What you'll see in UDC version 3

SUMMARY OF CHANGES TO THE PROPOSED UNIFIED DEVELOPMENT CODE
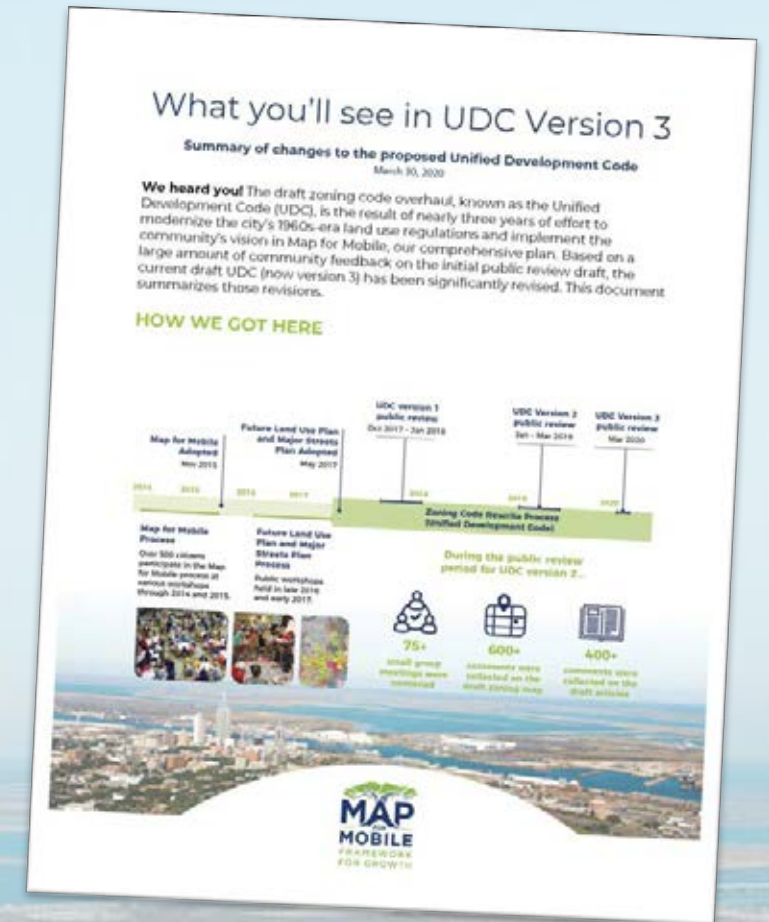
June 4, 2020

BUILD MOBILE

BUILD MOBILE

Agenda

1. How we got to UDC version 3
2. What's next
3. Major changes and highlights
4. What you'll see online
5. How to give feedback

What you'll see in UDC Version 3

The draft zoning code overhaul, known as the Unified Development Code (UDC), is an effort to modernize the city's 1960s-era land use regulations and implement the community's vision in *Map for Mobile*, our comprehensive plan.

1. The zoning code (UDC) sets rules, standards, and procedures to guide new development or redevelopment in Mobile.

2. The UDC will help Mobile strengthen neighborhoods, remain economically competitive, and create great places for people.

REALTORS® & Smart Growth

on common ground
SPRING 2019

SMART GROWTH IS SMART FINANCE

Walkability Adds Value

Green Building Goldmine

Form-Based Codes Induce High-Value Development

NATIONAL ASSOCIATION of REALTORS®

ZONING FOR DOLLARS

UPDATING DEVELOPMENT CODES TO SAVE MONEY AND BOOST PROSPERITY

By David Goldberg

Photo by Shannon Williamson

You should look at land and think about the tax yield per acre.

Photo by Flaherty & Collins

rom day one, zoning has been about money. When it debuted in the United States in the early 1900s, the concept of banning noxious industrial and other uses from residential areas was fundamentally about enhancing property values, and thereby the local tax base.

"When industry got trucks and could go anywhere, they were invading residential areas," said William A. Fischel, professor of economics at Dartmouth College and author of 2015's 'Zoning Rules!' "When they brought down the value of houses the real estate tax value went down. That was one of the reasons towns across the country adopted zoning."

Today, however, a growing cadre of experts makes a compelling case that zoning, as it is typically practiced these days, threatens to rob current and future generations of prosperity. And more and more localities are pursuing the fiscal and economic benefits of an approach to zoning and development that looks more like that of 100 years ago.

In the early days of zoning, relatively few Americans had cars, so development codes usually allowed shops and other daily commercial uses to remain close to residential areas. But by the prosperous period of rapid suburbanization following World War II, cars were becoming ubiquitous. In the burgeoning suburbs, zoning evolved

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FORM-BASED CODES
INDUCING HIGH-VALUE DEVELOPMENT ACROSS THE COUNTRY

By Brad Broberg

Photos courtesy of Chattanooga CVB

Buffalo Wild Wings did the city of Chattanooga an unintended favor when it built one of its restaurants at a choice downtown location.

It was the latest in a series of underwhelming projects gnawing at the development potential of prime downtown real estate — and the last straw for folks who worried that low-value development was consuming the heart of their city.

"As soon as that building went up, people were calling saying, 'Why did you let this happen?' Well, because our [zoning code] says it's OK," said Karen Hundt, director of the Community Design Group in the Chattanooga-Hamilton County Regional Planning Agency.

For many years the city relied on "an advice and persuasion mode" to convince developers to follow good urban design practices like placing buildings near the street and moving parking to the rear even though the zoning code didn't mandate it, Hundt said.

Then times changed. "As we saw more national chains moving in, they knew they didn't have to go along with

High-value development maximizes the potential of a piece of property to welcome growth.

Photo by Jeff Gunn

Photo courtesy of Chattanooga CVB

Form-based codes provide leeway to combine housing, shopping, restaurants and offices in the same neighborhood.

what we asked," Hundt said. "As long as they were following our code, they were OK."

But many Chattanoogans weren't OK with the quality of development that occurred as a result — single-story/single-use buildings surrounded by parking lots like those found in suburbia.

"The perception was the development we were getting wasn't very high value," Hundt said. "Not to pick on a particular company, but Buffalo Wild Wings was the example everyone held up."

What exactly is high-value development? It's development that maximizes the potential of a piece of property to welcome growth, generate tax revenues, drive economic

activity and enhance quality of life — all in conjunction with the infrastructure required to support it.

If that's what Chattanooga wanted, something had to change. And it was the old zoning code with its indifference response to low-value development. "A lot of us realized ... that it wasn't generating the kind of taxes, for instance, that we should be getting out of new development," Hundt said.

In 2016, the city replaced its old zoning code with a form-based code covering downtown and several surrounding neighborhoods.

The old code — like most conventional codes — focused on separating uses. Certain types of residential here, but
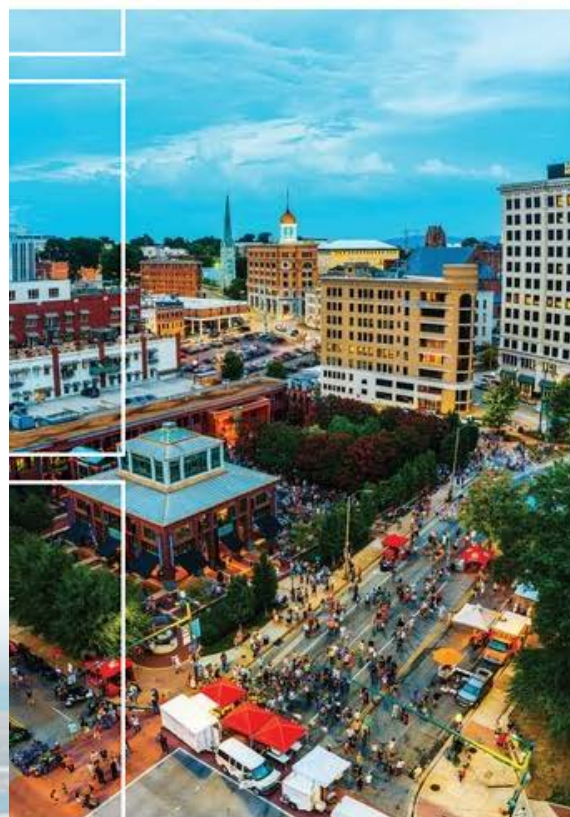
The new Buffalo Wild Wings was not the type of development downtown Chattanooga, Tenn., wanted and it sparked interest in using form-based codes for higher-value development.

