

Overview Guide of Updates to Chapter 25 – Fall 2025

Section	Description of Change	Clarification	Revision	Page #
Sec. 25-28.	Clarify in <i>a</i> that area measurement for “building footprint” does not include porches.	✓		1
Sec. 25-30.	Clarify in <i>Table II-1</i> that attached carports are an allowable encroachment into setbacks.	✓		1
Sec. 25-31.	Add to convenience store definition that at no time may business operations be age restricted.	✓		2
Sec. 25-31.	Remove medical/dental from office definition.	✓		2
Sec. 25-31.	Update warehouse definition to include a retail component as an accessory/ancillary use.	✓		2
Sec. 25-31.	Update definition of outdoor video display to remove exclusivity to mixed use or multi-family.		✓	2
Sec. 25-33.	Move “Membership & Terms of Office” for Zoning Board of Adjustment back into zoning.		✓	2
Sec. 25-36.	Clarify that areas within half a mile of the lake acquisition line annex as LR, and all other districts annex as SFR-1 by default.		✓	3
Sec. 25-47.	Correct typo in c: add “shall”.	✓		3
Sec. 25-61.	Clarify in <i>Table IV-9</i> that “site area” is measured by any contiguous property, (example: not satellite lots).	✓		3
Sec. 25-61.	Clarify in <i>Table IV-9</i> that lake frontage width as it relates to townhouses is measured for the site area, not by individual lots.	✓		3

Sec. 25-61.	Correct townhouse minimum lot size in <i>Table IV-9</i> .		✓	3
Sec. 25-67.	Correct townhouse minimum lot size in <i>Table IV-21</i> .		✓	4
Sec. 25-68.	Correct typo in e: change reference to MR-2.	✓		5
Sec. 25-78.	Clarify in e.2.ii that fenestration in D and DP only applies to non-residential and mixed-use buildings.	✓		6
Sec. 25-79.	Delete “building heigh, Paul W. Bryant Dr.” from <i>Table IV-38</i> .	✓		6
Sec. 25-79.	Correct typo in d.3: “are” should be “area”.	✓		7
Sec. 25-79.	Adjust the reference to Downtown development standards in e, clarify that all standards should apply in DP.	✓		7
Sec. 25-79.	Delete <i>f</i> relating to building materials, this is now covered in all development standards above.	✓		7
Sec. 25-81.	Remove “units on separate lots” from <i>Table IV-43</i> .	✓		8
Sec. 25-81.	Clarify in e.2.iv that fenestration standards shall only apply to ground level façades of non-residential or mixed-use buildings.	✓		8
Sec. 25-83.	Clarify in <i>Table IV-47</i> that the front setback is 20 ft, or the average alignment of adjacent buildings.	✓		9
Sec. 25-84.	Clarify in <i>Table IV-49</i> that a maximum setback shall not apply on properties with direct access to a Minor Arterial or greater.		✓	10

Sec. 25-85.	Revise <i>Table IV-51</i> to require a 20' maximum setback to apply on lower street classifications, and 20' minimum should be on the higher street classifications.		✓	11
Sec. 25-99.	Add in <i>Table V-1</i> "P" in R column for Dwelling, Duplex to permit duplexes in this district.		✓	13
Sec. 25-99.	Revise e.1.vi(b) that Dwelling, Multifamily in R, D, DP, DHE, and UC, allow up to 3 bedrooms per unit instead of 2.		✓	13
Sec. 25-100.	In <i>Table V-2</i> , add "P" to MR-1 column for Utility, Minor instead of "S", since all other districts are "P".	✓		16
Sec. 25-101.	Add spacing requirements for private event spaces - 500ft for event spaces over 100 occupants - to use-specific regulations in c.		✓	18
Sec. 25-104.	In b, remove "required front yard" and replace with "front yard".	✓		21
Sec. 25-105.	Change LFR to LR in <i>Table V-5</i> .	✓		22
Sec. 25-105.	Add S to MR-1 for Group Day Care Home in <i>Table V-5</i> .		✓	22
Sec. 25-105.	Add ICRA to <i>Table V-5</i> and make Home Occupation "S" where currently "P".	✓		22
Sec. 25-105.	Remove "P" for D and DP for Outdoor Video Display in <i>Table V-5</i> to not allow them in these districts.		✓	22
Sec. 25-106.	Change in e.3 600 square feet to 650 square feet for the permitted size of accessory structures to match Accessory Dwelling Units.		✓	24
Sec. 25-106.	Change in e.3 "gross floor area" to "building footprint", change "building floor area" to "building footprint".	✓		24

Sec. 25-107.	Remove <i>a.5.</i> and let the accessory dwelling size be 650 square feet regardless of zoning district.		✓	24
Sec. 25-107.	Clarify in <i>s</i> that outdoor video display can be accessory to mixed-use and outdoor recreation use.	✓		24
Sec. 25-111.	Add in <i>f</i> provisions to allow the Director of Planning to require a special event permit if deemed necessary.		✓	25
Sec. 25-113.	Correct typo in <i>a</i> : Remove “or”.	✓		25
Sec. 25-122.	Update <i>Table VI-1</i> and replace <i>Figure VI-1</i> to accurately reflect dimensions for parking.	✓		26
Sec. 25-122.	Remove <i>j.2</i> to clarify in where/when parking is appropriate in front yards.	✓		26
Sec. 25-122.	Remove <i>l.1</i> to allow HPC to dictate the expansion of a driveway and when it’s appropriate.	✓		26
Sec. 25-123.	Remove Gastropub from <i>Table VI-4</i> , and add other bar uses.	✓		29
Sec. 25-123.	Remove “per office sf” from Contractors Office in <i>Table VI-4</i> to clarify measurement for required parking.	✓		29
Sec. 25-129.	Add D, DP & DHE to <i>b</i> . Urban Forest Master Plan should apply for landscaping in these districts, not Division 3. Add <i>c</i> to clarify that Division 3 landscaping standards shall apply for other districts.	✓		31
Sec. 25-133.	Remove “townhomes” in the first and second columns in <i>Table VI-12</i> to clarify where buffers apply for townhomes.	✓		32
Sec. 25-133.	Correct typo: change “RG” to “R”	✓		32

Sec. 25-150.	Clarify that in business districts, front yard fences need to be 50% transparent.		✓	34
Sec. 25-179.	Add regulations from previous Sec. 24-135 regulating electronic, digital, and video technology.		✓	35
Sec. 25-181.	Clarify in c.2 to allow a maximum of 30% of the allowed signage square footage to be on the non-entry or main facades, instead of requiring a minimum of 70% to be located on the main or entry facade.	✓		37
Sec. 25-181.	Clarify in c.3 that drive-thru or walk-up window signage does not count toward your overall allowed signage.	✓		37
Sec. 25-182.	Add standards in <i>b</i> for shopping center signs to ensure location is not within the right-of-way and that one sign is permitted per street frontage.		✓	38
Sec. 25-192.	Add definition for “discontinued” in <i>d</i> from the previous Sec. 24-145(5).	✓		38

Summary of Changes to Ch. 25 – Fall 2025

Sec. 25-28. Building measurements.

- a. *Building footprint.* The area of a building measured at its outside walls at its exterior faces of the exterior walls, ~~including covered porches or entryways that may not have walls~~, but not including ~~uncovered porches, terraces, steps, or~~ courtyards.
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Sec. 25-30. Allowable encroachments.

- a. *General.* Fixtures and features that are permitted to encroach into required minimum setbacks are listed in table II-1: allowable encroachments into yards.

Table II-1: Allowable Encroachments Into Yards

Feature	Extent and limitations of encroachment
Fences, walls	Allowed anywhere in an area within a required minimum setback subject to the limitations in article VI, division 5, fence and wall standards.
Eaves, gutters, and cornices	Allowed anywhere in an area within a required minimum setback.
Customary yard accessories, ornaments, and outdoor furniture	Allowed anywhere in an area within a required minimum setback except as limited elsewhere in this ordinance.
Play equipment such as a slide, jungle gym, trampoline, or tree house	Allowed anywhere in a side or rear yard except as limited elsewhere in this ordinance.
Mechanical units such as air conditioner compressor or heat pump	Allowed in a side or rear yard in accordance with subsection b. below, except as limited elsewhere in this ordinance.
Porch, stoop, and balcony	Allowed up to six feet into an area within a required minimum setback and at least two feet from a lot line. Shall not encroach into public right-of-way except as allowed elsewhere in this ordinance.
Swimming pool on private property within a residential district	Allowed in an area within a required minimum rear setback subject to the limitations of section 25-107(x), swimming pool.
Antennas	Allowed in an area within a required side or rear minimum setback subject to the limitations of section 25-107(b), antenna.
Attached carport	Allowed anywhere within a required side or rear minimum setback, but at least five ft from a lot line.

Sec. 25-31. Definitions.

Convenience store means a small retail sales use that provides convenience goods and services such as food, newspapers, magazines, toiletries, and the like, ~~with no age restrictions related to the sale of goods~~. Fuel sales are permitted only when this use is associated with a light vehicle fuel station use permitted in the zoning district. This use may be accessory to a principal use.

Office means an establishment that provides executive, management, administrative, or professional services, but not involving the sale of merchandise except as incidental to a permitted use. Examples include government, real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, journalism, engineering, accounting, call centers, medical, dental, and similar offices. Ancillary uses may include cafeterias, health facilities, game or activity areas, parking, or other amenities primarily for the use of employees in the firm or building. ~~This use does not include a medical or dental clinic use.~~

Outdoor video display (as accessory use) means a screen on which an image is displayed either through projection or by a digital display. This accessory use is located outdoors, ~~is incorporated into the initial design of a mixed-use or multifamily residential development,~~ and may include speakers.

