



# The **Huntsville** **Development** **Review** **2022**

VOLUME 39

JANUARY 2023

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CITY OF HUNTSVILLE  
Long-Range Planning Division

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## About

The Huntsville Development Review is a compilation of construction and real estate data published annually by the City of Huntsville’s Long-Range Planning Division. Data for this report is obtained from city records and the North Alabama Multiple Listing Service (NALMLS).

### Questions or comments about the *Review*?

Email the editor at [james.vandiver@huntsvilleal.gov](mailto:james.vandiver@huntsvilleal.gov).

## On the Cover

Meta Data Center, North Huntsville Industrial Park. *Photo credit: Marty Sellers, Sellersphoto.com*

## Disclaimer

The editor and contributing staff members of the Long-Range Planning, Planning Services, Community Development and Geographic Information Systems (GIS) divisions have worked hard to ensure the accuracy of the data within this document. However, no guarantee of accuracy can be made with regard to such data. The City of Huntsville and any employee, individual, organization, or agency which has contributed toward the substance or format of this document shall not be held liable for any damage or loss resulting from the use of or reliance on any information contained within this document.

# The Huntsville Development Review

## 2022 Annual Edition

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Long-Range Planning Division*

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# Residential

## BUILDING PERMITS

There were 5,926 residential dwellings issued building permits in the City of Huntsville in 2022, a decrease of 6.6 percent over 2021's total of 6,345.

- The number of multi-family units issued building permits decreased by 1.2 percent over 2021.
- The number of single-family homes permitted decreased by 26 percent over 2021.
- No condominium units have been permitted in the City of Huntsville since 2019.
- The census tract with the largest total number of units permitted was 212.03 (Greenbrier).
- The total contract amount of residential projects permitted in Huntsville in 2022 was \$764,510,333, up 22 percent from 2021.

**TABLE R-1 | TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (NEW CONSTRUCTION), BY NUMBER OF UNITS PERMITTED**

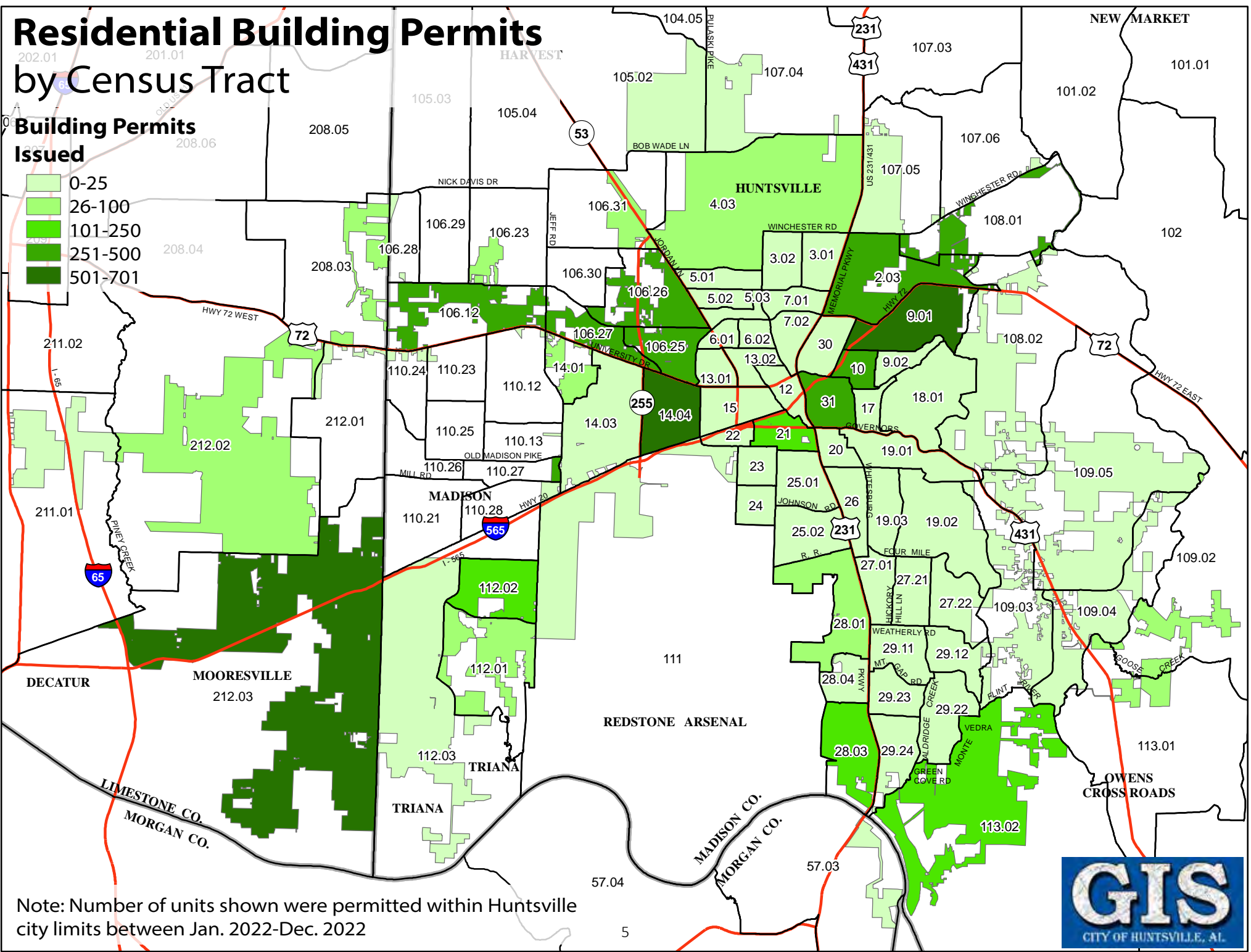
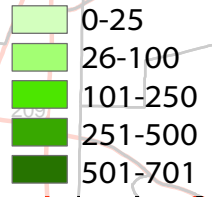
Census Tract (2020)	Areas Included	# of Units Permitted
212.03	Greenbrier	701
14.04	Research Park East	562
9.01	Chapman	530
10	Five Points	356
106.25	Oakwood	351
<b>TOTAL</b>	<b>CITYWIDE</b>	<b>5,926</b>

**TABLE R-2 | RESIDENTIAL BUILDING PERMITS, CITYWIDE**

Building Type	Total Units	Contract Amount Total
Single Family, Detached	844	\$40,937,526
Single Family, Attached (Townhomes)	177	\$33,508,487
Multi-Family, Apartment	4,905	\$690,064,320

# Residential Building Permits by Census Tract

## Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2022-Dec. 2022



## CERTIFICATES OF OCCUPANCY

A total of 3,719 residential units were issued certificates of occupancy in 2022, an increase of 30.4 percent over 2021's total of 2,853.

- The top census tract for residential CO's, by the number of units, was 106.26 (Plummer).
- The number of single-family units granted CO's decreased by 10.3 percent between 2021 and 2022.
- Apartment units granted CO's increased by 64.8 percent year-over-year.
- The total contract amount of residential units granted CO's increased by 76.5 percent between 2021 and 2022.
- More housing units were granted Certificates of Occupancy in 2022 than any other year since the Development Review began keeping records in 1983.

**TABLE R-3 | TOP CENSUS TRACTS- RESIDENTIAL CERTIFICATES OF OCCUPANCY (NEW CONSTRUCTION), BY NUMBER OF UNITS**

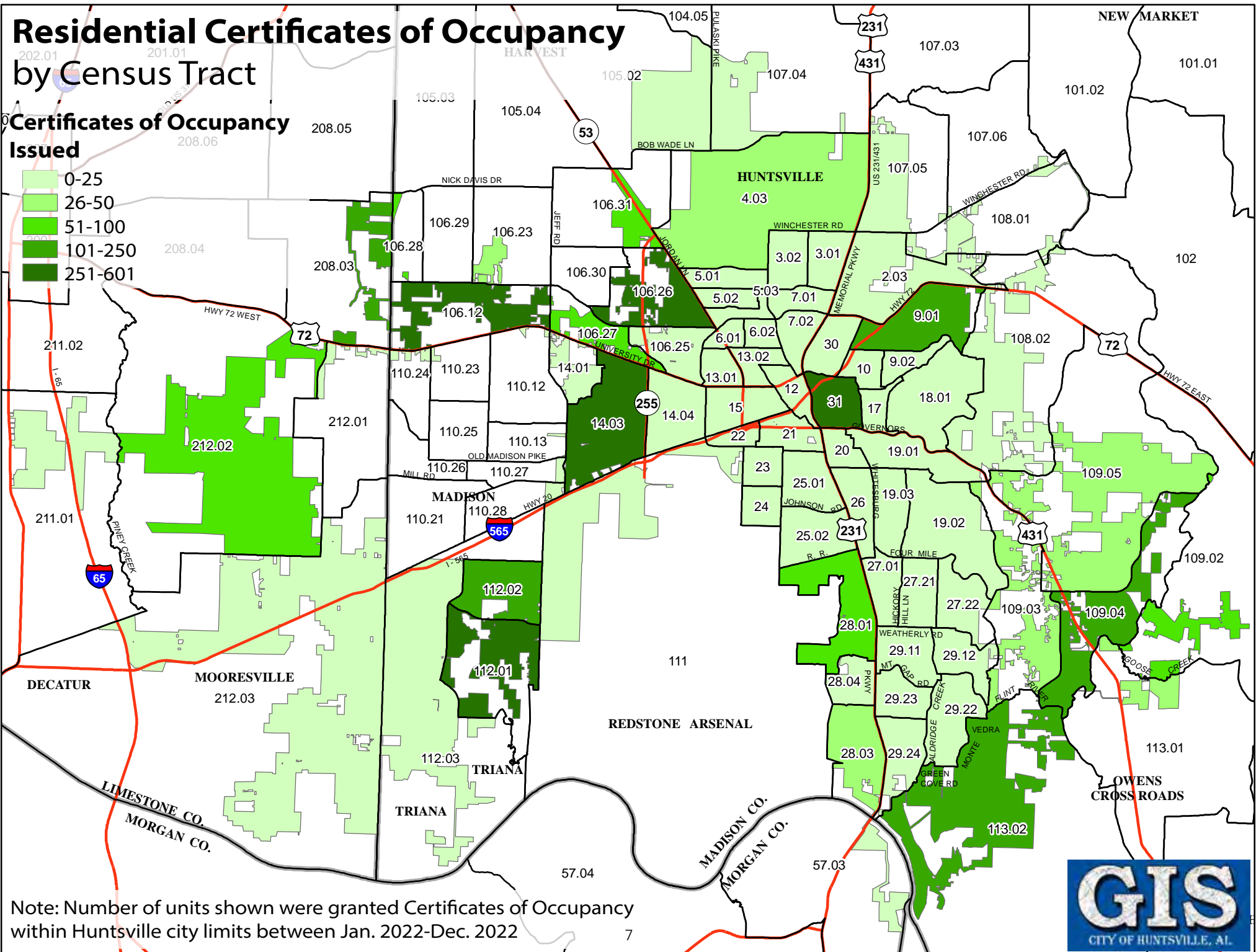
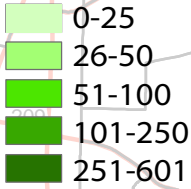
Census Tract (2020)	Areas Included	# of Units Permitted
106.26	Plummer	601
31	Downtown	497
106.12	72 West	494
14.03	Research Park West	275
112.01	Lake Forest	265
<b>TOTAL</b>	<b>CITYWIDE</b>	<b>3,719</b>

**TABLE R-4 | RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE**

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,058	\$50,359,120
Single Family, Attached (Townhomes)	116	\$19,109,744
Multi-Family, Apartment	2,545	\$313,788,189

# Residential Certificates of Occupancy by Census Tract

## Certificates of Occupancy Issued



Note: Number of units shown were granted Certificates of Occupancy within Huntsville city limits between Jan. 2022-Dec. 2022



## ADDITIONS AND ALTERATIONS

Residents who live in the City of Huntsville must purchase a building permit when they are adding to or making improvements to their existing single-family structure.