Photo by Karen Hundt

That sense of place like in Charleston or Savannah, Mobile has plenty of that. It's good codes and enforcement of those codes that help to create that character.

Mike Rogers, Rogers & Willard President

It's a huge undertaking, but updating the zoning code is essential to achieve many of the great ideas in the Map for Mobile.
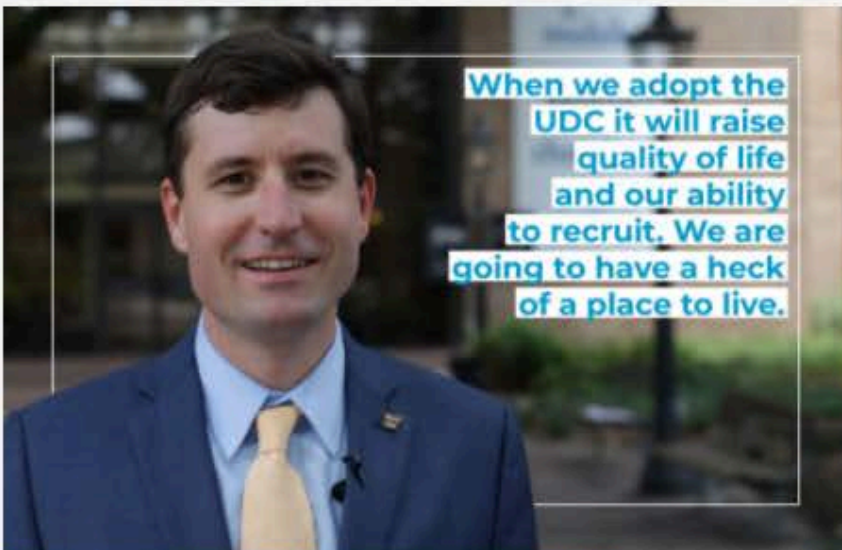
Kelly Warren, Family Health Clinical Services Executive Director

The UDC will improve Mobile's quality of life and help people have more pride in where they live.

Makeda Nichols, State Farm Insurance owner and agent

When we adopt the UDC it will raise quality of life and our ability to recruit. We are going to have a heck of a place to live.

Daniel Dennis, Roberts Brothers Inc President

The UDC will help our city address today's technology while being flexible for the future.
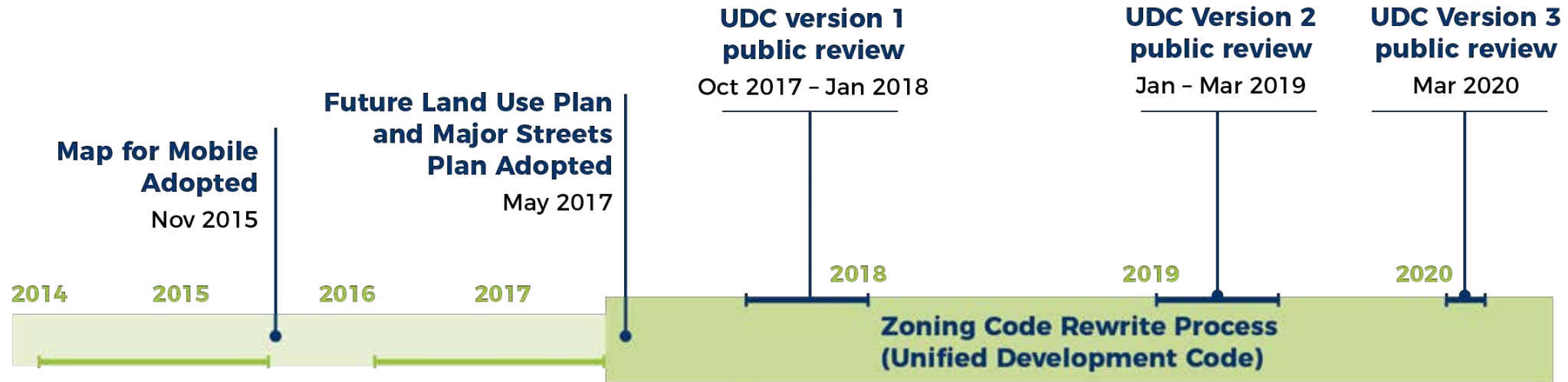
David Clark, Visit Mobile President and CEO

People will be happy to know that their input meant something, because a lot of people were wondering what would come of this.

Alberta Richardson, Lafayette Heights resident

HOW WE GOT TO UDC VERSION 3

BUILDMOBILE

UDC version 1 public review
Oct 2017 – Jan 2018

UDC Version 2 public review
Jan – Mar 2019

UDC Version 3 public review
Mar 2020

Map for Mobile Adopted
Nov 2015

Future Land Use Plan and Major Streets Plan Adopted
May 2017

2014   2015   2016   2017   2018   2019   2020

Zoning Code Rewrite Process (Unified Development Code)

Map for Mobile Process

Over 500 citizens participate in the Map for Mobile process at various workshops through 2014 and 2015.

Future Land Use Plan and Major Streets Plan Process

Public workshops held in late 2016 and early 2017.

WE HEARD YOU

During the public review period for UDC version 2...

75+
small group
meetings were
convened

600+
comments were
collected on the
draft zoning map
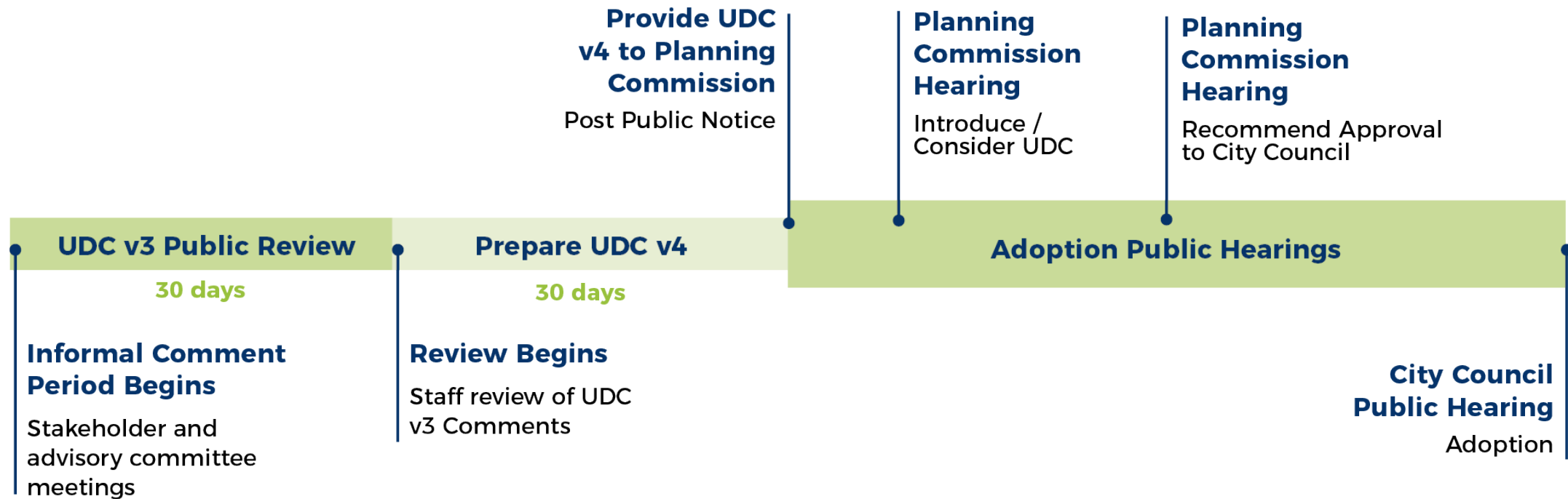
400+
comments were
collected on the
draft articles