Warehouse means a facility primarily used for the storage of products, supplies, and equipment. ~~Ancillary facilities, such as retail sales, may be provided.~~

Sec. 25-33. Advisory and decision-making bodies.

(a) *Generally.* The Tuscaloosa Procedures Manual (hereinafter "procedures manual"), which is incorporated by reference, identifies the powers and duties of the reviewing bodies and officials under the zoning ordinance, including the responsibilities of each with regard to the various types of applications. As appropriate, it also identifies establishment, membership, terms of office, bylaws, and rules of procedure for reviewing bodies.

(b) *Zoning Board of Adjustment.*

- 1) *Membership and Terms of Office.* The membership of the Zoning Board of Adjustment shall consist of five residents of the city appointed by the City Council. Their terms of office shall be three years. In the absence of regular members, the Council may appoint two supernumerary members to serve at the call of the chairman. Supernumerary members exercise the power and authority of regular members. Supernumerary members shall be appointed to serve for three-year terms and shall be eligible for reappointment. The Board shall promptly notify the City Council of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members of the board shall hold no other office in the City, except that not more than one member of the Zoning Board of Adjustment may also be a member of the Planning and Zoning Commission.

Sec. 25-36. Zoning map amendment.

- e. *Areas annexed into the city.* Any area annexed into the City of Tuscaloosa after the adoption of this chapter shall, without further action by the City Council of Tuscaloosa, be classified as either an SFR-1 Residence District or LR Lake Residential District (if within a half-mile buffer of the Lake Tuscaloosa acquisition line) unless and until rezoned by action of said council. Within ninety (90) days after any such annexation has occurred, the Tuscaloosa Planning and Zoning Commission shall submit to the City Council of Tuscaloosa, after

conducting a public hearing thereon, a recommendation that the area annexed, or any portion thereof, remain an SFR-1 Residence District or be placed in another zoning district.

Sec. 25-47. Historic expedited review.

- c. *Procedure for historic expedited review.* An application for historic expedited review shall be submitted, processed, reviewed, and decided on in accordance with the application-specific review procedures in the procedures manual.

Sec. 25-61. Lake multifamily.

- c. *Intensity and dimensional standards.* All development in the LMF district shall comply with the standards in table IV-9: LMF intensity and dimensional standards.

Table IV-9: LMF Intensity and Dimensional Standards

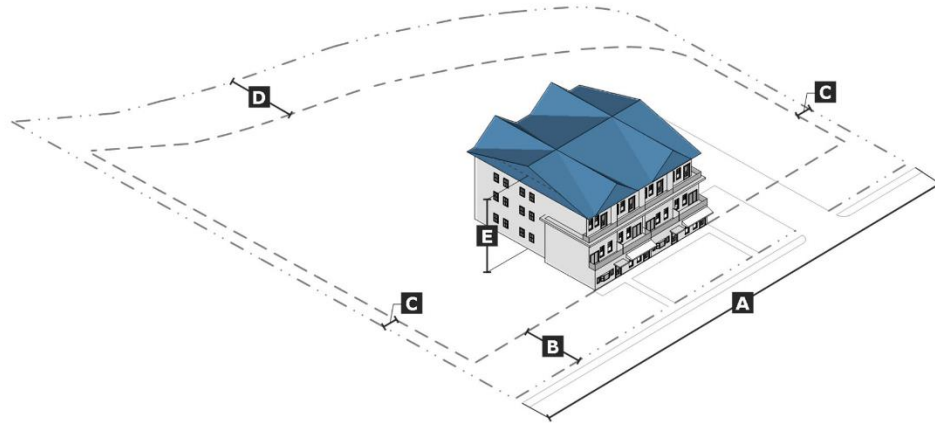
	Standard [1]	Single-family or two-family dwellings on separate lots	Townhouse [2]	All other uses
	Density (max)	15 du/acre	15 du/acre	15 du/acre
	Site area (min) [3]	1 acre	1 acre	2 acres
	Lot area (min)	7,500 sf	3,000 sf 2,600 sf	7,500 sf
A	Lot width (min)	65 ft	20 ft	65 ft
B	Front setback (min)	35 ft	35 ft	35 ft
C	Side setback (min)	10 ft	0 ft	10 ft
D	Rear setback (min)	35 ft	35 ft	35 ft
E	Building height (max)	3 stories	3 stories	5 stories
	Ground Coverage Ratio (max)	35 per cent	35 per cent	45 per cent
	Lake frontage width (min)	200 ft	200 ft	200 ft

Notes:

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

[2] 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 townhouses. No townhouse unit shall be less than one-third wide as it is deep. The lake frontage width as it relates to townhouses is measured for the site area, not an individual lot.

[3] Site area for purposes of this section refers to any contiguous property as part of a development.



Sec. 25-67. Mixed residential 1.

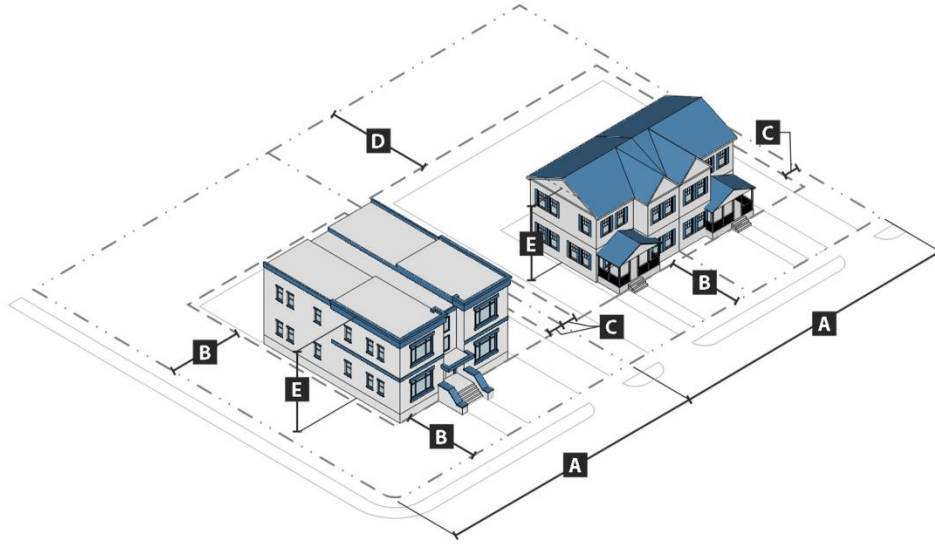
- c. *Intensity and dimensional standards.* All development in the MR-1 district shall comply with the standards in table IV-21: MR-1 intensity and dimensional standards.

Table IV-21: MR-1 Intensity and Dimensional Standards

	Standard [1]	Townhouse	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, 1,900 sf	6,000 sf	7,500 sf
A	Lot width (min)	No minimum [2]	50 ft	65 ft
B	Front setback (min)	15 ft [3]	15 ft [3]	15 ft [3]
C	Side setback (min)	0 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 unit 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. A street-facing garage shall be set back at least 20 feet from the front lot line.
- [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 townhouses.



Sec. 25-68. Mixed residential 2.

- e. *References to other standards.* Development in the ~~MR-1~~ MR-2 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 IV-24: cross-references to other standards.

Table IV-24: Cross-References to Other Standards

Section	Standard
Article VI, Division 1	Mobility and Connectivity Standards
Article VI, Division 2	Off-Street Parking, Bicycle Parking, and Loading Standards
Article VI, Division 3	Landscape and Buffer Standards
Article VI, Division 4	Open Space Standards
Article VI, Division 5	Fence and Wall Standards
Article VI, Division 6	Exterior Lighting Standards
Article VI, Division 7	Neighborhood Compatibility Standards
Article VI, Division 8	Form and Design Standards
Article VI, Division 9	Green Building Incentives
Article VI, Division 10	Signs and Billboards
	Subdivision Regulations

Sec. 25-78. Downtown.

- e. *Additional development standards.*
2. *Building design standards.*
 - ii. *Fenestration.*
 - (a) Where the façade of a non-residential or mixed-use building abuts or faces a street or an adjoining public gathering space, at least thirty (30) per cent of the street-level façade area shall be comprised of transparent windows or door openings.

- (b) For purposes of this subsection ii., the street-level façade area shall include the area of the façade between the ground level of the street or gathering space and eight (8) feet in height.
- (c) For purposes of this subsection ii., a window or door opening shall be considered transparent if it consists of glass that is clear and nonreflective.

Sec. 25-79. Downtown perimeter.

- c. *Intensity and dimensional standards.* All development in the DP district shall comply with the standards in table IV-39: DP intensity and dimensional standards.

Table IV-39: DP Intensity and Dimensional Standards

	Standard [1]	All uses
A	Front setback [2]	
	Minimum	0 ft
	Maximum	15 ft
	Side setback (min)	0 ft [3]
	Rear setback (min)	0 ft [3]
B	Building height, Paul W. Bryant Dr.	
	Minimum	2 stories [4]
	Maximum	4 stories

Notes:

- [1] max = maximum; min = minimum; ft = feet
- [2] The front building façade must be located within the minimum and maximum front setbacks. The maximum front setback may be increased by 1) 15 feet along 35 per cent of the lot width for an outdoor dining area, plaza, or other area that is open to the public and that includes features such as a garden, fountain, and seating; or 2) up 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 greater than 15 feet.
- [3] A minimum setback of eight feet is required from any lot line abutting a Residential district. 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 townhouses. No townhouse unit shall be less than one-third wide as it is deep.
- [4] Applies to any lot containing a building.
- [5] The minimum building height for single-family detached and duplex dwellings is 1.5 stories.