- There were 1,028 building permits issued for single-family residential additions and alterations in 2022, an increase of 2.2 percent over 2021.
  - Census tract 27.21 (Bailey Cove) had the most permits issued.
  - Neighborhoods that saw an increase in renovation permits between 2021-2022 include Lakewood; Jones Valley; and Lake Forest.

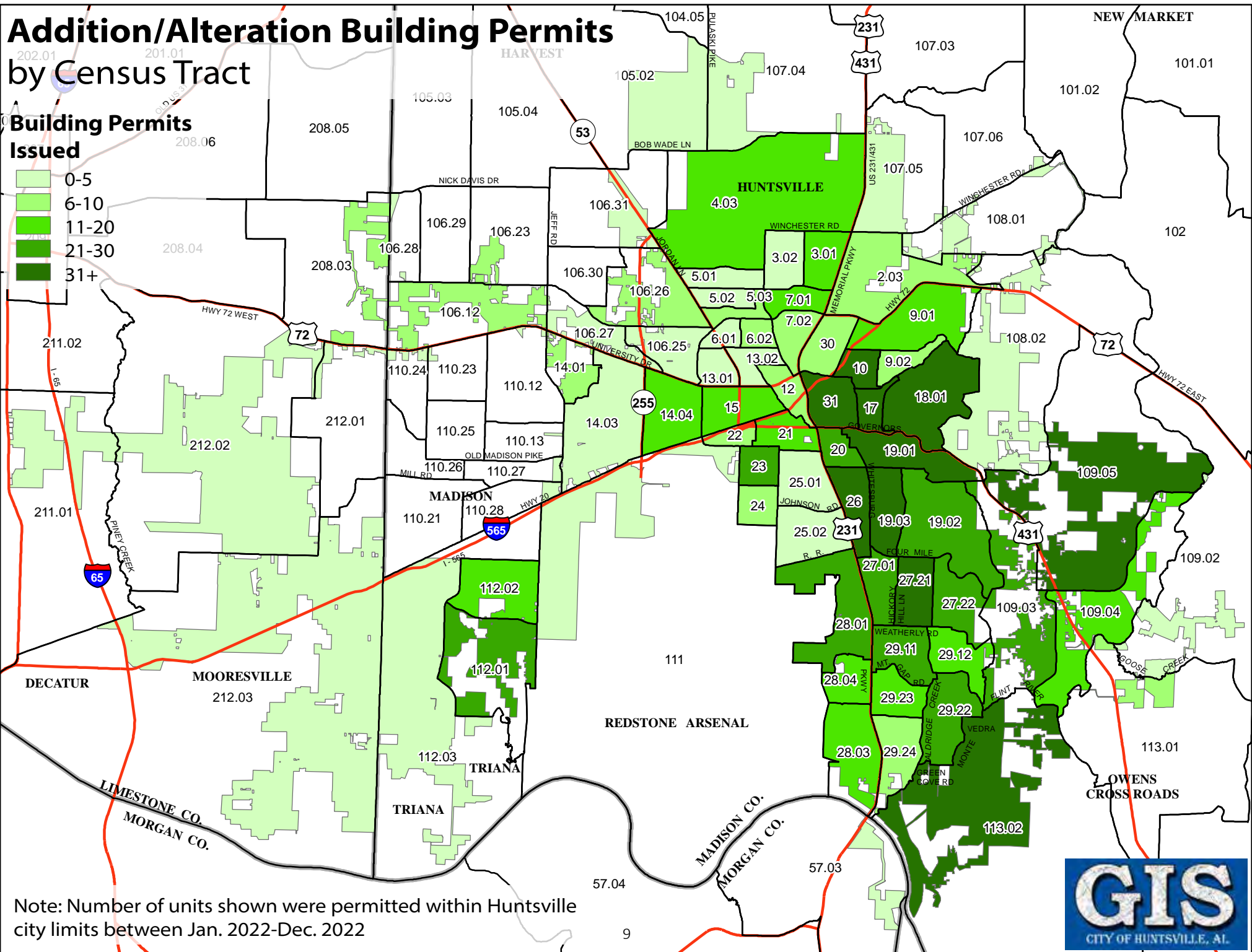
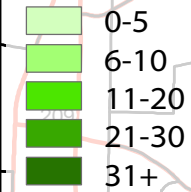
**TABLE R-5 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS (ADDITIONS AND ALTERATIONS)**

Census Tract (2020)	Areas Included	Addition Permits	Alteration Permits	Total Permits
27.21	Bailey Cove	19	33	52
19.01	Governors East	12	36	48
18.01	Monte Sano	18	28	46
10	Five Points	11	31	42
109.05	Hampton Cove	22	20	42
<b>TOTAL</b>	<b>CITYWIDE</b>	<b>423</b>	<b>605</b>	<b>1,028</b>



# Addition/Alteration Building Permits by Census Tract

## Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2022-Dec. 2022



## MULTI-FAMILY DEVELOPMENT

Huntsville’s historic boom in multi-family construction continued in 2022. Below is a list of multi-family projects under construction at the end of 2022. *(See page 18 for information on approved multi-family projects that have not started construction.)*

- **Units Approved:** Number of units approved by the City of Huntsville Planning Commission
- **Units Permitted:** Number of units granted building permits
- **Units Built:** Number of units granted certificates of occupancy

**TABLE R-6 | MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2022)**

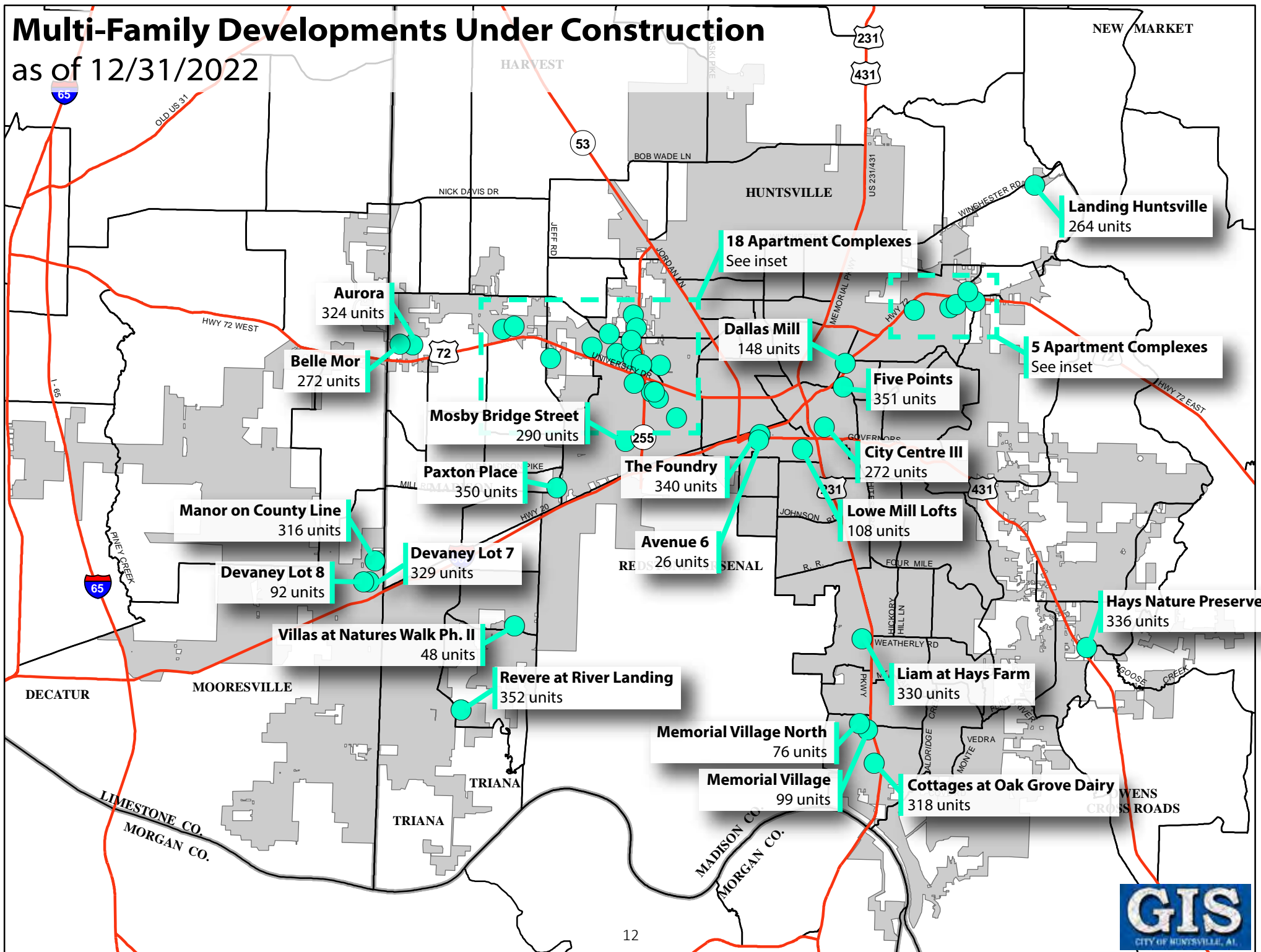
Apartment Name	Tract	Units Approved	Units Permitted	Units Built
2020 at Providence	106.27	360	360	0
Anthem House	14.04	330	330	0
Ariza	106.25	316	316	0
Aurora	106.12	324	324	120
Avenue 6	21	26	26	0
Belle Mor	106.12	272	272	0
Boardwalk at Research Park	106.26	448	293	0
Chase Creek	9.01	372	216	90
City Centre III	31	272	272	0
Cottages at Oak Grove Dairy	28.03	318	140	28
Cottages of Huntsville Phase 2	106.25	244	113	0
Dean at Chase Creek	2.03	336	336	0
Devaney Lot 7	212.03	329	329	0
Devaney Lot 8	212.03	92	29	0
Dry Creek Apartments Phase 2	106.27	223	223	75
Edison at Nance Road	106.12	252	252	90
Encore at Mid City	14.04	250	250	0
Five Points Mixed Use	10	351	351	0