NEXT STEPS

Provide UDC v4 to Planning Commission

Post Public Notice

Planning Commission Hearing

Introduce / Consider UDC

Planning Commission Hearing

Recommend Approval to City Council

UDC v3 Public Review

30 days

Prepare UDC v4

30 days

Adoption Public Hearings

Informal Comment Period Begins

Stakeholder and advisory committee meetings

Review Begins

Staff review of UDC v3 Comments

City Council Public Hearing

Adoption
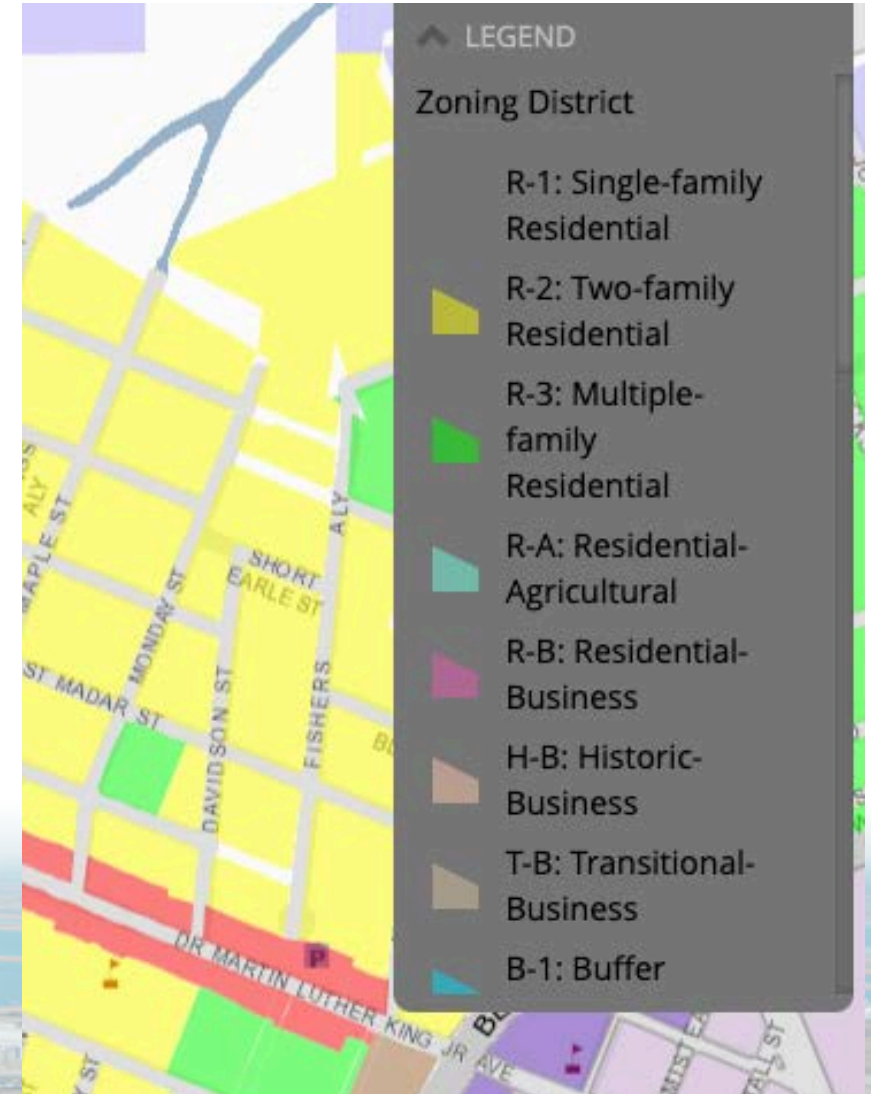
WHAT YOU'LL SEE IN UDC VERSION 3

Major changes and highlights

MAJOR CHANGES AND HIGHLIGHTS

1. The existing zoning map and district names will be retained.

- UDC Version 3 uses the City's existing zoning map. Map changes are no longer proposed as part of the UDC.

- Keeping existing district names reduces confusion and improves consistency between other adopted plans and ordinances.

LEGEND

Zoning District

R-1: Single-family Residential

R-2: Two-family Residential

R-3: Multiple-family Residential

R-A: Residential-Agricultural

R-B: Residential-Business

H-B: Historic-Business

T-B: Transitional-Business

B-1: Buffer

MAJOR CHANGES AND HIGHLIGHTS

2. Commercial Warehouse and Maritime zoning classifications have been retained from Version 2 but will not be mapped.

- Provides potential future zoning options for property owners.

R-1: Single-family Residential

R-2: Two-family Residential

R-3: Multiple-family Residential

R-A: Residential-Agricultural

R-B: Residential-Business

H-B: Historic-Business

T-B: Transitional-Business

B-1: Buffer Business

LB-2: Limited Neighborhood Business

B-2: Neighborhood Business

B-3: Community Business

B-4: General Business

B-5: Office Distribution

CW: Commercial-Warehouse

I-1: Light Industrial

I-2: Heavy Industrial

MM: Maritime Mixed

ML: Maritime Light

MH: Maritime Heavy

MAJOR CHANGES AND HIGHLIGHTS

3. The table of uses has been clarified creating three categories of uses: 'Permitted by Right' (R) uses, 'Conditional' (C) uses, and 'Special Exception' (S).

- Uses that previously required Planning Approval are now either a Conditional Use or a Special Exception.

- Conditional uses is reserved for the most intense uses and will still require two public hearings.

- Special Exception uses require a public hearing with the Board of Adjustment

	A		Accessory Use	C		Conditional Use	R		Allowed By Right	S		Special Exception

Use Category	R-A	R-1	R-2	R-3	R-B	H-B	B-1	T-B	LB-2	B-2	B-3	B-4	B-5	CW	MM	ML	MH	I-1	I-2
Lodging:																			
Bed and breakfast				S	S	S	S	R	R	R		R			R				
Hotel / Motel / Hostel					S	S					R	R			R				
Recreational vehicle park											S				S				
Manufacturing & Employment:																			
Boat Building														S		R	R	R	R
Coal Handling Operation*																	C		C
Contractor with storage yard														R		R	R	R	R
Data Processing, Hosting, and Related Services (including data centers)											R	R	R	R				R	R
Industrial Launderer											S	S	R	S		R	R	R	R
Manufacturing, General													S	S		R	R	R	R
Manufacturing, Hazardous Materials																	C		C
Manufacturing, Intensive																	C	C	C
Media Production											S	R	R	R			R		S
Mining & quarrying																			S
Oil and gas company (drilling and exploration)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	R
Oil and mining support activities																			

MAJOR CHANGES AND HIGHLIGHTS

4. Form-based standards have been simplified and limited to apply to multifamily and commercial developments only and to reflect the complexities of existing urban/suburban development patterns.

- The most valuable design standards from Version 2 have been retained but defined in a simpler format within one article in Version 3 (Article 3).

- Some zoning districts now have two versions, or subdistricts, either 'Suburban' or 'Urban.'

FORM-BASED STANDARDS

Protecting neighborhoods

- Design requirements to improve the quality of development

- Reflect existing development patterns and community identity

Supporting development

- Flexible standards, allowing many options for compliance

- When requirements are met, approval does not require a public hearing

BUILDING DESIGN
menu

"Easy to swallow options for every palate"

Pick at least one feature from each category

(more if you're feeling fancy!)

site frontage
Sidewalk frontage

Landscape area

Patio area

Terrace

Pedestrian courtyard

Vehicular courtyard

height
Pitched roof element

Raised parapet

Tower

Applies to new multi-family, commercial, maritime and mixed-use development

wall
Notch

Offset

Projection

architectural feature
Balcony

Porch

Stoop

Storefront

Awning/canopy/marquee

Projected/recessed entry

Arcade/gallery/colonnade

SITE FRONTAGE

At least one of these...