- d. *Parking location.*
1. All off-street parking shall be located to the rear of the building(s) on the block, to the maximum extent practicable.
 2. Except as provided in subsection 3. below, off-street parking shall not be located between the front of the principal structure and the public right-of-way.
 3. Off-street parking may be located within the front of the principal structure and the public right-of-way in the ~~are~~ **area** bounded one the east by Lurleen B. Wallace Boulevard North; on the north by 6th Street; on the west by Lurleen B. Wallace Boulevard South; and on the south by 15th Street.
- e. *Design standards.* Development shall comply with the additional development standards that apply in the Downtown district (see section 25-78(e) above) except parking, which shall comply with this section. ~~Utilities. All utilities serving individual buildings or developments shall be located underground.~~
- f. ~~*Building materials.* The building materials and applicability standards that apply in the D district, at subsection 25-78.e also apply in the DP district.~~
- f. ~~g.~~ *References to other standards.* Development in the DP 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 IV-40: cross-references to other standards.

Table IV-40: Cross-References to Other Standards

Section	Standard
Article VI, Division 1	Mobility and Connectivity Standards
Article VI, Division 2	Off-Street Parking, Bicycle Parking, and Loading Standards
Article VI, Division 3	Landscape and Buffer Standards
Article VI, Division 5	Fence and Wall Standards
Article VI, Division 6	Exterior Lighting Standards
Article VI, Division 7	Neighborhood Compatibility Standards
Article VI, Division 8	Form and Design Standards
Article VI, Division 9	Green Building Incentives
Article VI, Division 10	Signs and Billboards
	Subdivision Regulations

Sec. 25-81. Riverfront district.

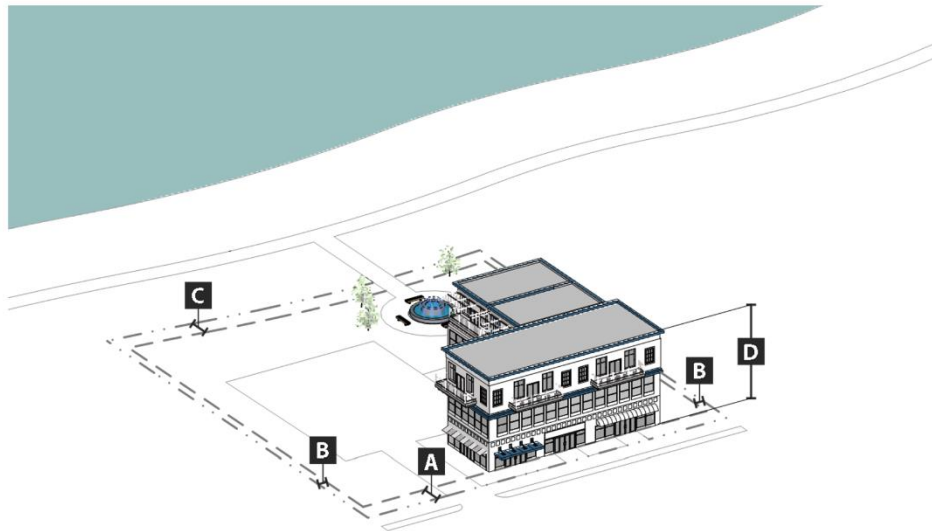
- d. *Intensity and dimensional standards.* All small-scale development in the R district shall comply with the standards in table IV-43: R intensity and dimensional standards.

Table IV-43: R Intensity and Dimensional Standards

	Standard [1]	All uses except townhouses units on separate lots	Townhouses units on separate lots
A	Front setback (min)	10 ft	10 ft [2]
B	Side setback (min)	4 ft	0 ft [3]
C	Rear setback (min)	10 ft	10 ft [2]

Notes:

- [1] max = maximum; min = minimum; ft = feet
- [2] A street-facing garage shall be set back at least 20 feet from the front lot line, and a garage facing a rear alley shall be set back at least 20 feet from the rear lot line.
- [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 townhouses. No townhouse unit shall be less than one-third as wide as it is deep.
- [4] The minimum floor to ceiling height for commercial space shall be 12 feet.



- e. *Development standards.* All development in the R and RPD districts (both small-scale and large-scale development) shall comply with the following standards:

2. *Building design.*

iv. *Fenestration/transparency.*

- (a) A minimum of thirty-five (35) per cent of the street-facing facade area of the ground-level floor of non-residential or mixed-use buildings ~~A minimum of thirty-five (35) per cent of the street-facing facade area of the ground-level floor of buildings~~ (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.
- (b) A minimum of thirty-five (35) per cent of the river-facing facade area of the ground-level floor of non-residential or mixed-use buildings ~~A minimum of thirty-five (35) per cent of the~~

~~river-facing façade area of a building~~ (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the top floor) shall be occupied by windows or doorways.

Sec. 25-83. General commercial.

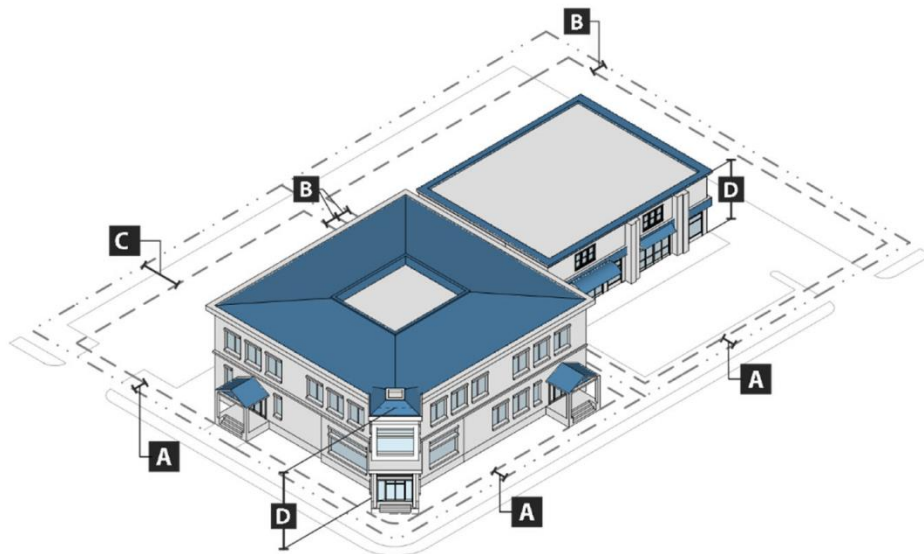
- c. *Intensity and dimensional standards.* All development in the GC district shall comply with the standards in table IV-47: GC intensity and dimensional standards.

Table IV-47: GC Intensity and Dimensional Standards

	Standard [1]	All uses
A	Front setback (min)	20 ft, or the average alignment of existing buildings within 200 ft on either side of subject building and within the same block, whichever is less
B	Side setback (min)	5 ft
C	Rear setback (min)	15 ft
D	Building height (max)	60 ft

Notes:

[1] max = maximum; min = minimum; ft = feet



Sec. 25-84. University commercial.

- c. *Intensity and dimensional standards.* All development in the UC district shall comply with the standards in table IV-49: UC intensity and dimensional standards.

Table IV-49: UC Intensity and Dimensional Standards

	Standard [1]	All uses
	Density (max)	6 du/acre
A	Front setback [2]	
	Minimum	0 ft
	Maximum [3]	20 ft
	Side setback (min)	0 ft [4]
	Rear setback (min)	0 ft [4]
B	Building height (max)	60 ft

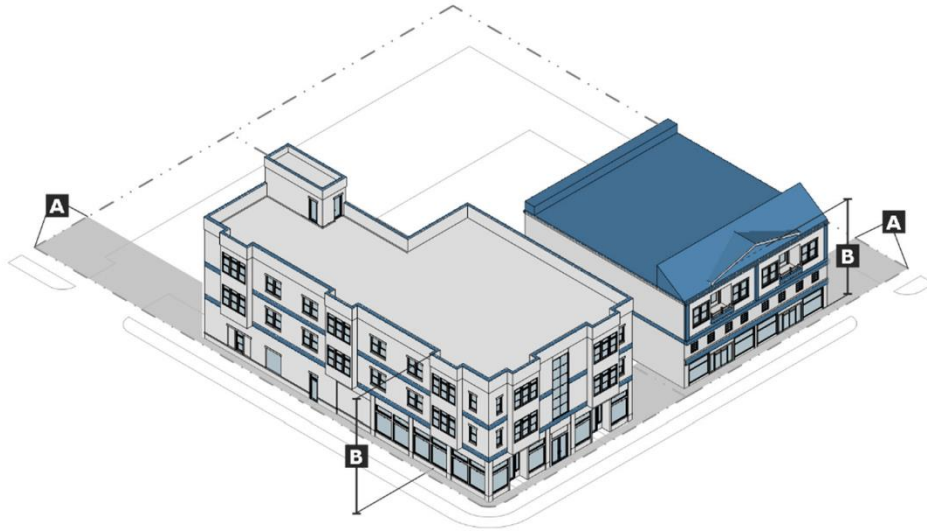
Notes:

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

[2] The maximum front setback may be increased by 15 feet along 35 per cent of the lot width for an outdoor dining area, plaza, or other area that is open to the public and that includes features such as a garden, fountain, and seating.