TABLE R-6 (CONTINUED)

Apartment Name	Tract	Units Approved	Units Permitted	Units Built
Hamlet at Mid City	106.25	231	231	0
Hays Nature Preserve Apartments	109.04	336	336	192
Highfield at Madison	106.12	258	258	0
Kitt Lane Apartments	14.03	301	301	0
Landing Huntsville	108.01	264	264	0
Liam at Hays Farm	28.01	330	330	0
Lowe Mill Lofts	21	108	108	0
Manor on County Line	212.03	316	316	0
Memorial Village	28.03	99	99	0
Memorial Village North	28.03	76	38	0
Metronome at Mid City	14.04	296	296	0
Mosby Bridge Street Apartments	14.03	290	290	127
Old Monrovia Apartments	106.27	198	198	0
Paxton Place	110.27	350	350	0
Research Station Apartments	106.26	343	343	341
Revere at River Landing Apartments	112.01	352	352	328
Ridgehouse Apartments	106.26	175	175	0
Sanctuary	14.01	246	28	0
Terraces at High Mountain	9.01	198	198	0
The Arcadia	14.04	231	231	0
The Foundry	21	340	340	0
The Lofts at Dallas Mill	10	148	148	0
The View at Chase Creek Apartments	9.01	228	228	168
Villages of Chase Creek	9.01	324	324	0
Villas at Natures Walk Phase II	112.02	48	48	20
WaterWalk Huntsville	106.27	126	126	0
<b>TOTAL</b>		<b>11,327</b>	<b>10,388</b>	<b>1,579</b>

# Multi-Family Developments Under Construction

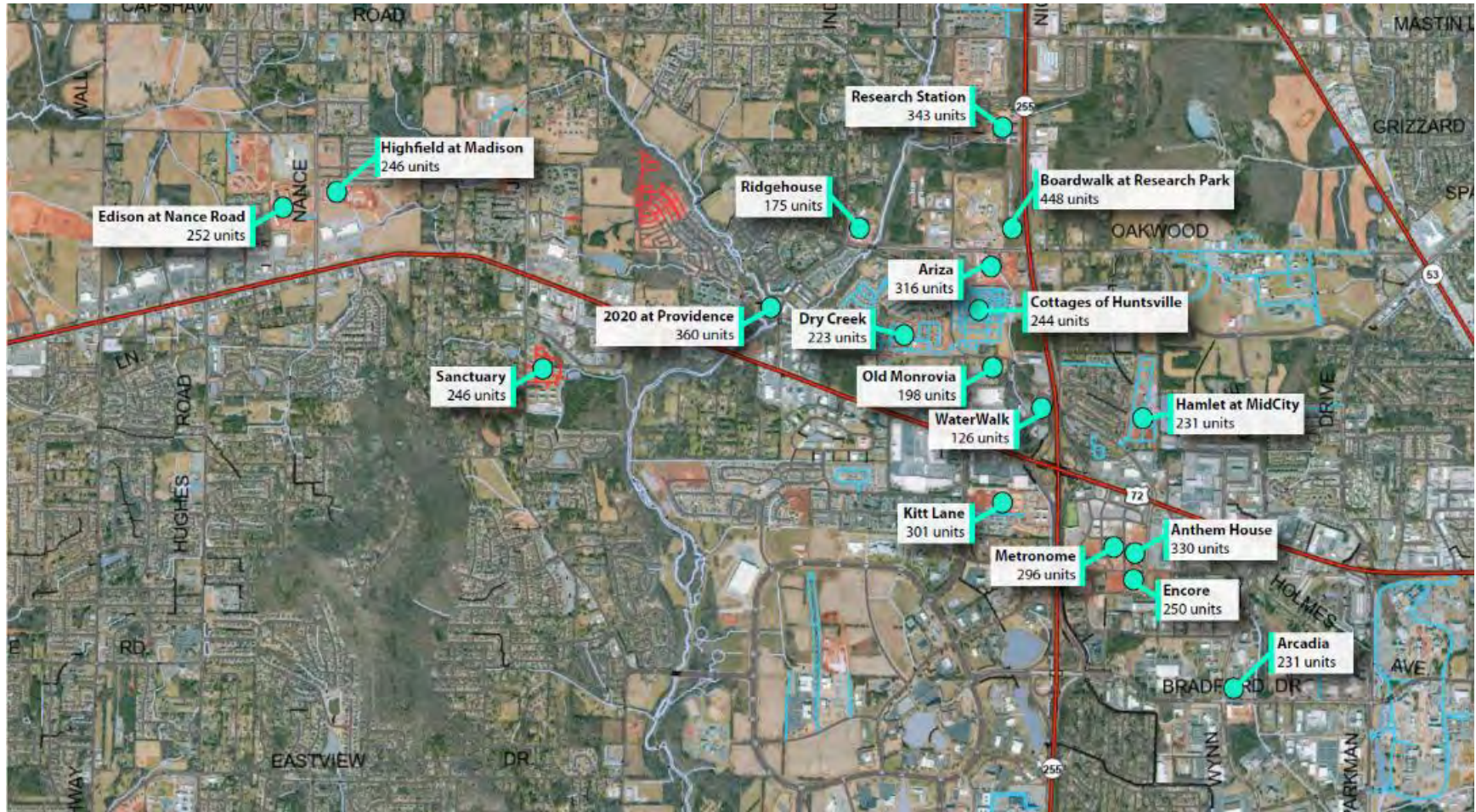
as of 12/31/2022



# MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2022)- 72 EAST AREA INSET



# MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2022)- WEST AREA INSET



# Subdivisions

## HIGHLIGHTS

Between 2021 and 2022, the total number of single family subdivision lots approved increased by 81 percent. Multi-family unit approvals increased by 44.3 percent year-over-year.

- The largest single-family residential subdivision granted final approval in 2022 was Ashton Springs Phase 3, a 113-lot subdivision in Northwest Huntsville.
- The largest multi-family project given boundary plat approval was the 350-unit Paxton Place apartments, located on Slaughter Rd. near Madison.

*Note: Only final approval for new subdivisions and boundary plat approval for multi-family projects are included in these tables.*

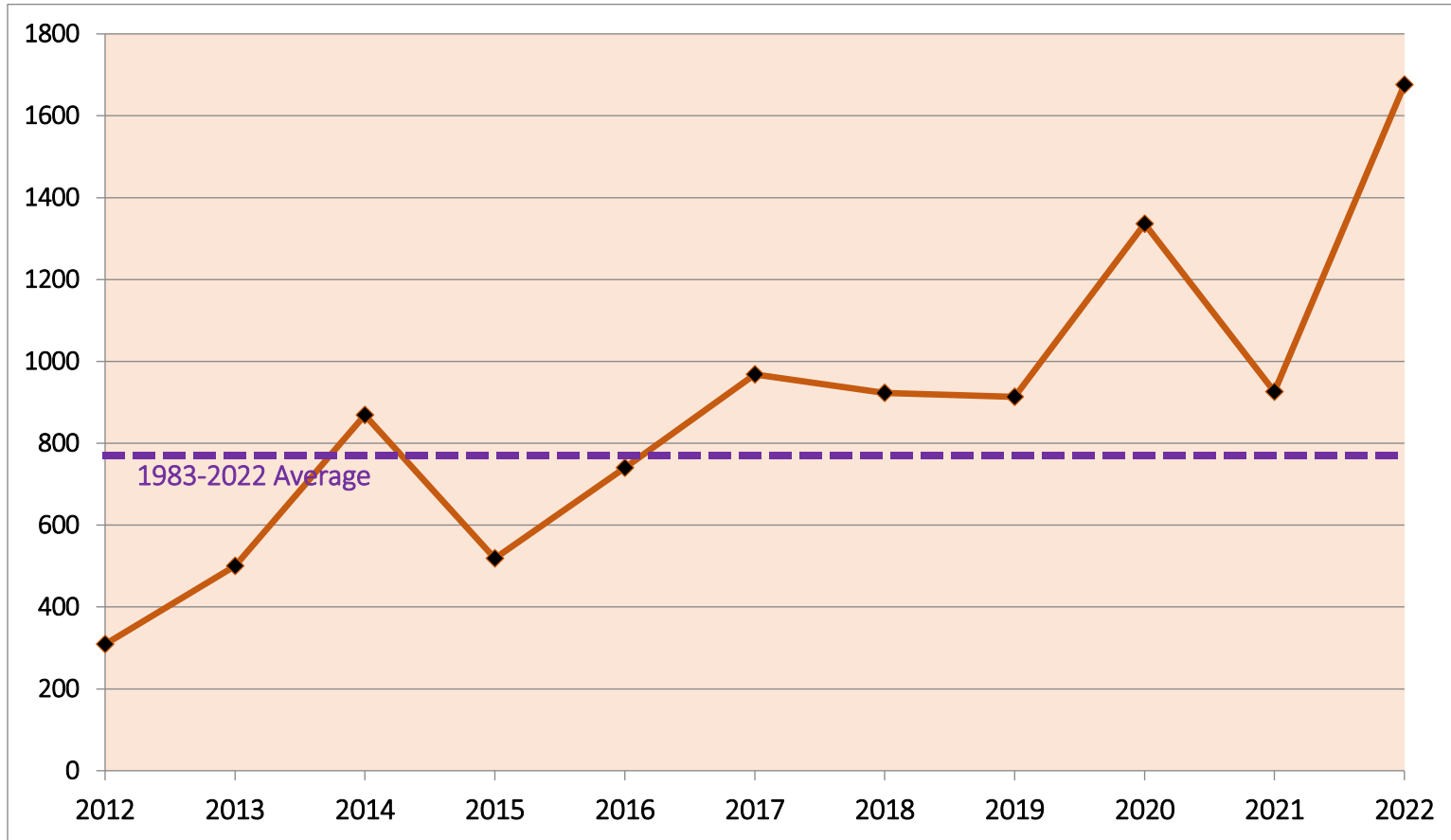
**TABLE S-1 | SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE**