Landscape area

Sidewalk frontage

Patio area

Terrace

Pedestrian courtyard

Vehicular courtyard
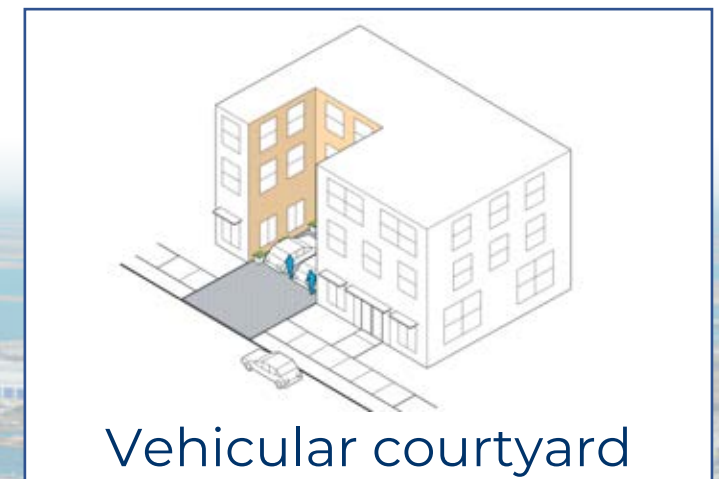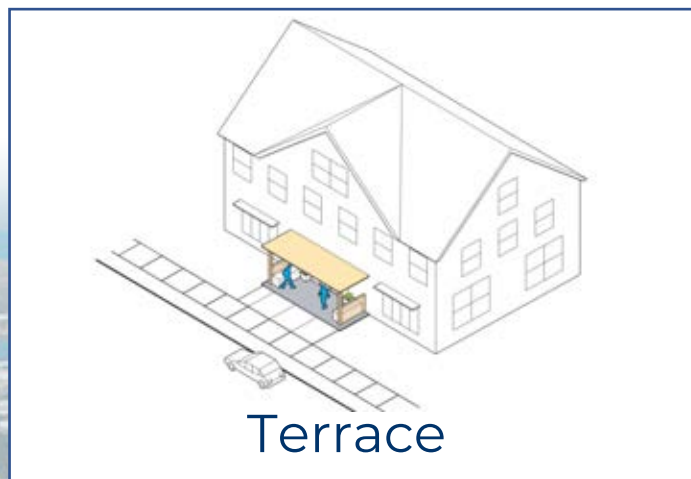
BUILDING FORM: HEIGHT

At least one of these…

Pitched roof element

Raised parapet

Tower
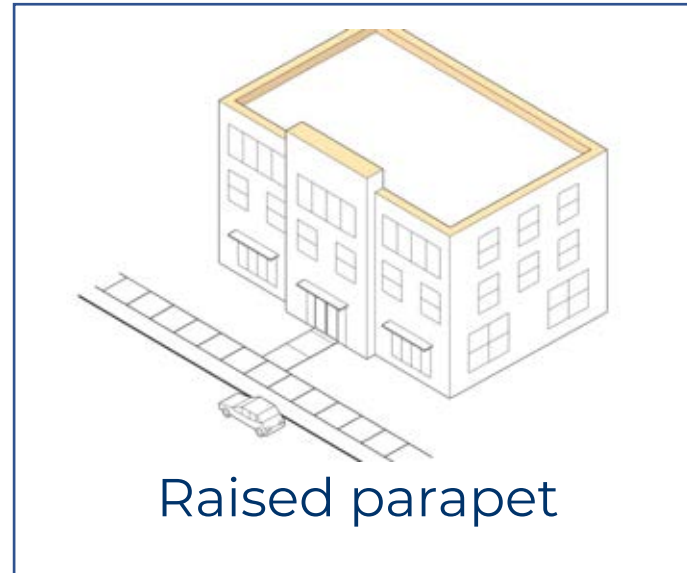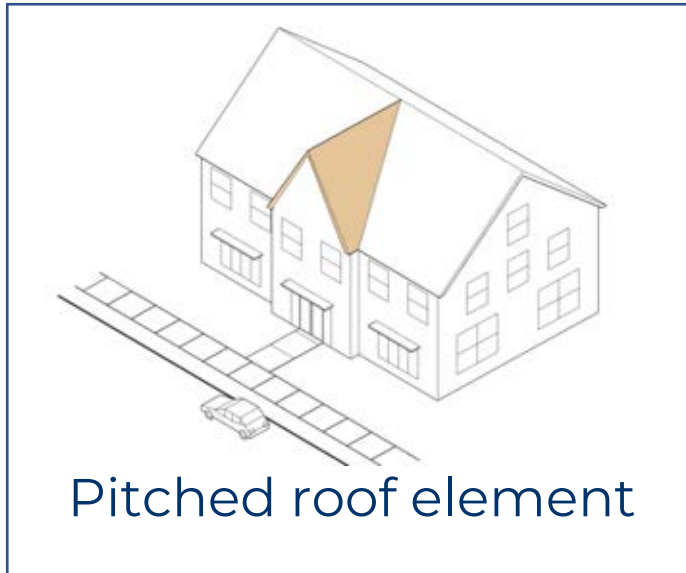
BUILDING FORM: WALL

At least one of these...

Notch

Offset

Projection
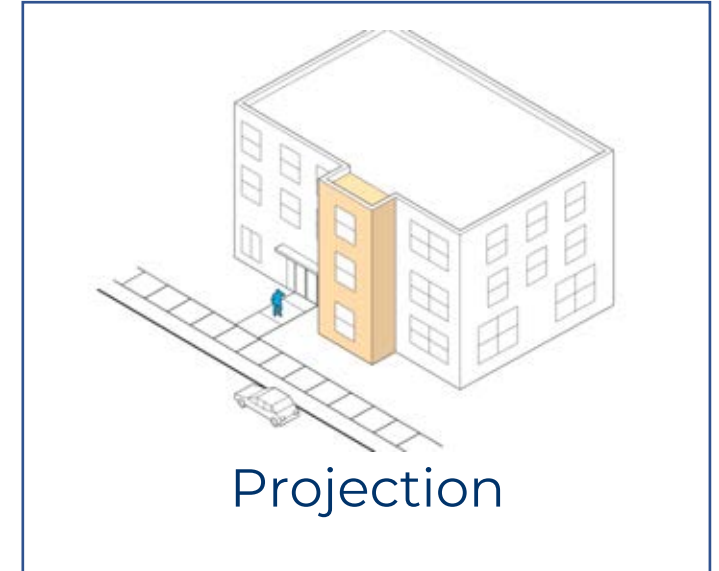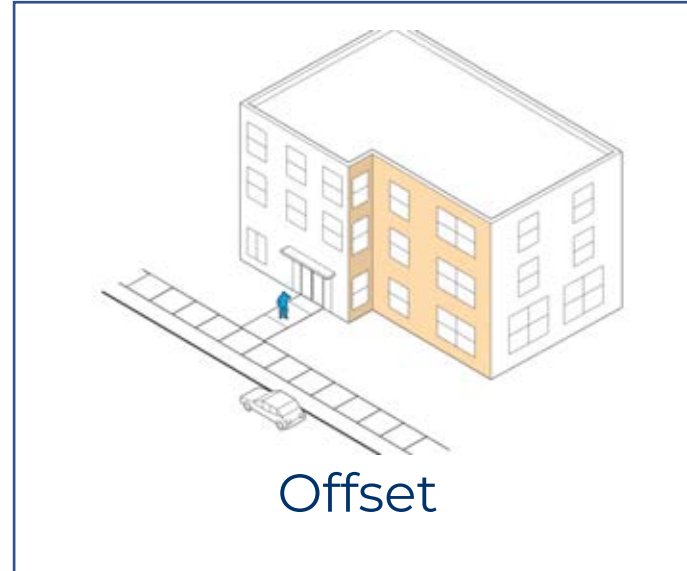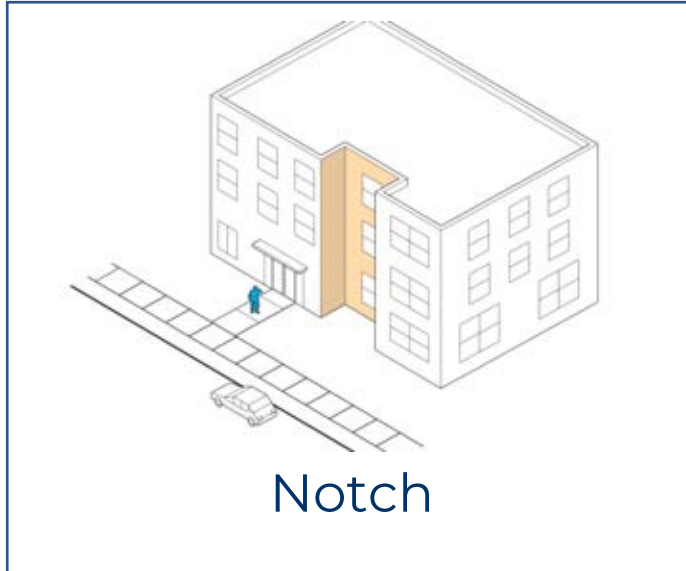
ARCHITECTURAL FEATURE