[3] In the area bounded by Queen City Avenue (west), Jack Warner Parkway (north), Hackberry Lane (east), and 13th Street (south), the maximum front setback shall be ten (10) feet. **Property with direct access to a street classified as a Minor Arterial or greater and not bounded by the previously mentioned area, shall have no maximum front setback.**

[4] A buffer may be required along a side or rear lot line in accordance with section 25-133, buffers.



Sec. 25-85. Neighborhood commercial.

- c. *Intensity and dimensional standards.* All development in the NC district shall comply with the standards in table IV-51: NC intensity and dimensional standards.

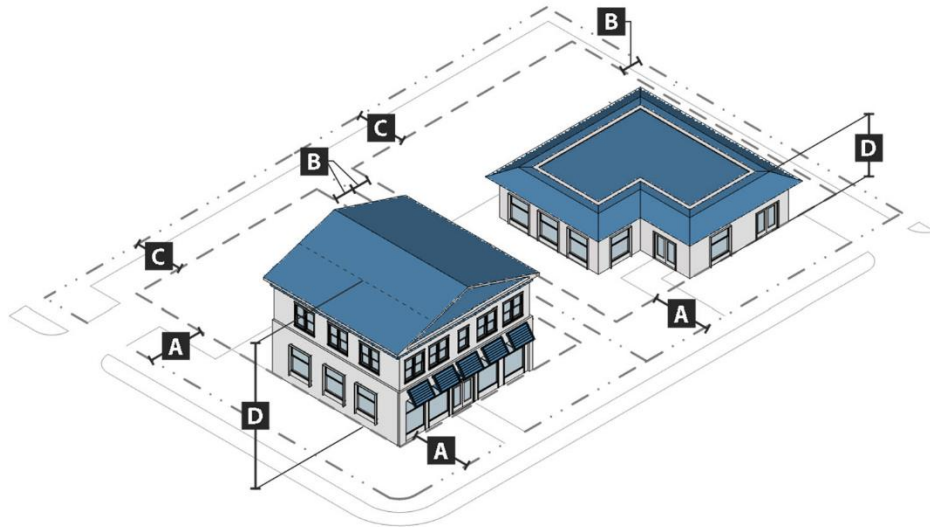
Table IV-51: NC Intensity and Dimensional Standards

	Standard [1]	Commercial use
A	Front setback (min)	[2]
B	Side setback (min)	5 ft [3]
C	Rear setback (min)	15 ft [3]
D	Building height (max)	35 ft (maximum 2 stories)

	Building footprint (max)	7,000 sf; All other uses, no maximum
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Notes:

- [1] max = maximum; min = minimum; ft = feet; sf = square feet
- [2] The ~~maximum~~ ~~minimum~~ setback shall be 20 feet along a street classified as a collector street or greater in the Major Street Plan of Tuscaloosa. The ~~minimum~~ ~~maximum~~ setback shall be 20 feet along all other streets.
- [3] A wider buffer may be required along a side or rear lot line in accordance with section 25-133, buffers.



Sec. 25-99. Agricultural and residential principal use table.

- a. *Agricultural and residential principal use table.* Table V-1: principal use table for agricultural and residential uses, identifies the uses within the agricultural use classification and the residential use classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsections b. and c. below. Use types are defined in section 25-31, definitions. Any use-specific standards are referenced in the right-most column of table V-1 and are located in subsections d. and e. below.

Table V-1: Principal Use Table for Agricultural and Residential Uses

P = Permitted by right C = Conditional use permit required S = Special exception use permit required A = Allowed in PD district *blank cell* = Prohibited use

		RESIDENTIAL															INST		BUSINESS										INDUS.			PD			
Use classification/ Use category/ Use	OS	CN	SFR-E	LR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use specific stand-ards (Sec. 25-5.2.3)		
Agricultural																																			
Farm and agricultural operations	P		P														P	P										P	P	P	A		d		
Residential																																			
Household living																																			
Dwelling, single-family detached		P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P										A		e.1.ii		
Dwelling, U-single													P	P																				e.1.iii	
Dwelling, townhouse		P			P			P	P	P	P	P	P	P					P	P	P										A	A		e.1.iv	
Dwelling, U-rowhouse													P	P																				e.1.iii	
Dwelling, duplex		P			P			P	P	P	P	P	P	P					P	P	P										A	A		e.1.v	
Dwelling, U-duplex													P	P																				e.1.iii	
Dwelling, triplex		P										P	P	P	P						P										A			e.1.v	
Dwelling, U-triplex													P	P																				e.1.iii	
Dwelling, quadplex		P											P	P	P						P										A			e.1.v	
Dwelling, multifamily		P			P						P	P	P	P					P	P	P	P			P						A	A		e.1.vi	
Dwelling, multifamily student													P	P																				e.1.vii	
Dwelling, mobile home																P																		e.1.viii	
Dwelling, student-oriented													P	P																					
Dwelling, live work																				S	S			S	S	P					A			e.1.ix	
Group living																																			
Assisted living facility												S			S			P							P		P	P				A			
Fraternity or sorority house																																			
Group home		S	S	S	S	S	S	S	S	S	S	S	S	S	S																	A	A		e.2.i
Group housing, supportive		P	P	P	P	P	P	P	P	P	P	P	P	P	P																	A			
Rehabilitation facility																		P						P			P				A				

e. *Standards specific to residential uses.*

1. *Household living.*

vi. *Dwelling, multifamily.*

- (a) Multifamily dwellings shall comply with applicable standards in section 25-166, multifamily development.
 - (b) In the R, D, DP, DHE, and UC districts, multifamily dwellings shall not include more than ~~two~~ **three (3)** bedrooms in each dwelling unit. A multifamily dwelling in the D, DP, DHE, R, and UC districts shall have a ground floor containing only non-residential uses that are open to the general public and not limited to use by tenants or residents of the building.
 - (c) In the MFRU district, the following standards apply:
 - (1) A multifamily dwelling located south of University Blvd, north of 15th St., west of Gene Stallings Ave., and east of Queen City Ave. shall contain a maximum of one hundred ten (110) bedrooms per net site acre.
 - (2) Each dwelling unit shall contain no more than three (3) bedrooms.
 - (d) In the MFR district, a multifamily dwelling shall have a driveway that provides direct access from the site to a street classified as a collector street or greater in the Major Street Plan of Tuscaloosa.
-

Sec. 25-100. Institutional principal use table.

- a. *Institutional principal use table.* Table V-2: principal use table for institutional uses, identifies the uses within the institutional use classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsection b. below. Use types are defined in section 25-31, definitions. Any use-specific standards are referenced in the right-most column of table V-2 and are located in subsection c. below.

Table V-2: Principal Use Table for Institutional Uses

P = Permitted by right C = Conditional use permit required S = Special exception use permit required A = Allowed in PD district *blank cell* = Prohibited use

	RESIDENTIAL																INST		BUSINESS										INDUS.			PD		Use specific stand-ards (Sec. 25-5.2.4)	
Use classification/ Use category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD			
Community services																																			
Animal shelter																	P	P							P			P	P			A			
Community facility	P	P			P			S	S	S	S				P		P	P	P	P		P			P	P	P					A	A		
Correctional facility																	P	P										S	S	S					
Day care center		P						S	S	S	S				S		P	P		S	S	P	P	P	S	P	P					A	A	c.1.i	
Government facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	c.1.ii	
Private club or lodge								S	S	S	S									S				S	S	S	S							c.1.iii	
Public safety facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Religious institution		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				A	A		
Education																																			
College or university																		P				P		S			P					A			
School, private, K-12				S	S	S	S	S	S	S	S	S						P		S	S	S	S	S	S	S						A	A	c.2.i	
School, public, K-12				S	S	S	S	S	S	S	S	S						P		S	S	S	S	S	S	S						A	A	c.2.i	
School, vocational																		P				S		P				P	P	P		A	A	c.2.ii	
Health care																																			
Hospice											S	S			S			P							S	S	S	S	S			A			
Hospital											S	S						P						S	S	S	S	S				A			
Medical or dental clinic											S				S			P	P	P		P	S	P	P	S	P	S				A	A		
Nursing home						S	S	S	S	S	S	S			S			P					S	S		S	S					A		c.3.i	
Personal care home		S								S	S	S			S									S	S	S	S					A		c.3.ii	
Parks and open space																																			
Cemetery/Graveyard	P																P	P														A			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P				P					A	A		
Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Utilities, transportation, and communication																																			
Aerodrome																												P	P	P		A		c.4.i	
Parking facility																			P	P		P	P	P	P		P	P	P	P		A			
Passenger station, rail or bus											P	P					P		S	S				P	P		P	P				A			
Railroad facility																												P	P	P					
Railroad terminal																													P	P				c.4.iii	
Solar energy conversion system, large-scale	S																P	S										S	S	S	A			c.4.iv	
Truck terminal																		P												P	P				c.4.v
Utility, major																S													P	P					c.4.vi
Utility, minor	P	P	P	P	P	P	P	P	P	P	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		c.4.vii
Wireless telecommunications tower [1]	S	P/S	P/S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	A	A		c.4.viii

Sec. 25-101. Commercial principal use table.

- a. *Commercial principal use table.* Table V-3: principal use table for commercial uses, identifies the uses within the commercial use classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsection b. below. Use types are defined in section 25-31, definitions. Any use-specific standards are referenced in the right-most column of table V-3 and are located in subsection c. below.