Subdivision Type	Number of Lots/Units Approved	Largest Project(s), by # of Lots/Units
<i>Commercial</i>	82	Park at Hays Farm
<i>Single-Family</i>	1,676	Ashton Springs Ph. 3
<i>Multi-Family</i>	2,970	Paxton Place
<i>Public/Other</i>	0	
<b>TOTAL</b>	<b>4,728</b>	

**TABLE S-2 | TOP CENSUS TRACTS- NUMBER OF MAJOR SUBDIVISION LOTS/UNITS APPROVED**

Census Tract (2020)	Areas Included	# of Lots/Units Approved
106.25	Oakwood University	507
106.12	72 West	378
110.27	East Madison	350
113.02	Green Mountain	349
2.03	72 East	337

GRAPH S-1 | SINGLE-FAMILY LOTS APPROVED BY YEAR, 2012-2022



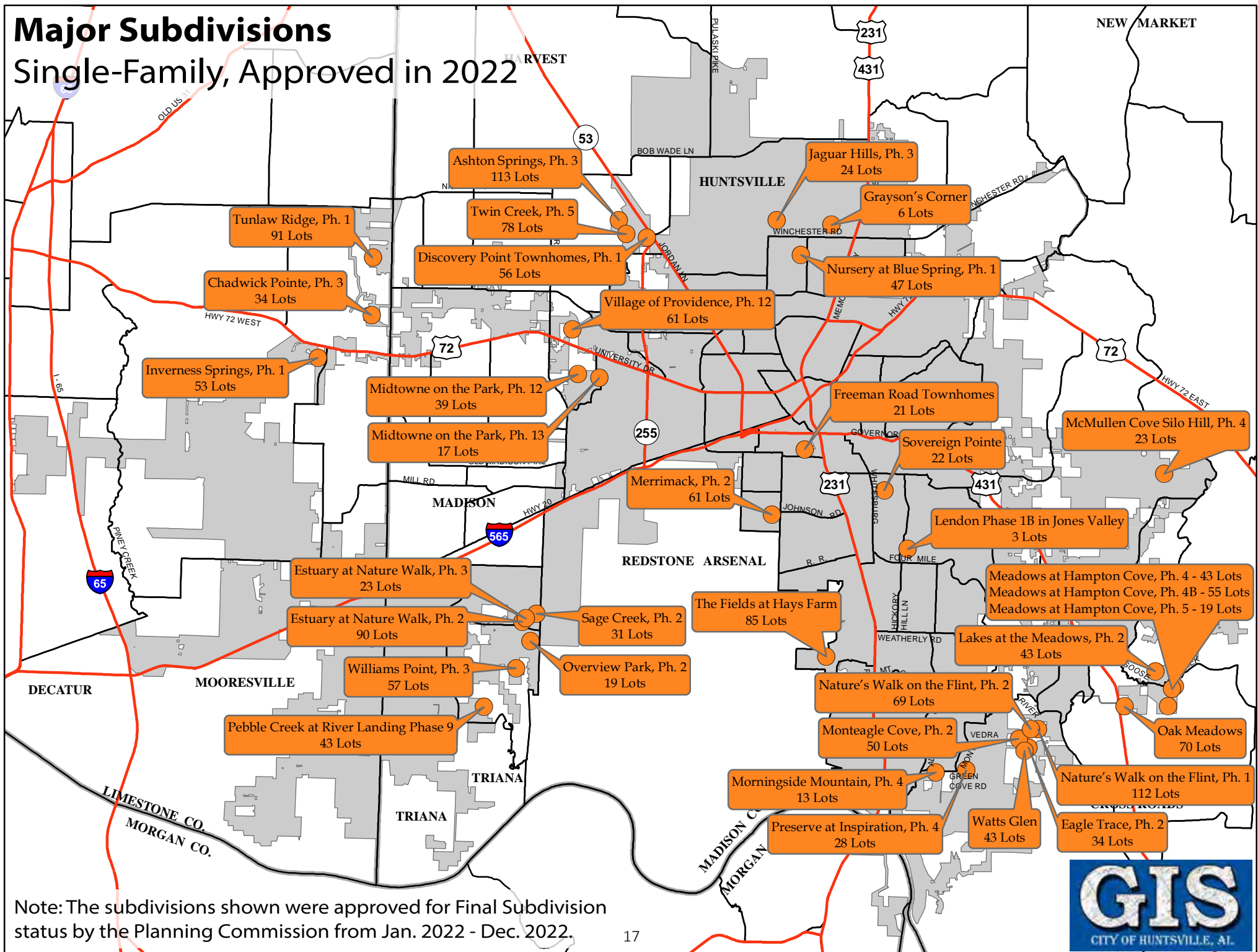
The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 771 single-family residential lots per year have been approved by the Planning Commission.

- Single-family lot approvals hit an all-time high of 2,671 in 2007, and a low of 146 lots in 2002.
- 1,676 single-family lots were approved in 2022, the highest number of approvals since 2007.



# Major Subdivisions

## Single-Family, Approved in 2022



Note: The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2022 - Dec. 2022.



## MULTI-FAMILY DEVELOPMENT

In 2022, nearly 3,000 multi-family units were granted boundary plat (final) approval by the City of Huntsville Planning Commission. Below is a table of multi-family projects that have been granted layout, preliminary, and/or boundary plat approval, but have not started construction. *(See page 10 for information on multi-family projects under construction.)*

- **Units Approved:** Number of units approved by the City of Huntsville Planning Commission

**TABLE S-3 | PROPOSED MULTI-FAMILY DEVELOPMENTS (AS OF 12/31/2022)**

Apartment Name	Tract	Units Approved	Level of Approval
Arbors at Moores Mill	107.05	80	Preliminary
Artesia at Huntsville	106.12	116	Preliminary
Bonaventure	112.01	347	Preliminary
Branch Huntsville	28.01	288	Preliminary
Bull Oak Townhomes	112.01	94	Preliminary
Devaney Lot 2	212.03	276	Preliminary
Dogwood Cottages	7.02	8	Preliminary
Fitzroy Apartments on Research	106.25	272	Boundary Plat
Hampton Cove Active Living	109.03	190	Preliminary
Highline at Burgreen	212.01	181	Preliminary
Highline at Vaughan Phase 1	106.12	300	Preliminary
Highline at Vaughan Phase 2	106.12	190	Layout
Johns Road Multifamily	106.26	264	Preliminary
Kirby Lane	106.12	143	Preliminary
Madison Place	3.02	120	Preliminary
Marina Cove Apartments	113.02	56	Preliminary
Nestledown Farm	112.01	202	Preliminary
Oakwood Road Residential	106.26	267	Layout
Old Monrovia at Old Dry Creek	106.27	96	Preliminary
Pebble Creek Phase 2	112.01	70	Preliminary
Pebble Creek Phase 3	112.01	94	Preliminary

TABLE S-3 (CONTINUED)

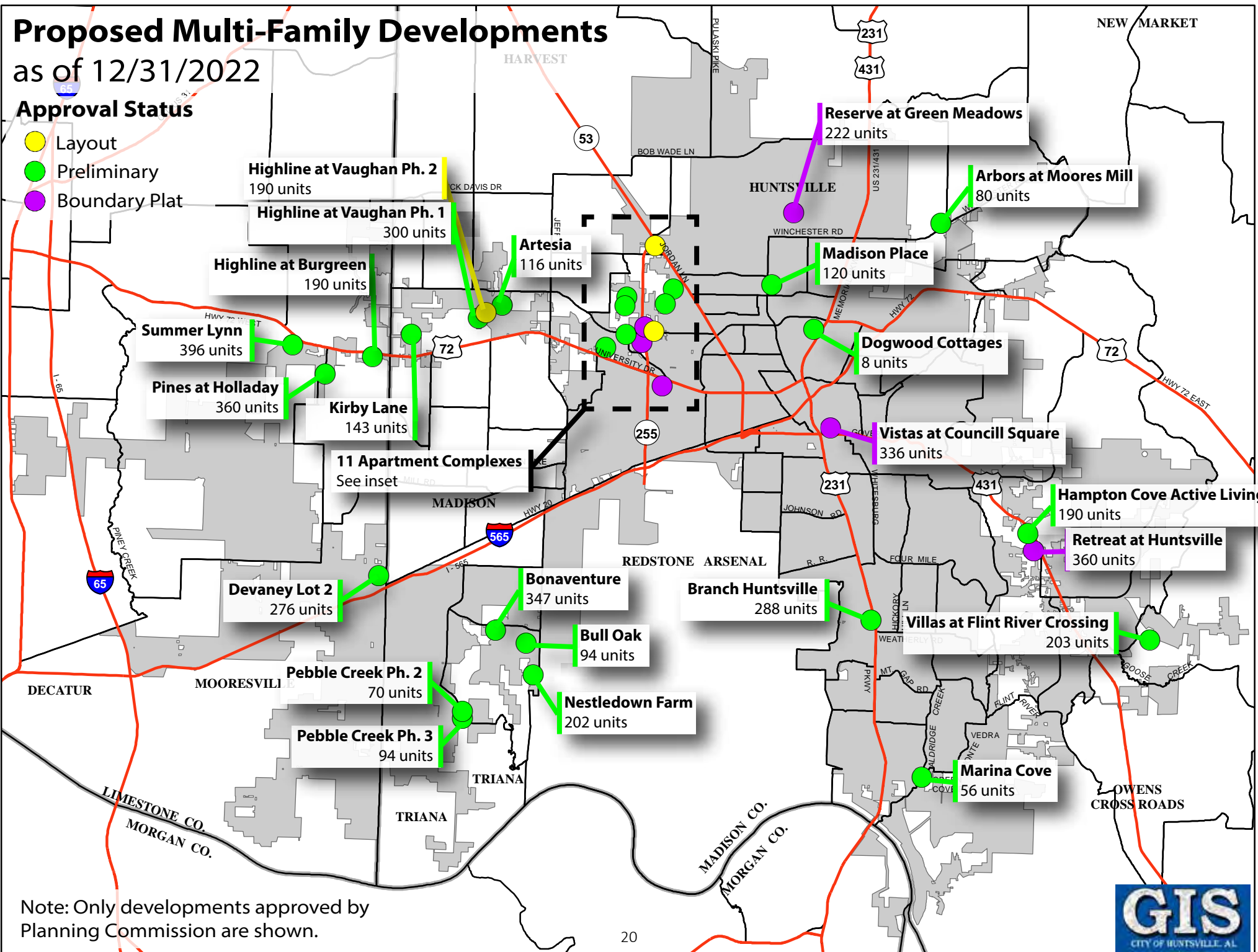
Apartment Name	Tract	Units Approved	Level of Approval
Pines at Holladay	212.01	360	Preliminary
Plummer Road Multi-Family	106.26	172	Preliminary
Ramston Multi-Family	106.26	190	Boundary Plat
Research Loft Apartments	106.31	397	Layout
Reserve at Green Meadows	4.03	222	Boundary Plat
Retreat at Huntsville	109.03	360	Boundary Plat
Ridgehouse Apartments at Johns Landing	106.26	177	Preliminary
Summer Lynn	212.02	396	Preliminary
Villas at Flint River Crossing	109.02	203	Preliminary
Vistas at Councill Square	31	336	Approved
Walden at Providence Phase 2	106.27	130	Preliminary
Wellory Living	14.04	342	Approved
Zen Retreat	106.26	216	Preliminary
<b>TOTAL</b>		<b>7,155</b>	

# Proposed Multi-Family Developments

as of 12/31/2022

## Approval Status

- Layout
- Preliminary
- Boundary Plat



Note: Only developments approved by Planning Commission are shown.