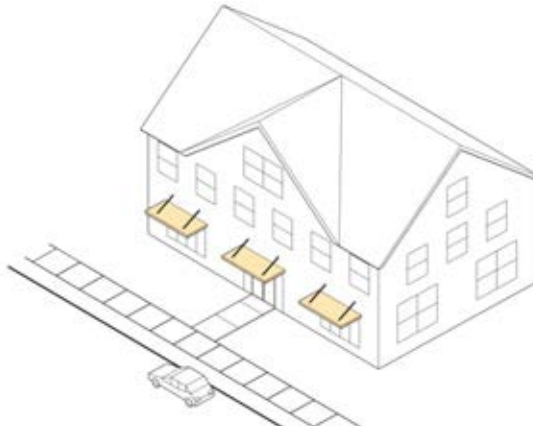At least one of these...
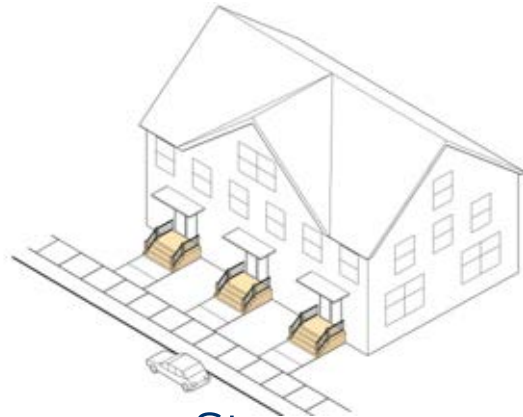
Stoop
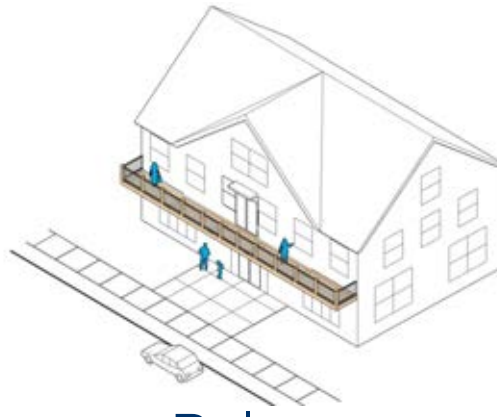
Balcony
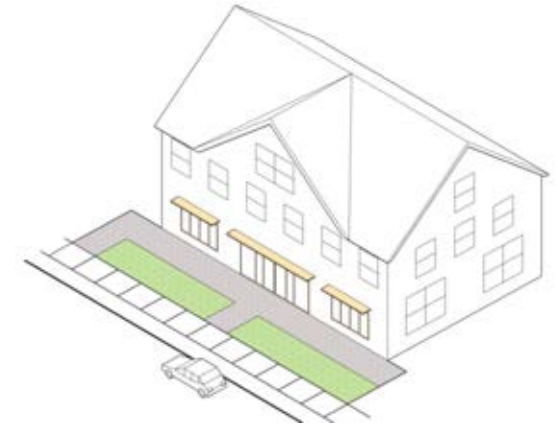

Projected/recessed entry
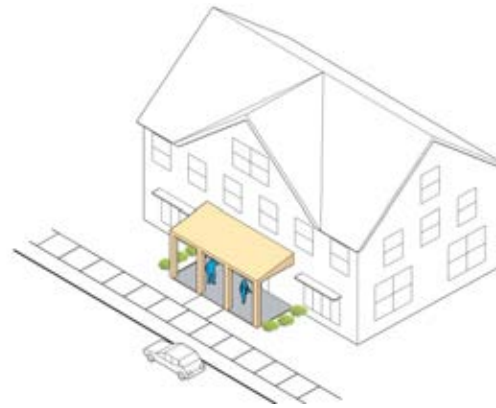
Porch

ARCHITECTURAL FEATURE

Or one of these…
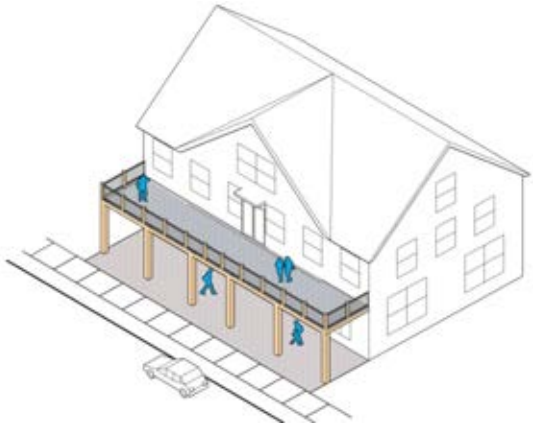
Arcade/colonnade/gallery

Awning/canopy/marquee

Storefront

EXISTING EXAMPLES IN MOBILE
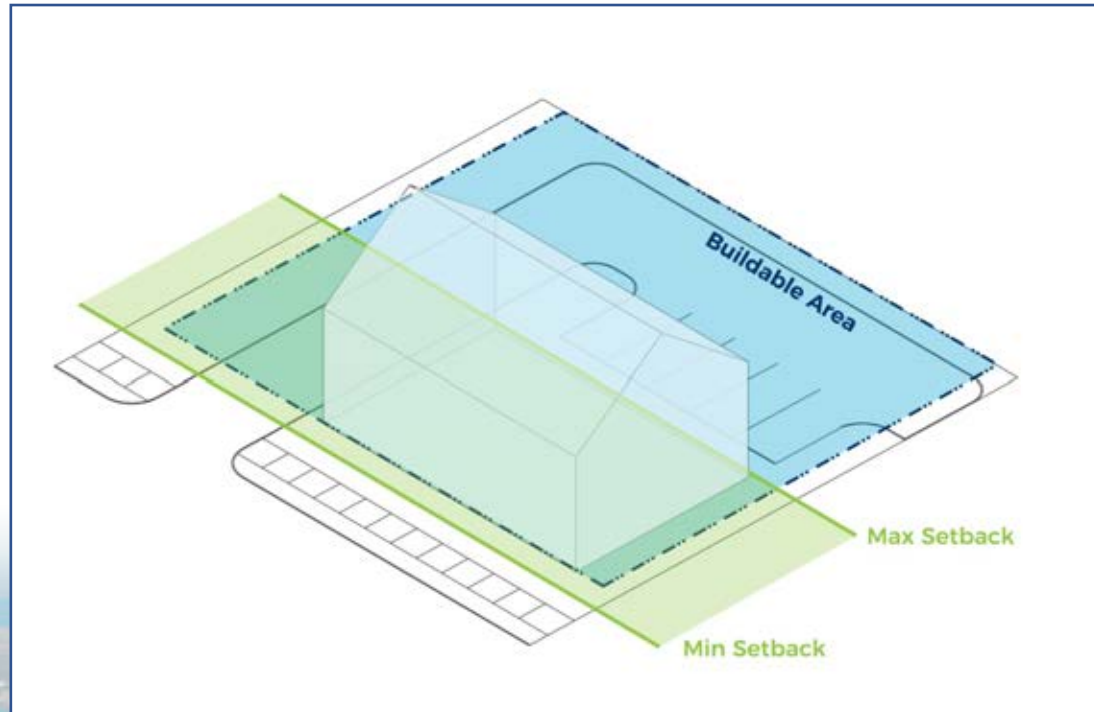
URBAN AND SUBURBAN SUBDISTRICTS

- Provide standards compatible with existing neighborhoods and to enhance and protect the established character of traditional or environmentally sensitive communities.