Table V-3: Principal Use Table for Commercial Uses

P = Permitted by right C = Conditional use permit required S = Special exception use permit required

A = Allowed in PD district *blank cell* = Prohibited use

	RESIDENTIAL																INST		BUSINESS										INDUS.			PD		Use specific stand-ards (Sec. 25-5.2.5)
Use classification/ Use category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD		
Animal care																																		
Kennel																								P		S	P	P	P		A		c.1.i	
Pet grooming																				S				S	P	S	P	P	P		A			
Veterinary clinic																				S					P	S	S	S	P	P		A		c.1.ii
Business services																																		
Broadcasting studio																		P	P	P	P	P	S		P	P	P	P	P	P		A	A	
Catering																		P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	
Conference or training center																		P	P	P	P	P	P	P	P	P		P	P			A	A	
Contractor office																				P	P				P		S	P	P	P	P	A		c.2.i
Data center																									P			P	P	P	P			
Office																		P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	
Research and development																		P	P		S	S	P	S	P		S	P	P	P	P	A	A	
Food and beverage services																																		
Bar: club																				C					C	C								c.3.i(a) & c.3.i(b)
Bar: restaurant																				C	C		C	C	C	C		C				C	C	c.3.i(a) & c.3.i(c)
Bar: tavern																				C	C		C	C	C	C	C	C				C	C	c.3.i(a) & c.3.i(d)
Brewpub																				P	P	S	P	P	P	P	S		P			A	A	
Cigar bar																				P	S	S	P	P	P	P	P	P				A	A	
Coffee house																				P	P	P	P	P	P	P	P	P	P			A	A	
Restaurant, quick-service																				P	P	P	P	P	P	P	P	P				A		
Restaurant, sit-down																		P	P	P	P	P	P	P	P	P	P	P	P			A	A	
Wine bar																				P	S	S	P	P	P	P	P	P				A	A	
Lodging																																		
Bed and breakfast			S	S		S	S	S	S	S											P	P		S										c.4.i
Hotel																				P	P	P	P	P	P		P				A	A	c.4.ii	
Recreational vehicle (RV) park																S											S							c.4.iii
Short-term rental	See use-specific standards for use permissions																															A	A	c.4.iv
Recreation and entertainment																																		
Casino/gambling hall																											C					C		c.5.i
Marina					S																	P	P								A	A	c.5.ii	
Private event space	S																P	P	P	P	P	P	S	P	P	S	P	S			A	A	c.5.iii	
Recreation, indoor	P																P	P	P	P	P	P	P	P	P	P	P	P	P		A	A		

Recreation, outdoor	P																		P	P	S	S	S	S	P	P	P	S	S	S			A	A		
Theater or auditorium																			P	P	P	P	P	P	P	P	P		P	S			A	A		
Theater, drive-in																										P			P				A			
Retail sales and services																																				
Check cashing																													P				A		c.6.i	
Convenience store																				P	P	P	P	P	P	P	P	P	P	P			A	A		
Financial institution																				P	P	P	P	P	P	P	P	P	P	P			A	A		
Funeral home																					S					P		S	P				A		c.6.ii	
Laundromat																			P							P	P	P	P				A			
Laundry and dry-cleaning retail facility																			P		S	P	P				P	P	P	P			A		c.6.iii	
Liquor store																				S	S		P	P	P	S	S	P					A	A	c.6.iv	
Personal services																				P	P	P	P	P	P	P	P	P	P	P			A	A		
Pharmacy																			P	P	P	P	P	P	P	P	P	P	P	P			A	A		
Plant nursery/greenhouse																					P	P		S	P	P	S	P	P				A		c.6.v	
Retail sales, large																									P				P				A		c.6.vi	
Retail sales, medium																				P	P	P	P		P	P		P					A	A	c.6.vi	
Retail sales, small																				P	P	P	P	P	P	P	P	P	S				A	A	c.6.vi	
Self-service storage																									P				P	P	P			A		c.6.vii
Sexually-oriented business																									S				S	S	P				c.6.viii	
Tattoo establishment																									P				P	S	S			A		c.6.ix
Tobacco or vape shop																									P				P	S				A		c.6.x
Vehicle-mounted or tent-sheltered retail													S	S	S			P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi		
Vehicle sales and service																																				
Automobile wash																									P				P	P			A			
Heavy vehicle and farm equipment sales and rental																													P	P	P	P			c.7.i	
Heavy vehicle fuel station																													P	P	P					
Heavy vehicle repair																													P	P	P					
Light vehicle fuel station																				P				P	P	P	P	P	P	P		A		c.7.ii		
Light vehicle repair																									S	S	S	P	P	P	P		A		c.7.iii	
Light vehicle sales and rental																									P				P				A		c.7.iv	
Manufactured building sales																													P		P	P				
Mobile home sales																													P		P	P				
Ride-hailing or taxi service																				P	P	P			P	P		P	P	P		A				

c. *Standards specific to commercial uses.*

5. *Recreation and entertainment.*

iii. *Private Event Space.*

(a) In all districts, no private event space greater than 100 occupants shall be within five hundred (500) feet of a bar use or another private event space.

Sec. 25-104. General.

- b. *Accessory uses and structures generally allowed.* Unless prohibited by another provision of this ordinance, accessory uses and structures that are allowed in accordance with table V-5: accessory uses and structures table, comply with the definition of "accessory use or structure" in section 25-31, definitions, comply with the standards in section 25-106, general standards for all accessory uses and structures, and if applicable, comply with the standards in section 25-107, standards specific to accessory uses and structures, and all other applicable standards in this ordinance, are permitted as accessory to a lawfully established principal use. In a residential zoning district, an accessory structure may not be located in a ~~required~~ front yard unless approved by the director of planning or specifically permitted.
-

Sec. 25-105. Accessory uses and structures table.

c. Accessory uses and structures table.

Table V-5: Accessory Uses and Structures Table

P = Permitted by right S = Special exception use permit required blank cell = Prohibited use

Use	RESIDENTIAL																INST		BUSINESS										INDUS.			PD		Use specific stand-ards (Sec. 25-5.3.4)
	OS	CN	SFR-E	LEF-1B	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD		
Accessory dwelling unit		P							P	P	P	P							P	P	P	P									P	P	a	
Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	b	
Automated teller machine																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	c	
Auxiliary security or utility structure																												S	S	S			d	
Billboard																								P			P	P	P	P				
Bicycle parking facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Carport or garage		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P								P	P		
Composting, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	f	
Day care facility				S	S			S	S	S	S	S							S	S	S					S		S	S	S	P	P	g	
Donation box																								P	P		P						i	
Drive-through facility																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	j	
Electric vehicle charging station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	k	
Group day care home								S	S	S	S	S																			P	P	l	
Home garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	m	
Home occupation		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	n
Ice vending machine																								P	P		P	P	P	P	P	P	o	
Incidental, customary, remunerative Activity		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Laundry or sanitation facilities (accessory to mobile home park)															P																			
Modular structure as accessory use																	S	P/S					S	S	S	S	S	S	S	S			p	
Moving equipment rental																								P			P	P						
Outdoor seating (accessory to food and beverage services uses)																	P	P	P	P	P	P	P	P	P	P	P	P			P	P	q	
Outdoor storage																	P	P						P			P	P	P	P	P	P	r	
Outdoor video display	P												P	P			P	P	P	P			P	P	P						P	P	s	
Personal service shop as accessory to housing for older adults		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P									P	P	t	
Recycling collection area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	u	
Sale of motor vehicle on private property (accessory)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	v	
Solar energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	w	
Swimming pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	x	
Wireless telecommunications tower minor modification	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

Sec. 25-106. General standards for all accessory uses and structures.

- e. In a residential zoning district, no accessory structure shall:
 - 1. Be located closer to a street than the principal structure;
 - 2. Be taller than the principal structure on the site; or
 - 3. Exceed the larger of six hundred ~~fifty (600)~~ (650) square feet of ~~gross floor area building footprint~~, or forty (40) per cent of the principal structure's building ~~footprint floor area~~, whichever is larger.
-

Sec. 25-107. Standards specific to accessory uses and structures.

- a. *Accessory dwelling unit.*
 - 1. In all districts, one additional off-street vehicular parking space shall be provided for the accessory dwelling unit, in addition to any off-street parking required for the principal use or uses on the site in accordance with article VI, division 2, off-street parking, bicycle parking, and loading standards.
 - 2. An accessory dwelling unit may not be used as a short-term rental use.
 - 3. The owner of the lot may not reside in the accessory dwelling unit and use the principal dwelling as a short-term rental use.
 - 4. In the D, DHE, and DP districts, the principal dwelling unit shall be used by the owner of the lot as a legal and permanent residence. For purposes of this paragraph, the owner's legal and permanent residence shall be evidenced by voter registration, vehicle registration, or in a similar way.
 - ~~5. In the MR-2, MR-1, GPD, and CN districts, an accessory dwelling unit shall additionally comply with the following standards:~~
 - ~~i. The maximum building footprint is six hundred fifty (650) square feet.~~
 - ~~ii. The accessory dwelling unit shall be separated by at least five (5) feet from any other building on the site.~~
 - ~~iii. The accessory dwelling unit shall comply with the minimum setback requirements that apply in the zoning district.~~
- s. *Outdoor video display.* An outdoor video display is allowed as an accessory use to a multifamily dwelling use, ~~or~~ a development with a mix of multifamily and nonresidential uses, ~~or an outdoor recreation use~~ in accordance with the following standards:
 - 1. The outdoor video display shall be integrated into the initial design of the multifamily dwelling use, ~~mixed-use, or an outdoor recreation use or mixed-use~~ development.
 - 2. No image shown on the outdoor video display shall be plainly visible or legible for right-of-way or adjacent residential properties.
 - 3. Speakers shall be arranged to minimize the amount of sound that is audible off site, and shall be directed towards the buildings on the site on which it is located.
 - 4. Any changeable copy sign using an electronic, digital, or video display which malfunctions and fails or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing, or any similar effects, shall be restored to compliance with the requirements of this section within forty-eight (48) hours of the malfunction; however, if the city engineer considers the malfunction to be a

hazard to the health, safety, and welfare of the public, the city engineer may order the sign to be turned off, disconnected, or disabled at any time during the malfunction.