**PROPOSED MULTI-FAMILY DEVELOPMENTS (RESEARCH PARK BOULEVARD AREA) AS OF 12/31/2022**



# Real Estate

## HIGHLIGHTS

According to the North Alabama Multiple Listing Service (NALMLS), there were 3,575 single-family residential units sold within Huntsville city limits in 2022, a 15.5 percent decrease from 2021's total of 4,232.

- 180 homes were sold in Census Tract 112.01 (Lake Forest), more than any other tract in the city.

The average sale price for a single-family residence was \$377,703, a 13.6 percent increase from 2021's average of \$332,414.

- 2022 marked the first time the city-wide average sales price exceeded \$350,000.
- Downtown, Providence and the City's East Central census tracts had the highest average sales prices in 2022.
- Citywide, the average sales price for new construction homes in 2022 was \$476,010; for resale homes, it was \$352,566.

**TABLE RE-1 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL UNITS SOLD**

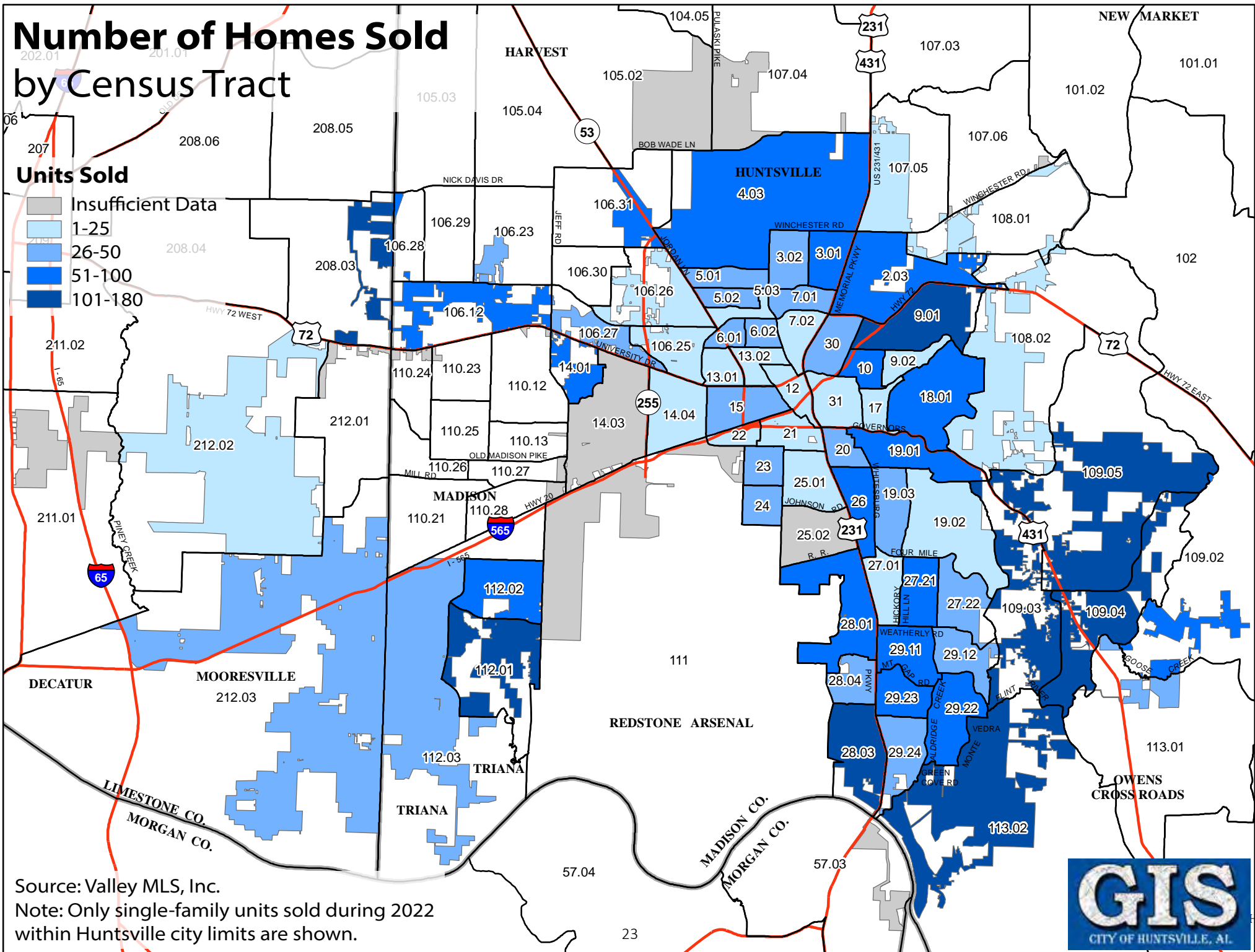
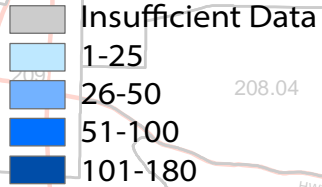
Tract	Area(s) Included	Number of Units
112.01	Lake Forest	180
109.05	Hampton Cove	179
113.02	Green Mountain	159
109.03	Big Cove	146
208.03	East Limestone	133
<b>TOTAL</b>	<b>CITYWIDE</b>	<b>3,575</b>

**TABLE RE-2 | TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE-FAMILY HOUSING)**

Tract	Area(s) Included	Average Price
31	Downtown	\$962,667
19.02	The Ledges	\$823,655
106.27	Providence	\$759,640
109.05	Hampton Cove	\$616,229
19.01	Governors East	\$610,302
<b>AVERAGE</b>	<b>CITYWIDE</b>	<b>\$377,703</b>

# Number of Homes Sold by Census Tract

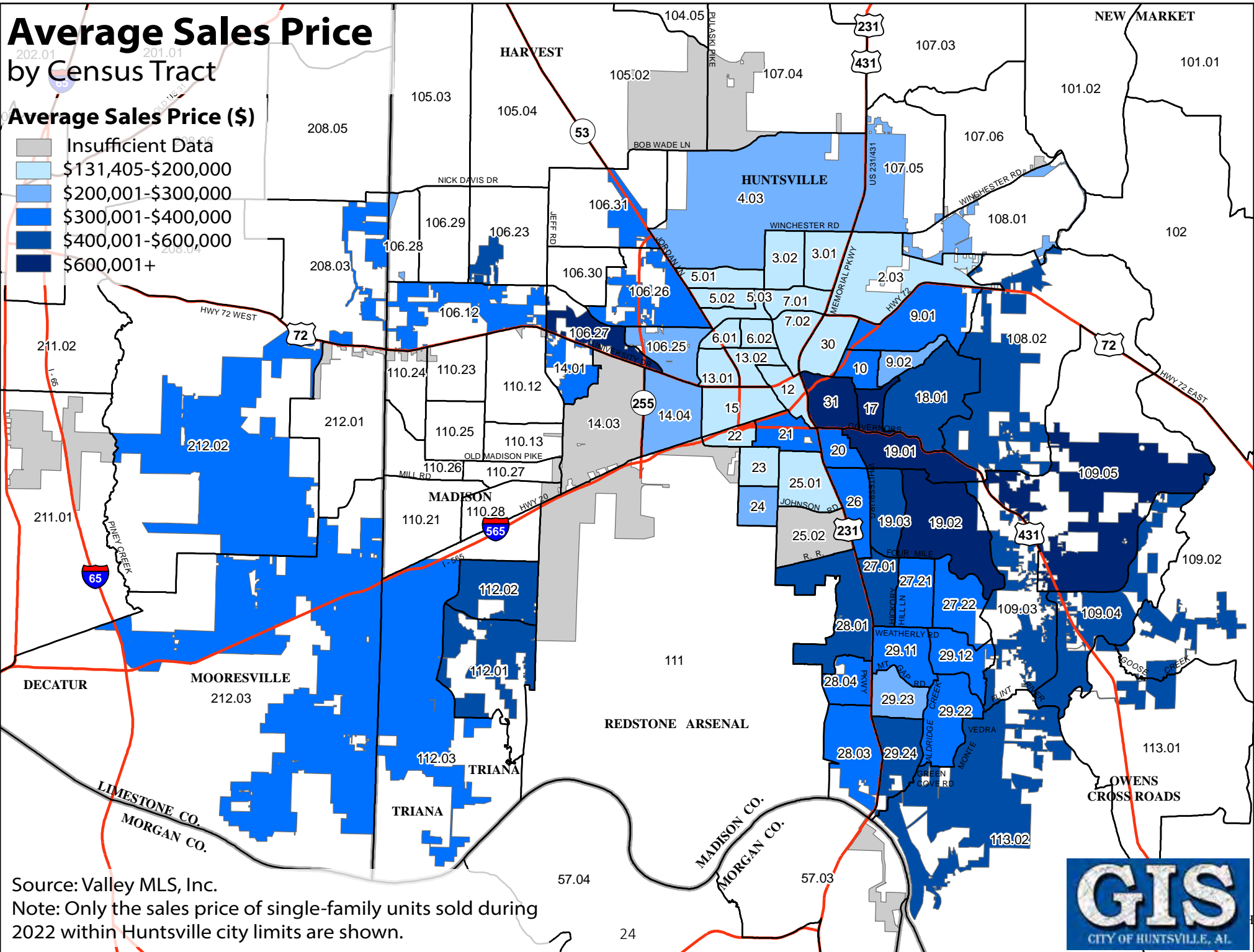
## Units Sold



# Average Sales Price by Census Tract

## Average Sales Price (\$)

- Insufficient Data
- \$131,405-\$200,000
- \$200,001-\$300,000
- \$300,001-\$400,000
- \$400,001-\$600,000
- \$600,001+



Source: Valley MLS, Inc.  
 Note: Only the sales price of single-family units sold during 2022 within Huntsville city limits are shown.