- Affect lot size, lot coverage, density, yards and setbacks, landscaping and open space.
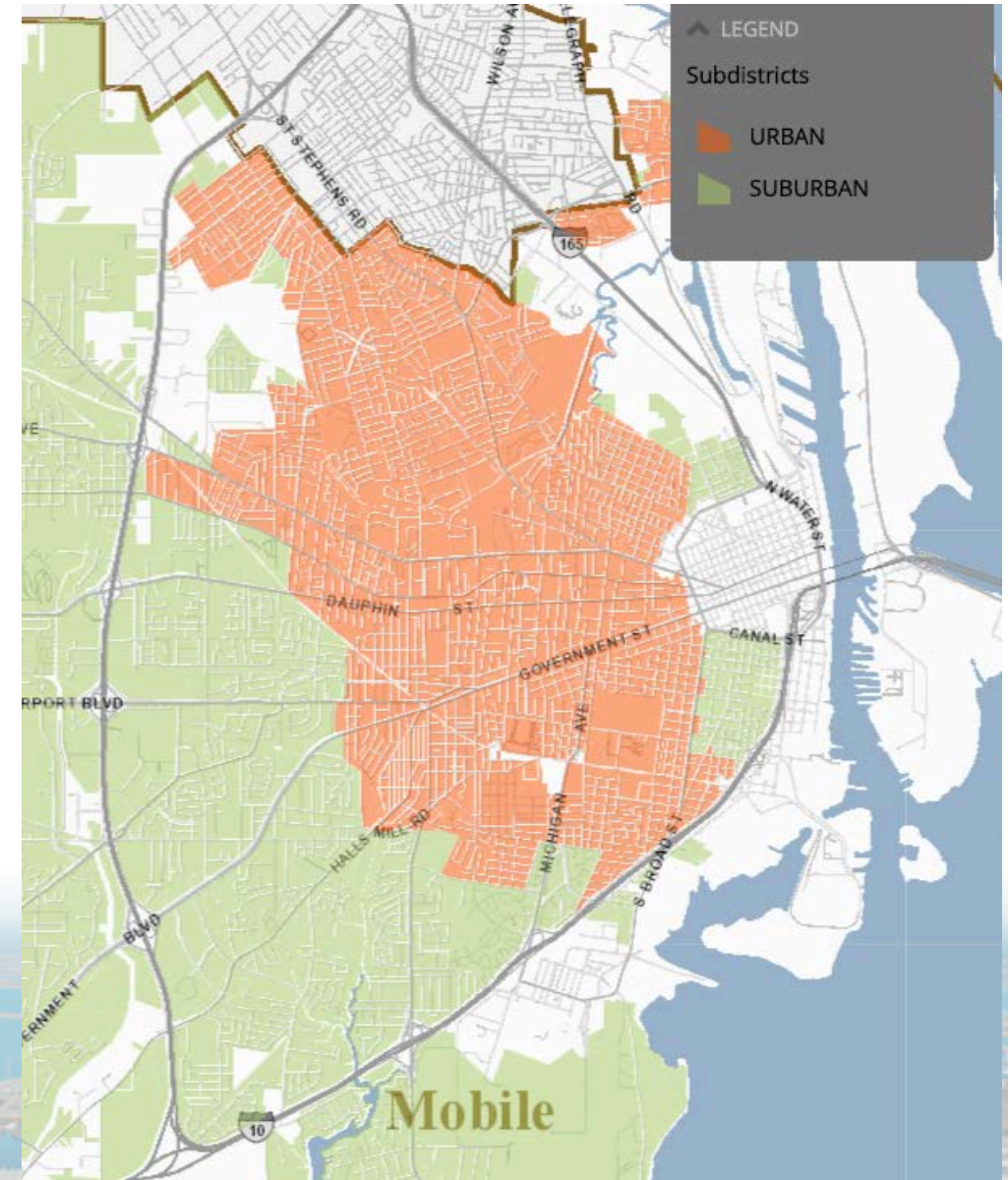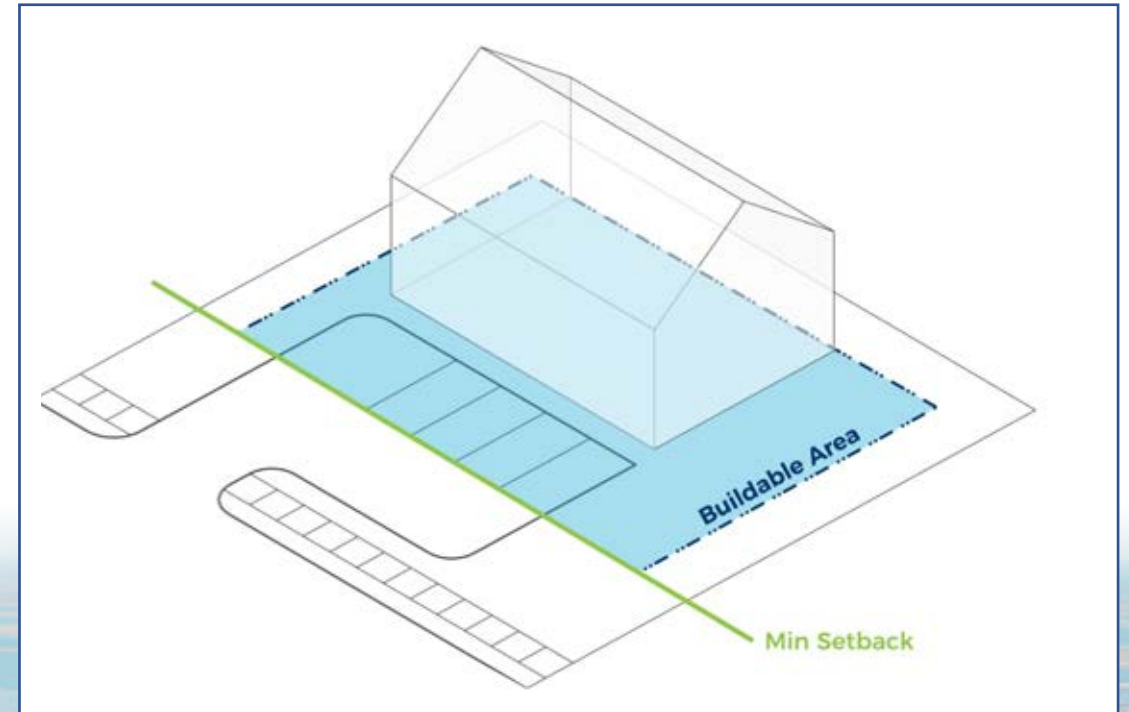
URBAN VS. SUBURBAN SUBDISTRICTS
Example (B-2)

URBAN

SUBURBAN

MAJOR CHANGES AND HIGHLIGHTS

5. Neighborhood Overlay districts have been moved from the appendices to individual articles.

- This includes the Spring Hill, Africatown, and Peninsula overlays, as well as the Historic District Overlay.