Sec. 25-111. Standards specific to temporary uses and structures.

f. *Special event.*

1. *Applicability.*

- i. Except as provided in subsection ii. below, all special events held on private property within the city shall comply with the requirements and standards in this section.
- ii. The following types of special events do not require a temporary use permit and are exempt from the standards of this section, **unless otherwise deemed necessary by the Director of Planning, and:**
 - (a) Special events or activities that are limited to no more than fifty (50) persons;
 - (b) Special events or activities occurring within, or on the grounds of, a private residence, or on the common areas of a single-family attached, townhouse, two-family, three-family, four family, or multifamily residential development;
 - (c) Any event sponsored in whole or in part by the Shelton State Community College, Stillman College, the University of Alabama, the state, or the city;
 - (d) Any organized activities conducted at sites or facilities typically intended and used for such activities. Examples of such exempt activities include, but are not limited to:
 - (1) Sporting events such as golf, soccer, softball, and baseball tournaments conducted on courses or fields intended and used for such activities;
 - (2) Fairs and carnivals at fairgrounds;
 - (3) Wedding services conducted at reception halls, or similar facilities;
 - (4) Funeral services conducted at funeral homes or cemeteries; and
 - (5) Religious services, wedding services, and funeral services conducted at religious institutions; and
 - (e) Any temporary special events specifically approved as part of a, conditional use permit (section 25-38), or special exception use permit (section 25-39).
- iii. Special events held on public property are subject to the standards in section 21-27, special event permit, of this Code.

Sec. 25-113. Applicability.

The standards in this division shall apply to development outside the IU and IP districts as follows:

- a. Except for development on an individual lot of a **single-family detached dwelling, duplex dwelling, or, single-family detached dwelling or duplex dwelling**, all new development shall comply with all standards.

Sec. 25-122. General parking and loading standards.

- e. *Dimensional standards.* The following standards apply to all off-street parking lots serving four (4) or more vehicles, except for parking lots serving single-family detached or duplex uses.
1. *General.* Standard vehicle parking spaces and aisles shall comply with the minimum dimensional standards established in table VI-1: minimal dimensional standards for parking. The minimum dimensional standards are illustrated in figure VI-1: measurement of parking space and aisle dimensions.

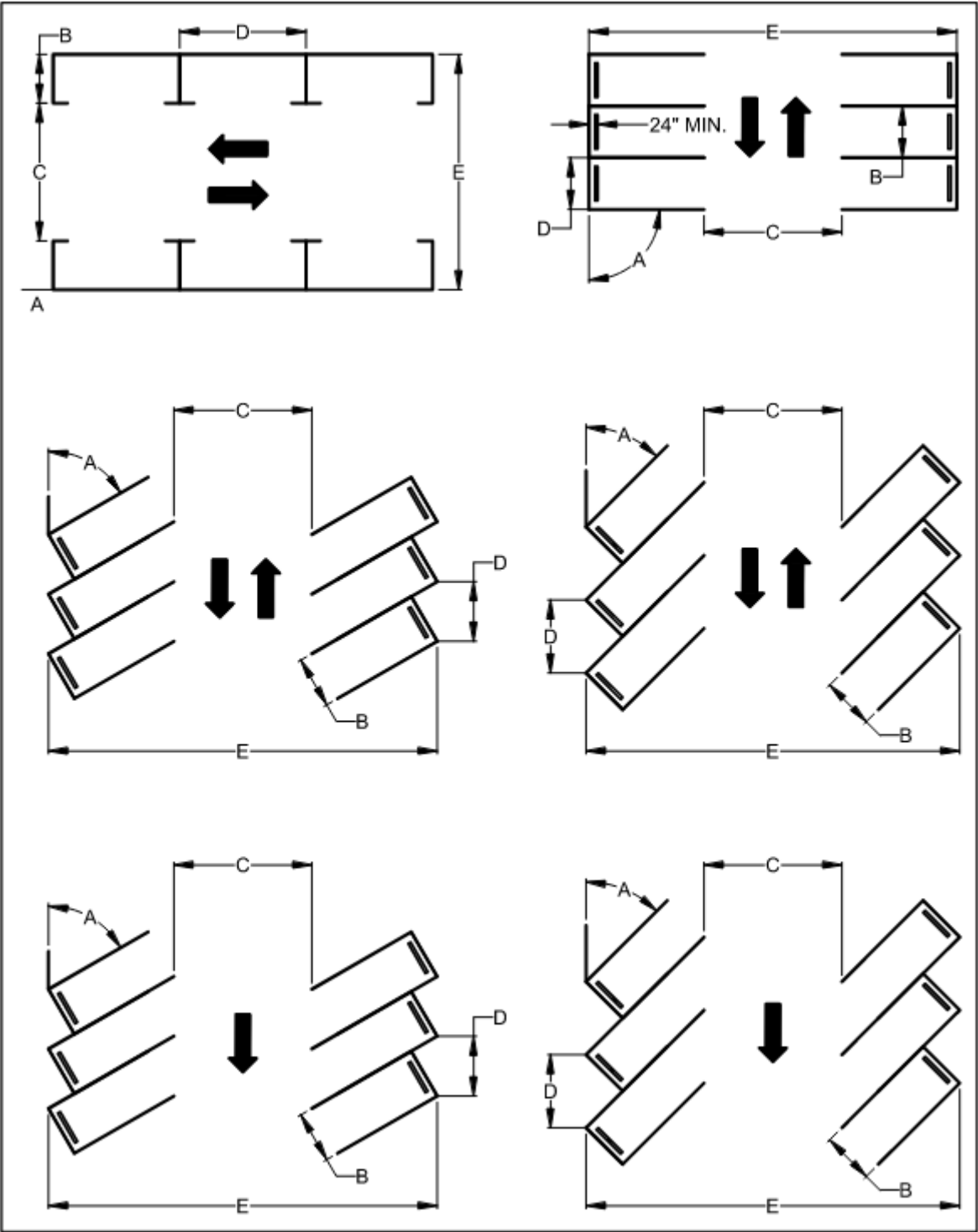
Table VI-1: Minimal Dimensional Standards for Parking

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 ½	24 22 /12	22	41/29 38/27
45	9	24/ 13 12 [1]	13	65/54 62/50
60	9	24/ 18 15 [1]	10	68/62 59/50
90	9	24/24 [1]	9	64/64

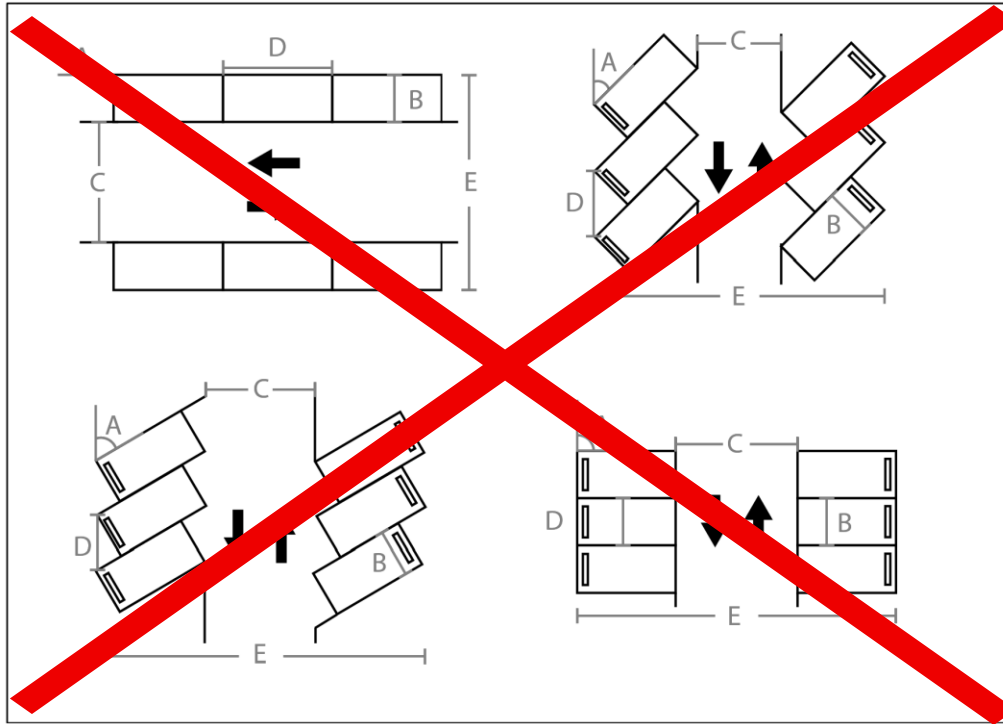
Notes:

[1] The director of planning may reduce to 22 feet the width of two-way aisles that are not the primary access into the site if the director determines that there will be adequate space for safe maneuverability of vehicles.