The average sales price increased from 2021 to 2022 in 61 of 65 census tracts where homes were sold in the City both years.

- The neighborhoods with the largest price increases year-over-year included 107.05 (Countess); 28.01 (Chaffee); and 6.02 (Oakmont Park).
- The four areas with price decreases were Downtown (31); Chase (108.01); Oakwood West (13.02); and Creekwood Park (14.01).
- Between 2019 and 2022, prices have increased in all but one census tract.

The average price per square foot for a single-family home was \$159.88, a 15.5 percent increase from 2021’s \$138.45.

- Neighborhoods near the city center (and Providence) had the highest prices per square foot in 2022.

The average days on market for homes sold in 2022 was 14, down from 15 in 2021.

- The census tracts with the fewest average days on market were 25.01 (Brahan Spring) and 212.03 ( Mooresville) at 5 days.
- The census tracts with the most average days on market were 108.01 (Chase) and 31 (Downtown), with 59 and 48 days respectively.

**TABLE RE-3 | TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE-FAMILY HOUSING)**

Tract	Area(s) Included	Average PSF
106.27	Providence	\$283.55
31	Downtown	\$280.16
10	Five Points	\$215.98
20	Mayfair Park	\$210.22
18.01	Monte Sano	\$210.06
<b>AVERAGE</b>	<b>CITYWIDE</b>	<b>\$159.88</b>

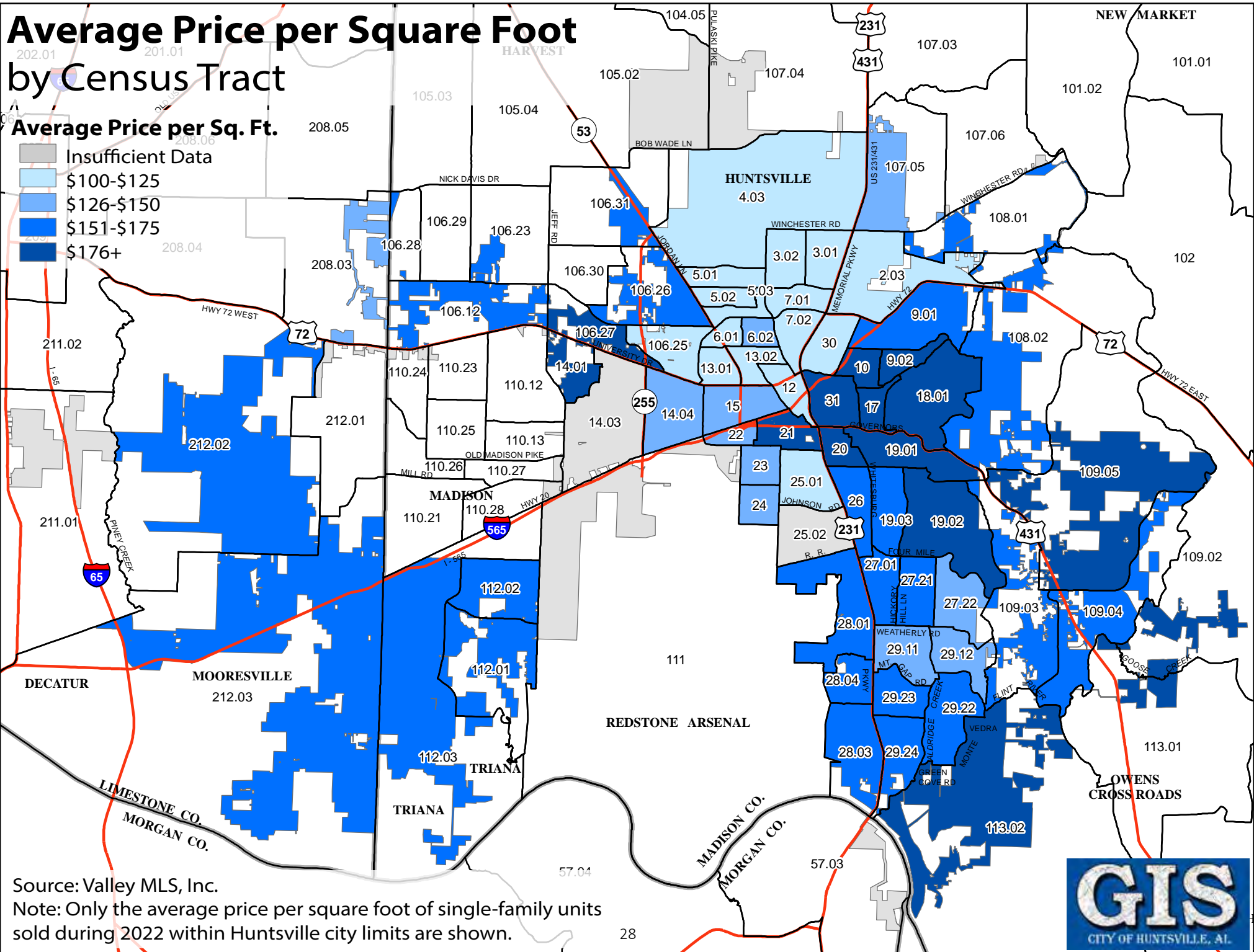
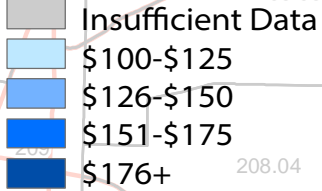
**TABLE RE-4 | TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE-FAMILY HOUSING)**

Tract	Area(s) Included	Average DOM
25.01, 212.03	Brahan Spring, Mooresville	5
22, 113.01	Westlawn, Owens Cross Roads	6
28.03, 106.25, 208.03	Bell Mountain, Oakwood Univ., East Limestone	7
5.03, 12, 28.04, 106.31	Scenic View, Terry Heights, English Village, 53 North	8
5.02, 6.01, 6.02, 7.01, 14.01, 14.04, 28.01, 107.05, 109.04, 112.02	Mastin Lake, Highlands, Oakmont Park, Davis Hills, Creekwood Park, Chaffee, Countess, Flint River, Edgewater	9
<b>AVERAGE</b>	<b>CITYWIDE</b>	<b>14</b>



# Average Price per Square Foot by Census Tract

## Average Price per Sq. Ft.



Source: Valley MLS, Inc.

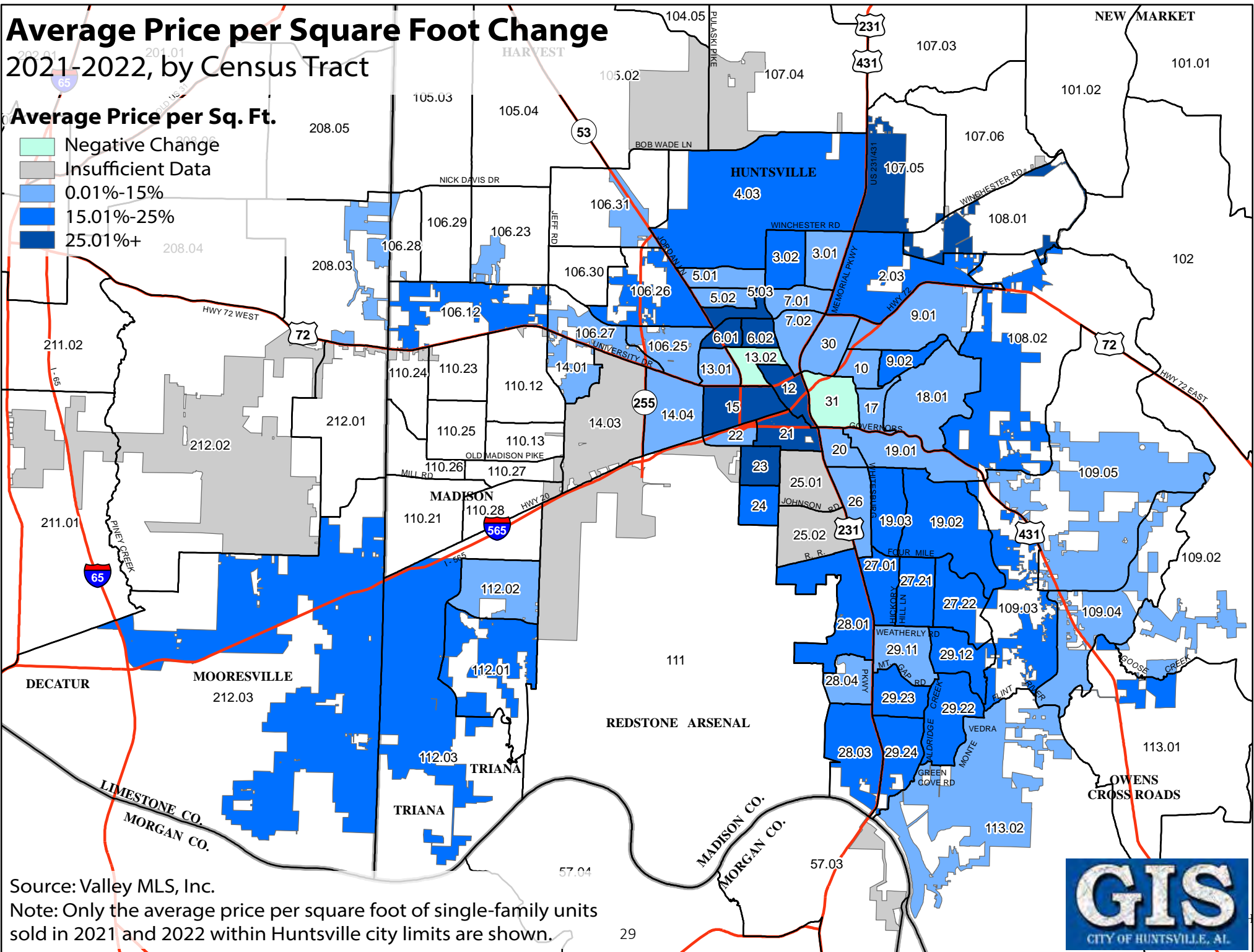
Note: Only the average price per square foot of single-family units sold during 2022 within Huntsville city limits are shown.



