          |  Traditional Neighborhood, Core |  Civic / Institutional                 |
|  Campus Services        |  Traditional Neighborhood, Edge |  Rural Edge / Conservation Development |
|  Riverfront Development |  Suburban Residential           |  Parks and Open Space                  |
|  Corridor Commercial    |  Lakeside Living                |  Environmentally Sensitive Development |
|  Limited Commercial     |  Flex Employment Center         |   |
|  University Residential |  Industrial                     |   |

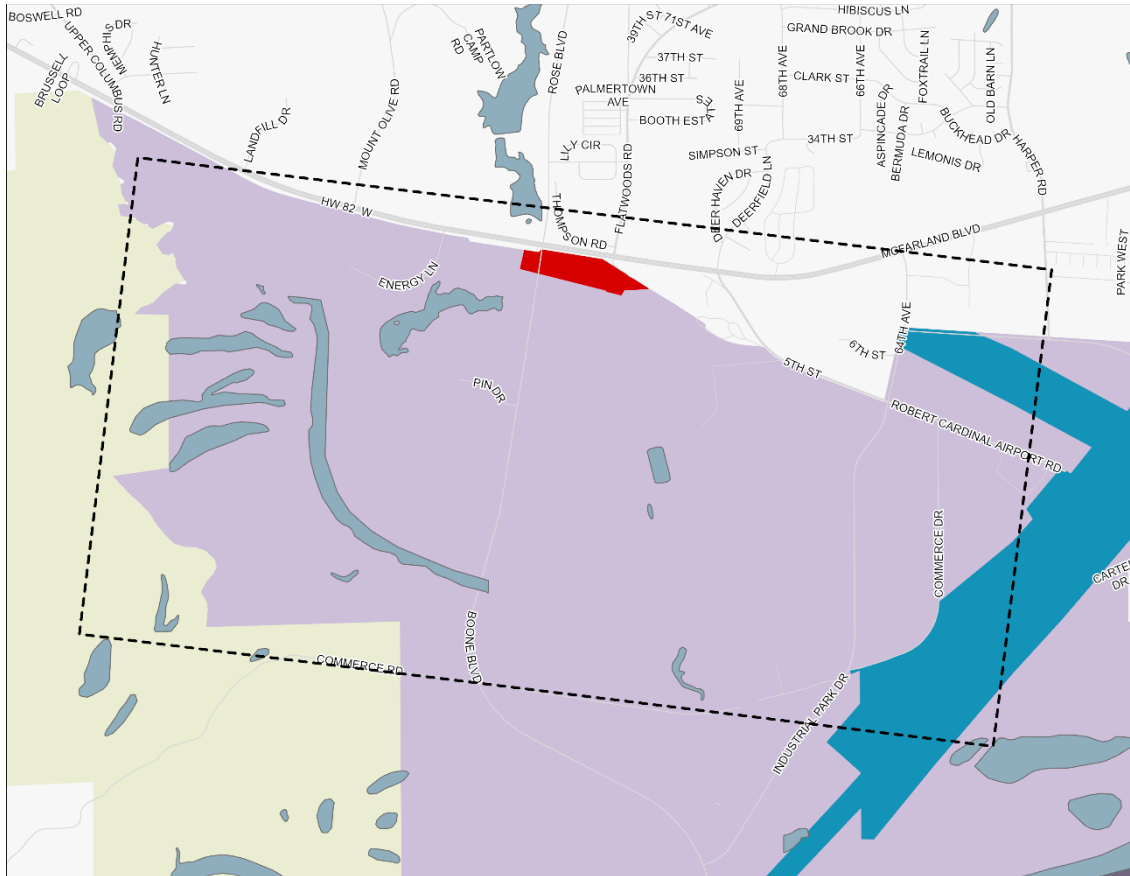
# Airport Area – Owned by the City



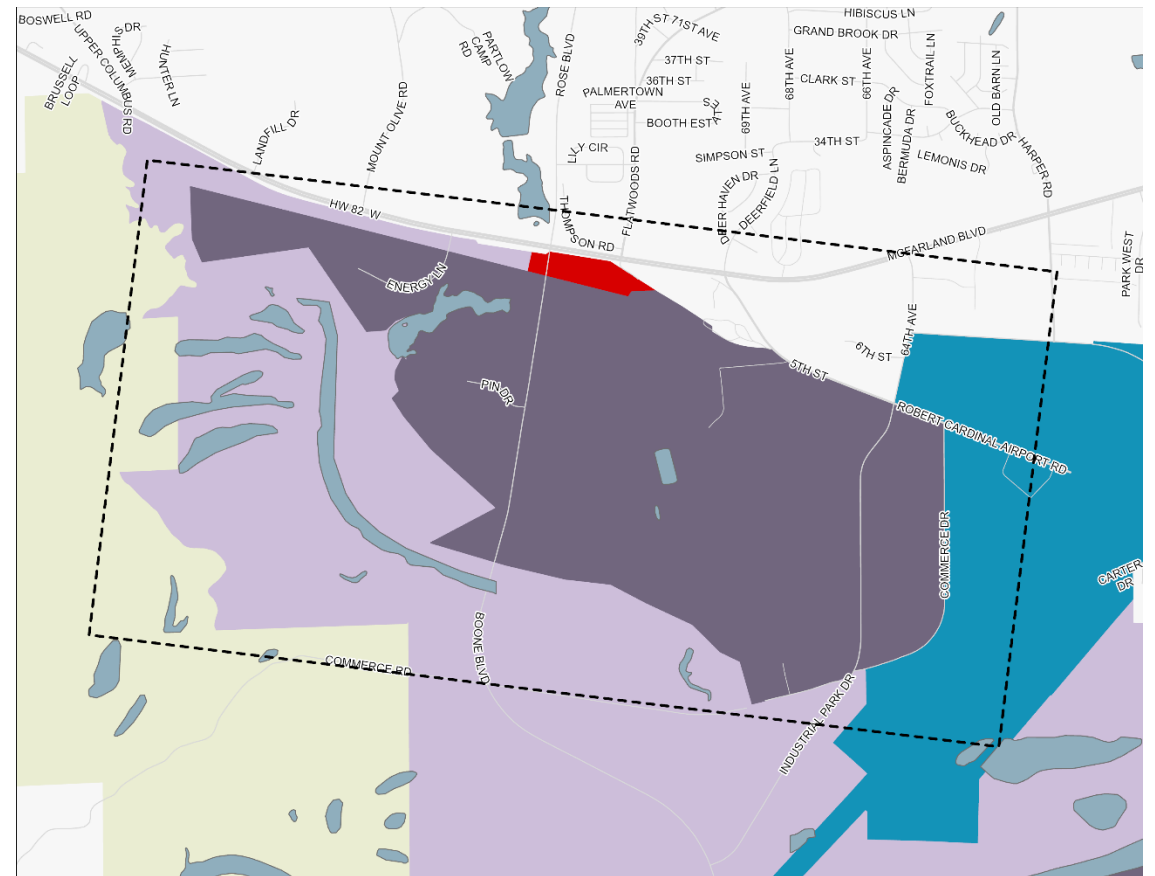
**Open House**

**Proposed Change**

# Airport Area – Industrial Park



Open House



Proposed Change

# Public Comment

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# Next Steps

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# Special Called Meeting Schedule

**January 3, 2024**

Text Wrap Up and Recap

**February 28, 2024**

Zoning Map:

West Tuscaloosa

**January 31, 2024**

Zoning Map:

North Tuscaloosa and Lakes

Airport Area

**March 27, 2024**

Zoning Map:

Downtown/University

Full schedule on [Framework.Tuscaloosa.com](https://Framework.Tuscaloosa.com)



# Special Called Meeting Schedule

**May 22, 2024**

Zoning Map:

Alberta

McFarland Corridor (River to  
Skyland, 1-359 to Alberta)

**June 26, 2024**

Zoning Map:

Highway 69S Corridor

Skyland Blvd Corridor

**July 2024**

Recommendation Vote/Send to  
City Council

Full schedule on [Framework.Tuscaloosa.com](https://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 'FRAMEWORK' 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 heading '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 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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