Replace: Figure VI-1: Measurement of Parking Space and Aisle Dimensions



REMOVE: Figure VI-1: Measurement of Parking Space and Aisle Dimensions



j. *Special provisions in specific zoning districts.*

1. *Limitations on surfacing in the front yard.* In the front yard of a lot with a ~~single-family detached~~ dwelling, the surfacing of any area used for parking shall comply with the following standards:
 - i. The surfacing shall consist of any permeable or non-permeable material that complies with subsection c. above and the city's Land Development Manual Technical Standards, and shall not consist of grass or other vegetation.
 - ii. The maximum width of the surfaced area shall be twenty (20) feet, beginning at the property line or curb up to a distance into the site that allows for safe and adequate access and egress from the site.
 - iii. The maximum area of the front yard that may be surfaced in accordance with this subsection is as follows:
 - (a) Forty-five (45) per cent in the SFR-4 and SFR-5 districts;
 - (b) Fifty (50) per cent in all other districts, or on a lot in the SFR-4 or SFR-5 districts with less than forty-five (45) feet of lot width.
2. ~~*Parking restrictions.* The parking of vehicles or trailers in the front yard of a lot is permitted only in areas surfaced in accordance with subsection 1. above, except as follows:~~
 - ~~i. Authorized emergency vehicles are permitted to park anywhere in the front yard while responding to an emergency;~~

- ii. ~~Delivery, contractor, and similar vehicles are permitted to park anywhere in the front yard while work is taking place on the site; and~~
 - iii. ~~On properties that have no rear yard access for parking because of a narrow side yard or lack of a rear alley or street, parking is permitted anywhere between the principal building and the front lot line if the property has less than forty (40) feet of street frontage or has a dwelling that is set back less than thirty (30) feet from the street.~~
- k. *Special provisions in residential districts.* In a residential district, parking of recreational vehicles, construction equipment, boats, boat trailers, utility trailers, other types of trailers, buggies, wagons, tractors, street sweepers and cases or boxes used for transportation of recreational or construction equipment, whether occupied by such equipment or not, is permitted only in accordance with section 25-111(k), temporary parking of trailers, construction equipment, and major recreational equipment in a residential district.
 - i. Authorized emergency vehicles are permitted to park anywhere in the front yard while responding to an emergency;
 - ii. Delivery, contractor, and similar vehicles are permitted to park anywhere in the front yard while work is taking place on the site; and;
 - iii. On properties that have no rear yard access for parking because of a narrow side yard or lack of a rear alley or street, parking is permitted anywhere between the principal building and the front lot line if the property has less than forty (40) feet of street frontage or has a dwelling that is set back less than thirty (30) feet from the street.
- l. *Special provisions in historic districts.*
 - 1. ~~Except as provided in subsection 2. below, in historic districts, neither vehicular parking nor surfacing with any material other than grass or other vegetation is permitted in the front yard, unless a variance permit is granted in accordance with section 25-43, variance. If a variance permit is granted, the parking area may be accessed with a driveway up to ten (10) feet in width.~~
 - 1. 2. The following vehicles may park in the front yard of a property in the historic district:
 - i. Authorized emergency vehicles; and
 - ii. Delivery, contractor, and similar vehicles while work is taking place on the site, when necessary to facilitate the work.

Sec. 25-123. Off-street parking standards.

- b. *Minimum number of off-street parking spaces required.*
 - 4. *Minimum off-street parking for commercial uses.* For uses within the commercial use classification, the required minimum number of off-street parking spaces is set forth in table VI-4: minimum off-street parking for commercial uses.

Table VI-4: Minimum Off-Street Parking for Commercial Uses

Principal use category/type	Standards
<i>Animal care</i>	
Kennel	2/1,000 sf
Pet grooming	3/1,000 sf
Veterinary clinic	3/1,000 sf
<i>Business services</i>	
Broadcasting studio	3/1,000 sf
Catering	3/1,000 sf

Conference or training center	2.5/1,000 sf
Contractors office	2.5/1,000 sf office area
Data center	2/1,000 sf office area
Office	3/1,000 sf
Research and development	3/1,000 sf
<i>Food and beverage services</i>	
Bar or tavern	3.5/1,000 sf
Bar, Tavern	3.5/1,000 sf
Bar, Restaurant	3.5/1,000 sf
Bar, Club	3.5/1,000 sf
Brewpub	3.5/1,000 sf
Coffee house	3.5/1,000 sf
Gastropub	3.5/1,000 sf
Restaurant, Quick-service	3.5/1,000 sf
Restaurant, Sit-down	3.5/1,000 sf
Wine bar	3.5/1,000 sf
<i>Lodging</i>	
Bed and breakfast	1/guest room + 2
Hotel	1/guest room, plus 1/250 sf restaurant space or meeting area
Recreational vehicle (RV) park	No minimum
Short-term rental	See subsection 25-101.c.4.iv., short-term rental
<i>Recreation and entertainment</i>	
Marina	1/boat slip, plus parking for accessory use (e.g. restaurant)
Private event space	4/1,000 sf
Recreation, indoor	2/1,000 sf
Recreation, outdoor	1/5 seats
Theater or Auditorium	1/4 seats
Theater, drive-in	2.5/1,000 sf enclosed area
<i>Retail sales and services</i>	
Check cashing	3/1,000 sf
Convenience store	3/1,000 sf
Financial institution	3/1,000 sf
Funeral home	1/4 persons capacity
Laundromat	3/1,000 sf
Laundry and dry-cleaning retail facility	3/1,000 sf
Liquor store	3.5/1,000 sf
Personal services	2.5/1,000 sf
Pharmacy	3/1,000 sf
Plant nursery/greenhouse	3/1,000 sf
Retail sales	3/1,000 sf
Self-service storage	3 per leasing office
Sexually-oriented business	3/1,000 sf
Tattoo establishment	2.5/1,000 sf
Tobacco or vape shop	3/1,000 sf
Vehicle-mounted or tent-sheltered retail	3.5/1,000 sf only as a principal use; no minimum as an accessory use
<i>Vehicle sales and service</i>	

Automobile wash	2 stacking or drying spaces/stall
Heavy vehicle and farm equipment sales and rental	4/1,000 sf
Heavy vehicle fuel station	2/1,000 sf
Heavy vehicle repair	4/1,000 sf
Light vehicle fuel station	2/1,000 sf
Light vehicle repair	4/1,000 sf
Light vehicle sales and rental	2.5/1,000 sf
Mobile home sales	3/1,000 sf
Ride-hailing or taxi service	No minimum

Notes:

sf = square feet. Measured as square feet of gross floor area, unless otherwise specified.

Measurements per room, bedrooms, residents, etc. based on design capacity.

Variable = minimum off-street parking determined in accordance with subsection e. below.

Sec. 25-129. Applicability.

- a. All new development shall comply with the standards of this division, unless stated to the contrary within this subsection or division, except that lots with single-family detached, or duplex dwellings are exempted from all standards except section 25-131(g), utility easements.
- b. Within the area known as the original city survey and/or within the **downtown (D), downtown perimeter (DP), and downtown historic edge (DHE) districts**, ~~mixed residential university (MRU), multifamily residential university (MFRU), institutional university (IU), and university commercial (UC) districts~~, these standards shall not apply, but instead landscaping shall be applied in the public right-of-way in accordance with Exhibit A: Urban Forest Master Plan, which is incorporated herein by reference, and Exhibit B: Typical Street Cross Section, which is also incorporated herein by reference, and which shall be approved by the office of the city engineer. Provided, however, where commercial developments subject to this subsection contain open parking lots with more than ten (10) spaces, the standards of this division shall apply.
- c. **Within the mixed residential university (MRU), multifamily residential university (MFRU), institutional university (IU) and university commercial (UC) districts**, these standards shall not apply, but instead landscaping shall be applied as referenced in Division 3, and Exhibit B: Typical Street Cross Section, which is incorporated herein by reference, and which shall be approved by the office of the city engineer. Provided, however, where commercial developments subject to this subsection contain open parking lots with more than ten (10) spaces, the standards of this division shall apply.
- d. ~~e.~~ Unless stated to the contrary elsewhere in this division, any expansion or alteration of development that existed on January 1, 2025 shall comply, to the maximum extent practicable, with the standards in this division if the development proposes an increase of fifty (50) per cent or more in gross floor area of the development, or an alteration exceeds fifty (50) per cent of the assessed value of the development (at the time of alteration).

Sec. 25-133. Buffers.

- d. *Buffer types.*

3. A buffer is not required if properties are separated by an improved right-of-way that is twenty (20) feet or greater in width.

Table VI-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, 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, R RG	None	C [3]	A	I
Triplexes, quadplexes, 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-4, R RG , MR-1, MR-2, MFR, MHR, IP, ISP, NC	None	None	B	I
All commercial uses; hospitals; rail or bus passenger stations <i>Vacant land districts:</i> LC, GC, HC, IL	None	None	None	C
All industrial uses; correctional facilities; railroad terminals; truck terminals; major utilities <i>Vacant land districts:</i> IG, IH	None	None	C	None

Notes:

- [1] The letters in the cell reference the type of buffer required between the uses; see table VI-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.
- [3] No buffer is required between a townhouse dwelling and a single-family detached dwelling.

Sec. 25-150. Materials and design.