# Average Price per Square Foot Change 2021-2022, by Census Tract

## Average Price per Sq. Ft.

- Negative Change
- Insufficient Data
- 0.01%-15%
- 15.01%-25%
- 25.01%+

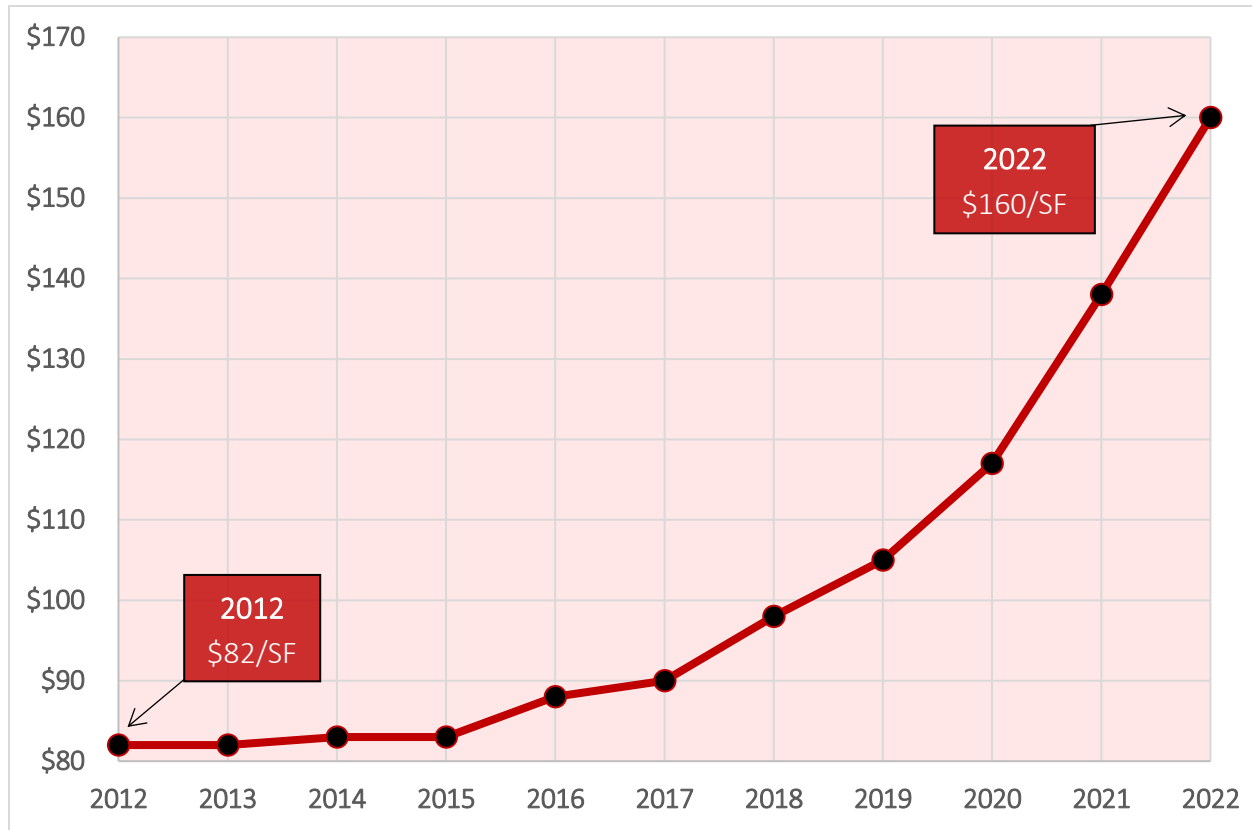


Source: Valley MLS, Inc.

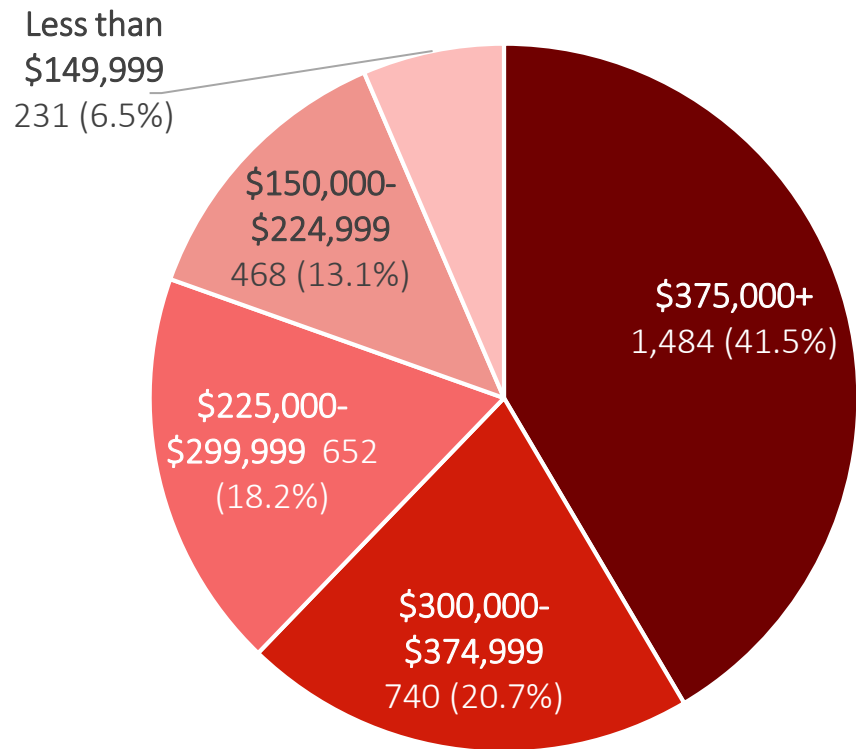
Note: Only the average price per square foot of single-family units sold in 2021 and 2022 within Huntsville city limits are shown.



GRAPH RE-1 | AVERAGE PRICE PER SQUARE FOOT, SINGLE-FAMILY HOMES IN THE CITY OF HUNTSVILLE



GRAPH RE-2 | TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE\*



\*City of Huntsville, 2022 data only

# Commercial and Other Developments

## HIGHLIGHTS

A total of 694 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2022, a decrease of 2 percent from 2021's total of 708.

- The top census tract for non-residential building permits was 14.03 (Research Park West). 49 permits were issued in that area.
- Large projects that began or continued in 2022 included industrial projects (Toyota Motor Manufacturing, Blue Origin, Meta); renovations to Joe Davis Stadium; and the new Huntsville City Hall.

TABLE C-1 | **NON-RESIDENTIAL BUILDING PERMITS, BY PROJECT TYPE (CITYWIDE)**

Project Type <i>Examples</i>	Number of Permits
<b>Commercial</b> <i>Retail, Restaurants, Hotels</i>	188
<b>Office</b> <i>Commercial Office Buildings</i>	127
<b>Industrial</b> <i>Manufacturing, warehouses</i>	76
<b>Other</b> <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	303
<b>TOTAL</b>	<b>694</b>

TABLE C-2 | **TOP CENSUS TRACTS- NON-RESIDENTIAL BUILDING PERMITS, BY NUMBER OF PERMITS ISSUED**

Census Tract (2020)	Tract Name	No. of Permits Issued	Notable Project(s)
14.03	Research Park West	49	Radiance Technologies, SAIC, HQ at Upland Park
212.03	Mooreville	44	Amazon, Buffalo Rock
14.04	Research Park East	42	MidCity
31	Downtown	41	Huntsville City Hall, VBC, Lumberyard
21	Lowe Mill	31	The Foundry, Pet Resort
<b>TOTAL</b>	<b>CITYWIDE</b>	<b>694</b>	



# Annexations, Zonings and Rezoning

## ANNEXATIONS

There were 20 annexations approved by the Huntsville City Council that became effective in 2022.

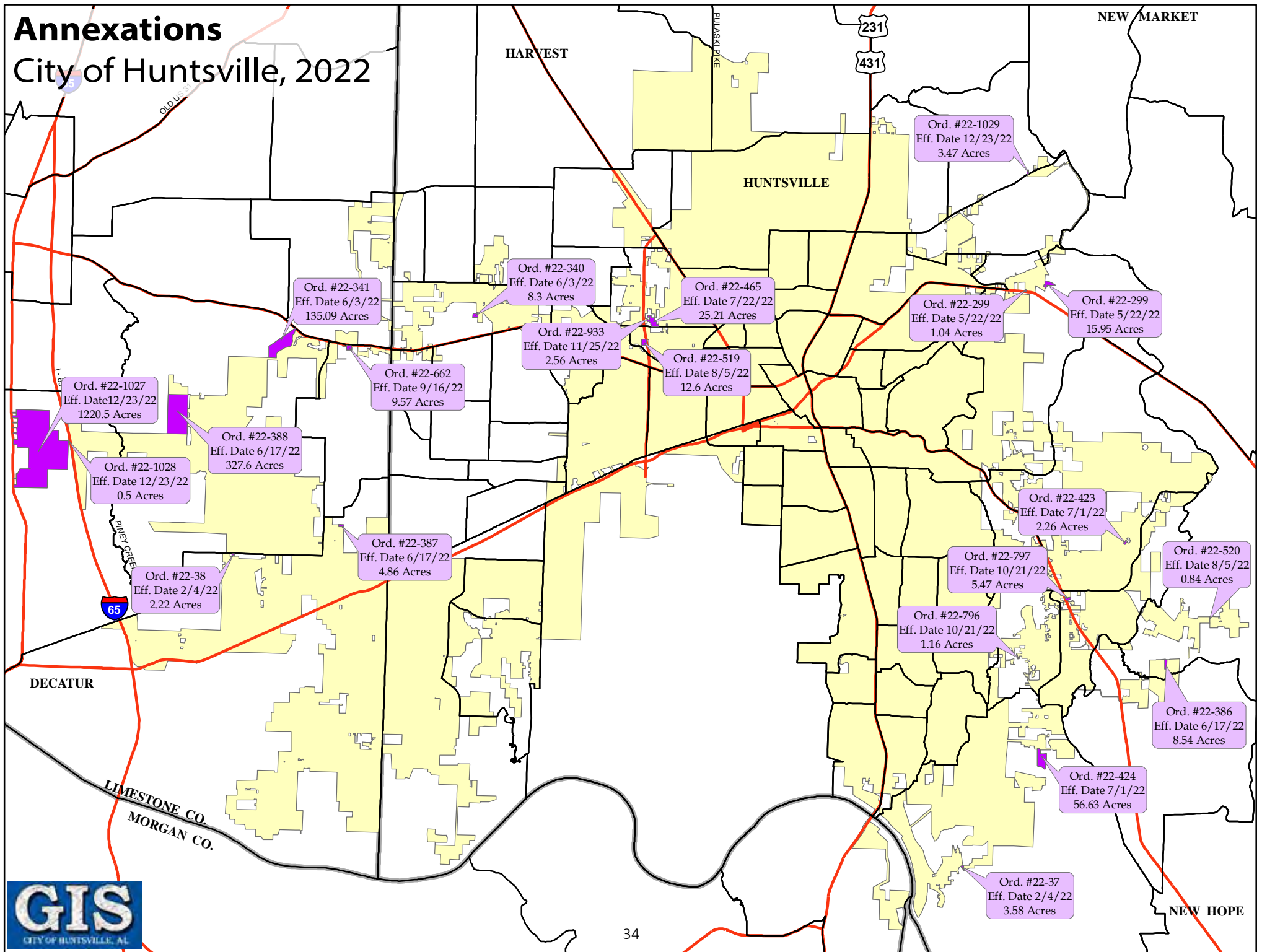
- A total of 1,848 acres were added to the City of Huntsville in 2022.
- 92 percent of the acreage annexed in 2022 is located in Limestone County. Census Tract 211.01 (Tanner) had the largest amount of land annexed (1,221 acres).