- These overlays are all mandatory standards

NEIGHBORHOOD OVERLAY DISTRICTS

The UDC contains three Neighborhood Overlay Districts: Spring Hill, Africatown, and Peninsula

1. These overlay districts were previously established and resulted from City-adopted neighborhood plans

2. Future neighborhood overlay districts could be established through a neighborhood planning process.

NEIGHBORHOOD PLANNING TOOLKIT

A set of resources to help community groups proactively plan for and improve their neighborhoods.

Toolkit Components

The toolkit consists of three handbooks.

Neighborhood Planning Handbook

Neighborhood Engagement Handbook

Neighborhood Initiative Handbook

MAJOR CHANGES AND HIGHLIGHTS

6. Tree protection and preservation requirements will be a new chapter of city code.

- The Mobile Tree Commission and Urban Forestry's requirements will not be part of the UDC.

7. Definitions have been clarified to address comments and improve clarity, terms and phrases have been edited to have the same meaning throughout the UDC.

MAJOR CHANGES AND HIGHLIGHTS

8. Article names have changed

Article 2: Zoning Districts
Article 3: Development Standards
Article 4: Use
Article 5: Procedures
Article 6: Nonconformities
Article 7: Enforcement
Article 8: Definitions
Article 9: Legal Provisions

Article 10: Submittal Requirements
Article 11: Africatown
Article 12: Peninsula
Article 13: Village of Spring Hill
Article 14: Historic District
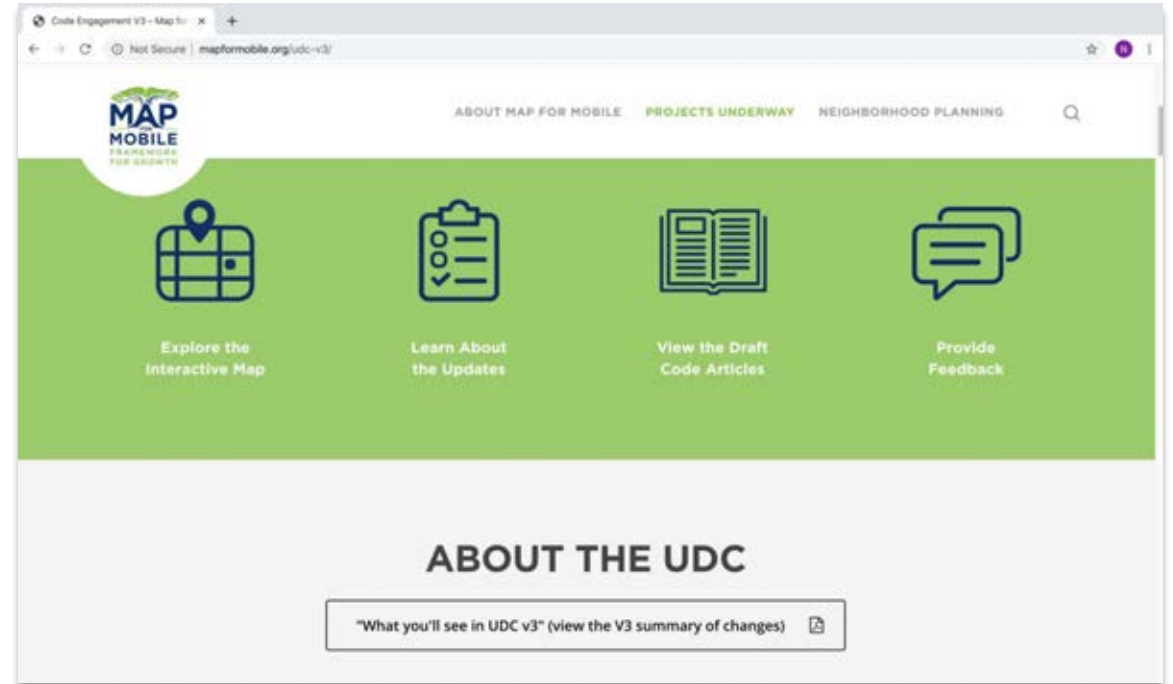Appendix A: Downtown Development District Code

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WHAT YOU'LL SEE IN UDC VERSION 3