- a. The following materials shall not be used in fences and walls:
 - 1. Fabric, rolled plastic, or plastic tarps;
 - 2. Fiberboard;
 - 3. Plywood;
 - 4. Sheet metal;
 - 5. In the MFR, MFRU, business, and institutional districts, chain link on fences located in the front yard;
 - 6. Razor wire, concertina wire, and similar security fencing materials; and
 - 7. Barbed wire or above ground electrically charged wire, except for the confinement of livestock or domestic animals as part of an agricultural use.
- b. In residential districts, fences located in the front setback on a lot other than a corner lot shall have a minimum of fifty (50) per cent of the fence area open and unobstructed through the use of wrought iron, pickets, chain link, or other customary fencing materials. On a corner lot in a residential district where the predominant pattern of development consists of single-family dwellings, this requirement shall not apply along a frontage adjacent to a street classified as a collector street or greater in the city major street plan.
- c. On sites with a multifamily dwelling or multifamily student dwelling where a fence or wall is visible from off-site locations, if one side of the fence or wall has visible support framing and the other does not, or one side of a wall has a more finished surface than the other, then the side of the fence without support framing and/or with a more finished surface shall face the exterior of the lot (see figure VI-6: finished side facing exterior).
- d. In downtown (D), downtown perimeter (DP), downtown historic edge (DHE) and riverfront (R) districts, fences located within the minimum and maximum front setback on a lot shall have a minimum of fifty (50) per cent of the fence area open and unobstructed through the use of wrought iron, pickets, or other customary fencing materials



Sec. 25-179. General provisions.

- d. *Electronic, digital, and video technology (not including outdoor video displays).*
1. Such technology shall be programmed so that the message or image on the sign changes no more often than once every eight (8) seconds.
 2. There shall be no effects of movement, blinking, animation, scrolling, flashing, scintillation, or similar effects in the individual images.
 3. Changes of image shall be instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
 4. All electronic, video or digital display unit signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions.
 5. Any changeable copy sign using an electronic, digital, or video display which malfunctions and fails or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing, or any similar effects, shall be restored to compliance with the requirements of this section within forty-eight (48) hours of the malfunction; however, if the city engineer considers the malfunction to be a hazard to the health, safety, and welfare of the public, the city engineer may order the sign to be turned off, disconnected, or disabled at any time during the malfunction.
 6. Any changeable copy freestanding sign using electronic, digital or video technology shall not exceed fifty (50) square feet in area excepting therefrom billboards as set forth Section 25-182(h).
- d. e. *Building code compliance.* All permanent signs and their illumination shall be designed, constructed, and maintained in conformity with the building code. Wherever there is inconsistency between this article and the building code, the more restrictive requirement shall apply.
- e. f. *Maintenance.* All signs and billboards and their supporting structures shall be maintained in accordance with the building code and in good repair, free of rust, peeling, fading, broken or cracked panels, broken or missing letters, or any condition that would constitute a fire or health hazard. Nonfunctioning light bulbs shall be replaced within ten (10) days of becoming nonfunctioning. Vegetation shall be properly maintained and the general area in the vicinity of the sign or billboard shall be kept free and clear of spare or discarded sign materials.

~~f.~~ **g.** *Unsafe signs.* Any sign that, in the opinion of the chief building official, constitutes a danger to the public due to structural maintenance, or other issues, notwithstanding the fact that it may conform with the dimensional and other standards of this division, shall be illegal in accordance with section H101 of the 2016 International Building Code. The determination that a sign is a danger to the public shall be made in writing and shall specify the characteristics of the sign that constitute a danger, and a copy of the determination shall be promptly served on the permit holder for the sign or the property owner of record. If the sign owner or property owner responds within three (3) business days of being served with the determination with a proposed plan to eliminate the danger and begins and maintains diligent work to implement that plan, the sign shall no longer be considered illegal. Otherwise, the sign shall be considered illegal and the director of planning shall proceed in accordance with the enforcement provisions in this ordinance (see article VII, enforcement).

~~g.~~ **h.** *Abandoned signs.* Except as otherwise provided in this division, a sign shall be deemed abandoned if it is located on property that is vacant or unoccupied for a period of greater than ninety (90) days, pertains to a business which does not maintain a current business license, or pertains to a time, event, or purpose which no longer applies. Each abandoned sign shall be removed by the owner of the sign or the owner of the property. If the abandoned sign's supporting structure complies with this ordinance, the supporting structure is not required to be removed, otherwise, the supporting structure shall either be removed or made to conform to this ordinance.

~~h.~~ **i.** *Prohibited signs.* The following signs are expressly prohibited in the city:

1. Any sign which does not conform to the requirements of this ordinance with respect to number, display area, location, or otherwise;
2. Any sign not expressly authorized by this division;
3. Except as otherwise permitted in this ordinance, any sign not permanently attached to the ground or other permanent structure or designed to be readily transported, including, but not limited to, signs designed to be transported by means of wheels; balloons used as signs; umbrellas with signs such as those affixed to tables; and signs attached to or painted on vehicles parked and visible from the public right-of-way;
4. Signs made of paper, cloth, or other nondurable materials;
5. Any sign which simulates or imitates in size, color, lettering, or design any official traffic sign or signal;
6. Any signs, other than official traffic control devices, highway identification markers, warning signs, and other official signs, that are located within the right-of-way of a street or alley or outside the right-of-way in a manner that creates a safety hazard by (i) obstructing the vision of pedestrians, cyclists, or motorists traveling on or entering a street, road, or highway; or (ii) using the word "stop" or "danger" or other language that presents or implies the need or requirement of stopping or caution or the existence of danger, if such signs are likely to be confused with a sign displayed or authorized by a public authority;
7. Any sign which employs moving strobe-type lights, flashing lights, beacons, spotlights directed at the sky or at anything other than the sign surface, flashing or blinking lights, or any type of pulsating or moving light;
8. Feather flag signs;
9. A fluttering object, gas balloon, moored blimp, moving object, pennant, revolving object, ribbon, rotating object, spinner, streamer, or any similar object or structure that is designed to inform or attract the attention of persons not on the premises on which it is located, except as specifically permitted in section 25-183(a), banners.
10. Signs that are of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists, or pedestrians, or that illuminate adjacent residential development;

11. Signs that emit audible sound, odor, or visible matter such as smoke or steam;
12. Signs on public land, other than those erected at the direction or with the permission of the governmental authority that manages the land, in accordance with its established policies and procedures;
13. Signs erected on public utility poles, even if they are located on private property, other than signs erected by a public authority for public purposes;
14. Signs erected on any broadcasting or telecommunications tower or any antenna, except as required by law;
15. Signs installed on any property owned or controlled by the state or city or on school board property, including all public rights-of-way, trees, light poles, sidewalks, streets, benches, fire hydrants, public parks or playgrounds, libraries, fire stations, city hall, and schools, except for signs installed by the owner of the property in accordance with the standards of this division;
16. Signs or their supporting structures that interfere in any way with free use of any fire escape, emergency exit, or standpipes, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of these regulations or any other regulation of the city;
17. Signs painted on or attached to trees, rocks, or other natural features;
18. Signs attached to or painted on the roof and intended to be visible from above; and
19. Signs or their supporting structures that have become deteriorated or damaged by any means to an extent of more than fifty (50) per cent, as determined by the chief building official.

Sec. 25-181. Building/wall sign general standards.

c. Allocation of display area.

1. Each individual business is allowed a minimum of thirty-two (32) square feet and a maximum of five hundred (500) square feet of building/wall sign display area, subject to the maximum display area limitations in subsection b. above.
2. A ~~maximum of thirty (30) per cent minimum of seventy (70) per cent~~ of the display area (fifty (50) per cent of the display area for a ~~corner lot or~~ lot with two (2) or more frontages) shall be ~~on a façade that is not~~ the main or entry façade determined in accordance with subsection b. above.
3. Building façades containing drive-thru or walk-up windows that are not also a main or entry façade are ~~limited to permitted~~ sixty (60) square feet of building wall signage. ~~This signage does not count toward your overall allowed square footage.~~
4. Signs on awnings or canopies shall not exceed thirty (30) per cent of the face area of the canopy or awning. The face area includes the entire canopy or awning, including the valance.

Sec. 25-182. Standards for specific types of permanent signs.

- b. Shopping center signs.* A freestanding sign located on a lot with a shopping center shall be supported by a structure constructed of brick, stone or other masonry material, or other material of similar weight, durability, and finish, as determined by the director of planning.

1. The sign shall be located on private property and not within the public right-of-way; and

2. A maximum of one such sign is allowed per street front (entrance).
-

Sec. 25-192. Nonconforming uses.

- d. *Discontinuance or abandonment of nonconforming use.*
 1. If a nonconforming use ceases to operate or is discontinued or abandoned for a period of six (6) consecutive months or longer, or eighteen (18) months within a three-year period, it shall not be reestablished and shall only be replaced with a conforming use. The term "discontinued" as used herein shall refer to actual nonuse of the property for a nonconforming use, regardless of any intention of the property owner to resume such use at a later date.
 2. Any property owner executing a lease, as lessor, after January 1, 2025 shall be determined to have notice of this provision, and any discontinuance of a nonconforming use by a lessee under such a lease shall be conclusively presumed to have been with the knowledge and consent of the lessor.
- e. *Structures used for nonconforming use.* Any reconstruction or repair of a damaged nonconforming structure in which a nonconforming use is located shall be subject to the same provisions applicable to nonconforming structures in section 25-193, nonconforming structures.