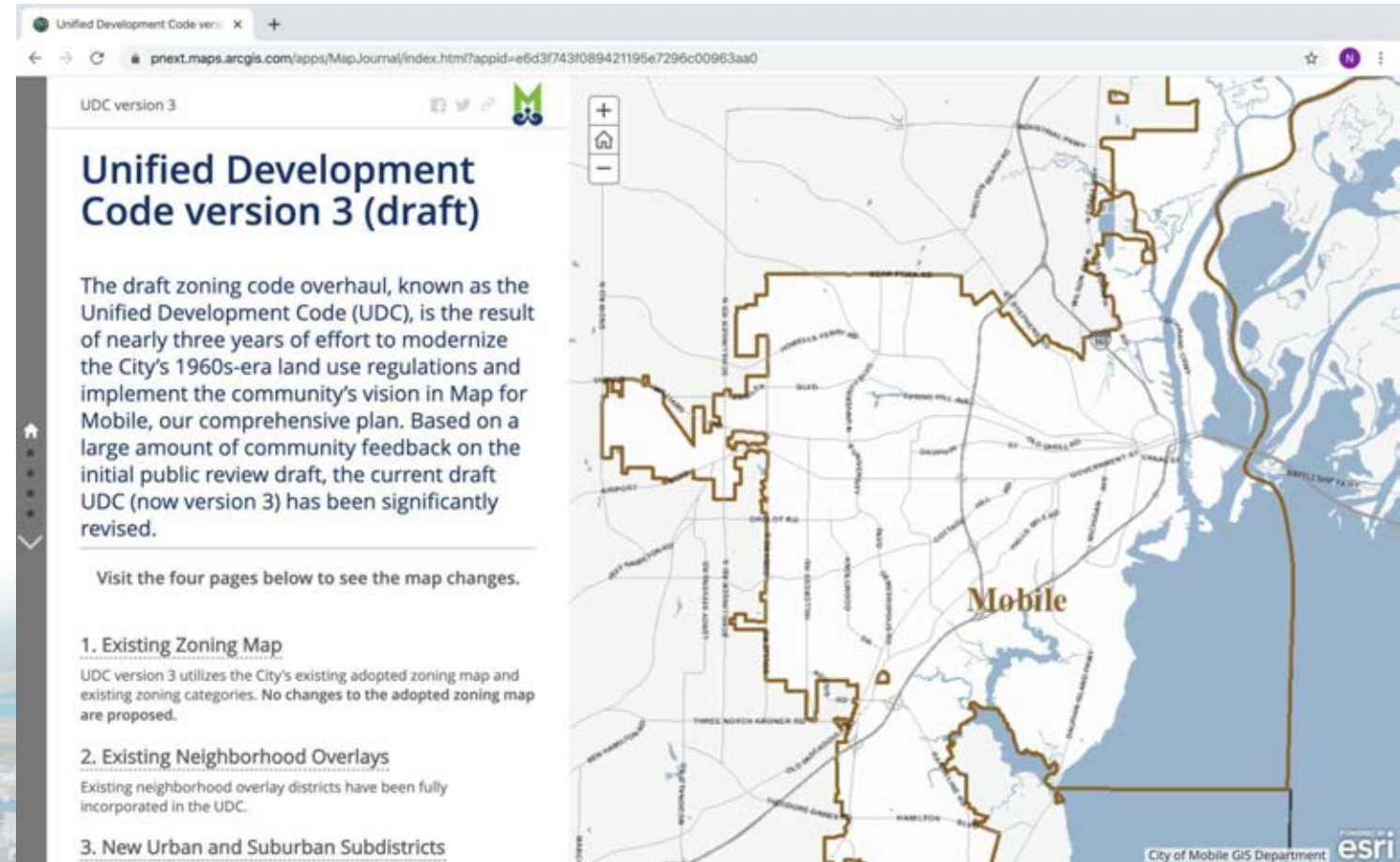# What you'll see online

MapforMobile.org/udc-v3/

1. Learn about the UDC
2. View the articles
3. View the interactive map
4. Provide feedback

INTERACTIVE MAP

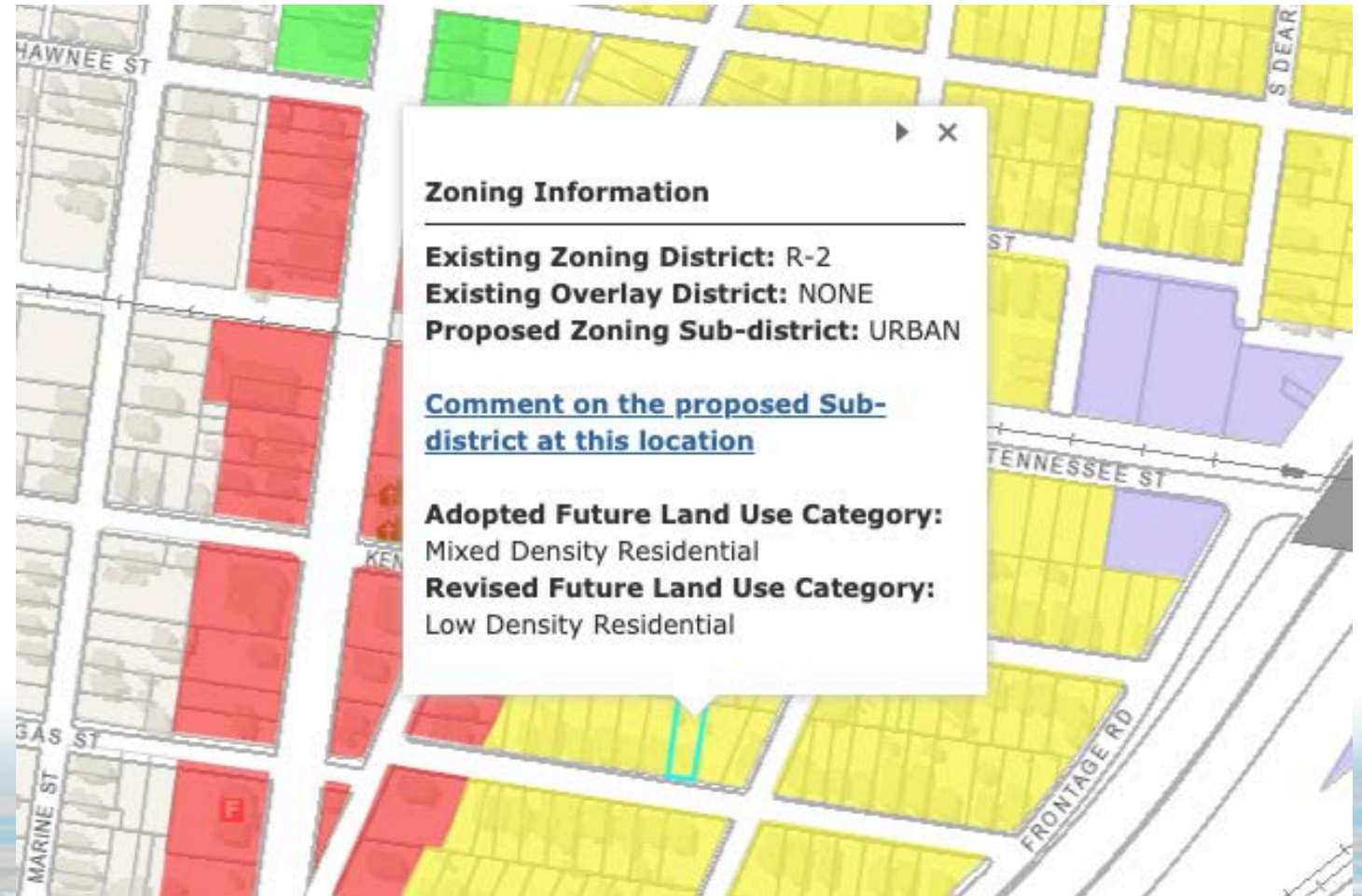## View detail and comment on a specific property

1. Existing Zoning Map
2. Existing Neighborhood Overlays
3. **New Urban and Suburban Districts**
4. Future Land Use Map

INTERACTIVE MAP

1. Search or pan the map
2. Zoom in to see detail
3. Click on a property for information
4. Place a comment at that location

Note: sub-districts are the the only proposed change

Zoning Information

Existing Zoning District: R-2
Existing Overlay District: NONE
Proposed Zoning Sub-district: URBAN

Comment on the proposed Sub-district at this location

Adopted Future Land Use Category:
Mixed Density Residential
Revised Future Land Use Category:
Low Density Residential

WHAT YOU'LL SEE IN UDC VERSION 3

How to give feedback

MapforMobile.org

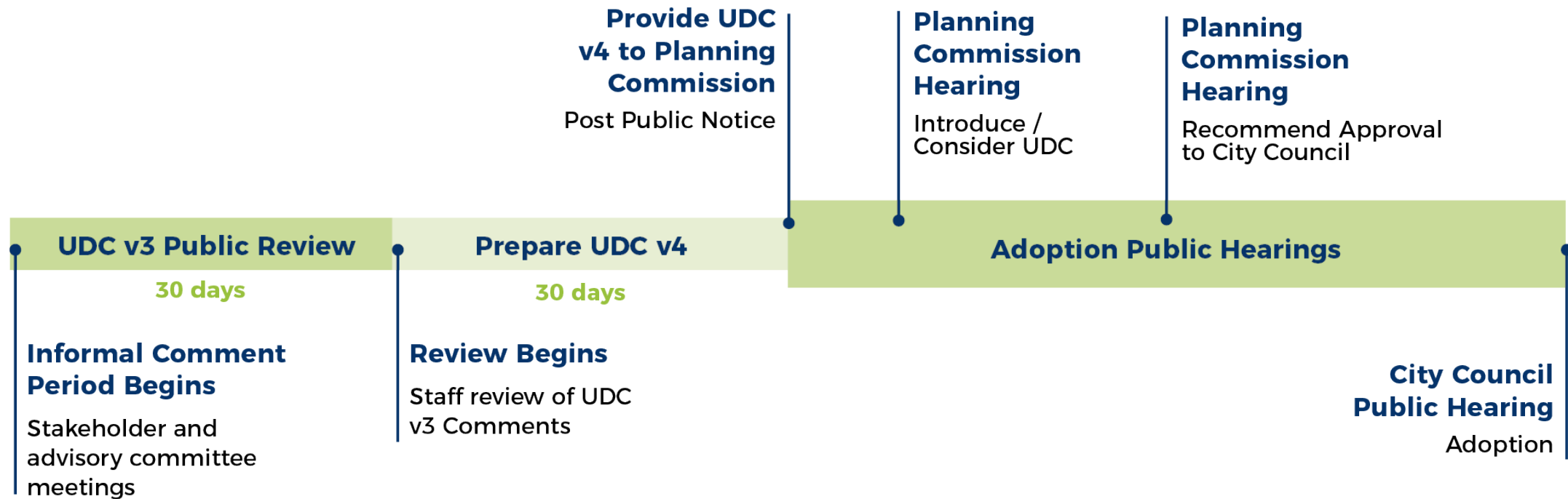Comment on the articles or on the map

OTHER WAYS

By mail to:

Shayla Beaco
Executive Director
Build Mobile
PO Box 1827
Mobile, AL 36633

In-person at:

Build Mobile,
205 Government Street,
South Tower,
Third Floor,
Window 1

NEXT STEPS

Provide UDC v4 to Planning Commission

Post Public Notice

Planning Commission Hearing

Introduce / Consider UDC

Planning Commission Hearing

Recommend Approval to City Council

UDC v3 Public Review

30 days

Prepare UDC v4

30 days

Adoption Public Hearings

Informal Comment Period Begins

Stakeholder and advisory committee meetings

Review Begins

Staff review of UDC v3 Comments

City Council Public Hearing

Adoption

BUILDMOBILE

WHAT YOU'LL SEE IN UDC VERSION 3

Thank you!