TABLE AZ-1 | ANNEXATIONS APPROVED IN 2022, BY EFFECTIVE DATE

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
22-37	Cap Adkins 2	2	1	113.02	3.58	2/4/2022
22-38	Ramos	2	1	212.03	2.22	2/4/2022
22-299	Martinson Ranch	0	0	108.02	16.99	5/22/2022
22-340	Wall Triana	0	0	106.12	8.3	6/3/2022
22-341	Farm & Land Assets	0	0	212.02	135.09	6/3/2022
22-386	Berkley	0	0	109.02	8.54	6/17/2022
22-387	Covington	0	0	212.03	4.86	6/17/2022
22-388	Graham-Hicks Farm	0	0	212.02	327.6	6/17/2022
22-423	McClellan	4	1	109.05	2.26	7/1/2022
22-424	Anselm Poiema	0	0	113.02	56.63	7/1/2022
22-465	Roddy-Matthews	0	0	106.26	25.21	7/22/2022
22-519	Langford	0	0	106.25	12.6	8/5/2022
22-520	Crystal Creek	0	0	109.02	0.84	8/5/2022
22-662	Henderson Lane	0	0	212.01	9.57	9/16/2022
22-796	Page	4	1	109.03	1,16	10/21/2022
22-797	Schultz	0	0	109.04	5.47	10/21/2022
22-933	Travis Rd.	0	0	106.26	2.56	11/25/2022
22-1027	Haney	0	0	211.01	1220.5	12/23/2022
22-1028	Sanderson	0	0	211.01	0.5	12/23/2022
22-1029	Bradford	0	0	107.06	3.47	12/23/2022
<b>TOTAL</b>		<b>12</b>	<b>4</b>		<b>1,848</b>	

# Annexations

## City of Huntsville, 2022



## ZONING APPROVALS

There were 21 zonings approved by Huntsville City Council that became effective in 2022.

- The largest single zoning in 2022 was for 56.6 acres near Owens Cross Roads. The previously un-zoned land was designated Residential R2.

TABLE AZ-2 | ZONINGS APPROVED IN 2022, BY EFFECTIVE DATE

Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
19-934	R2A	13-06	106.12	23.46	1/5/2022
21-1186	C4	12-05	212.01	15.94	2/4/2022
21.1168	C4	10-14	109.03	12.82	2/4/2022
21-1190	R1A	10-15	109.05	3.06	2/4/2022
22-06	R1A	09-14	109.03	1.24	3/4/2022
22-08	C4	09-05	212.03	1	3/3/2022
22-75	R2, C4	12-08, 12-09	106.27	36.57	4/1/2022
22-77	R1	06-13	113.02	3.58	4/1/2022
22-79	CIP	09-04	212.03	2.22	4/1/2022
22-309	PDH	14-05, 14-06	106.28	0.95	7/1/2022
22-398	R2, C4	13-14	108.02	17	8/5/2022
22-480	R2	08-15	109.02	8.54	9/2/2022
22-482	R2	10-05	212.03	4.86	9/2/2022
22-558	R1	10-15	109.05	2.26	9/30/2022
22-560	R2	07-14	113.02	56.63	9/30/2022
22-562	R2, R2A	16-09	106.26	25.21	9/30/2022
22-671	C4	12-09	106.25	12.6	11/4/2022
22-673	R2	09-16	109.02	0.84	11/4/2022
22-683	PDH	14-05, 14-06	106.28	0	11/4/2022
22-805	R2, C4	12-05	212.01	9.57	12/18/2022
22-888	R1A	08-13	109.03	1.16	12/13/2022

## REZONING APPROVALS

There were 19 rezonings approved by the Huntsville City Council that became effective in 2022.

- The largest single rezoning in 2022 was for 153 acres along US 72 West in Limestone County that were previously zoned as Highway Commercial C4. The land was rezoned as Residential R2.

*Official printed zoning maps are available at the Planning Office (City Hall, 2<sup>nd</sup> Floor) for \$15 each. An “unofficial” zoning map is also available for viewing at [maps.huntsvilleal.gov](https://maps.huntsvilleal.gov).*

TABLE AZ-3 | REZONINGS APPROVED IN 2022, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
21-1194	R1A	R2	13-11	3.01	7.82	2/4/2022
22-235	R1A	PDH	12-12	9.02	47.26	6/3/2022
22-229	R1	R2	06-13	113.02	16.36	6/3/2022
22-231	R2	C4	12-06	106.12	24.47	12/9/2022
22-233	RP	C4	12-09	14.04	14.46	6/3/2022
22-396	LI	C4	11-10, 11-11	21	1.26	8/5/2022
22-313	C6	R2	12-05	212.01	23.61	7/1/2022
21-1192	R2	R2B	13-09	106.26	33.16	7/8/2022
22-396	LI	C4	10-10	21	2.59	8/5/2022
21-1002	R1B	R2	07-14	113.02	48.1	9/16/2022
22-564	LI	R2B	07-12	28.03	1.56	9/30/2022
22-566	R2	R2B	13-09	106.26	0.5	9/30/2022
22-675	R2	R2B	09-11	28.01	2.34	11/4/2022
22-679	R2	C4	15-12	107.05	2.47	11/4/2022
22-669	LI	R2, C4	15-09, 15-10	4.03	71.55	11/4/2022
22-681	C4	R2	12-04, 12-05	212.02	153	11/4/2022
22-892	LI	R2	12-11	30	16.32	12/13/2022
22-894	CIP	C4	08-04	212.03	9.13	12/13/2022
22-896	R1B	C1	11-10	15	4.33	12/13/2022

# Population and Housing Estimates

## POPULATION

The City of Huntsville Planning staff calculates intercensal estimates of the City's population every July.

- On July 1, 2022, the population of the City of Huntsville was estimated at 227,529, an increase of 5.8 percent since the 2020 Census.
- Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 1.9 percent over the past decade.

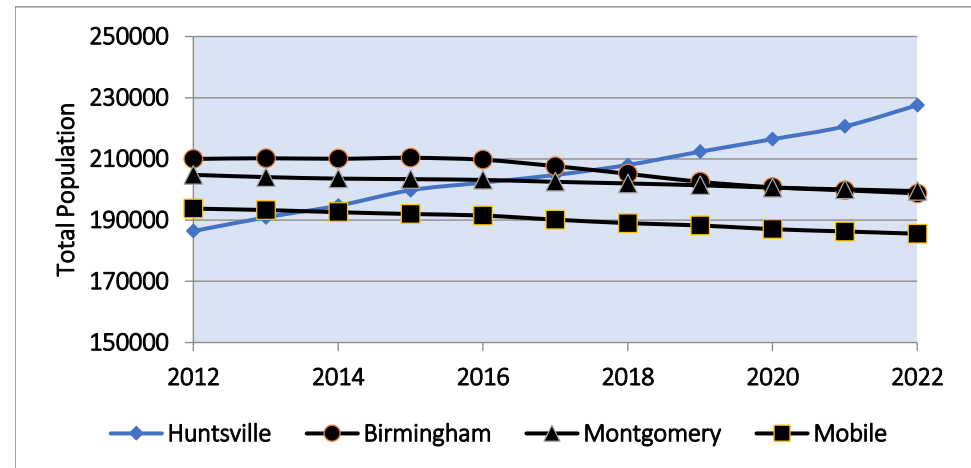
The US Census Bureau takes a census of the United States every ten years.

- The last census was performed on April 1, 2020.
- The first data from the 2020 Census were released in August 2021, and more data will be published in 2023.
- According to the 2020 Census, the City of Huntsville is now the largest city in Alabama, with the next-largest cities (Birmingham and Montgomery) having around 200,000 residents.

TABLE PH-1 | POPULATION AND HOUSING, 2010-2022

	Population	Housing Units
Census 2010	180,105	84,949
Census 2020	215,006	100,391
City Estimate July 2021	220,632	103,150
City Estimate July 2022	227,529	106,141

GRAPH PH-1 | POPULATION OF ALABAMA CITIES OVER 150,000 (2012-2022)

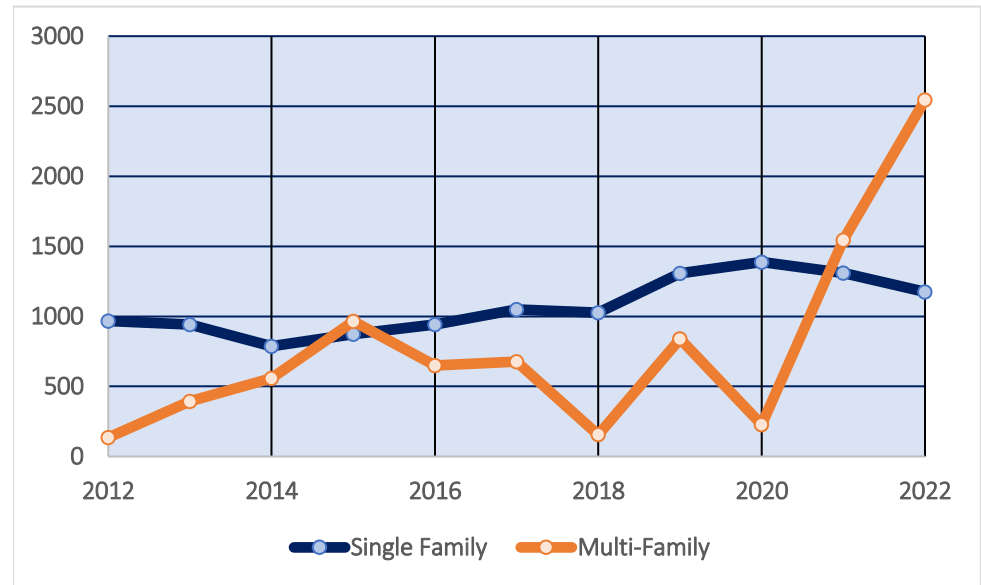


## HOUSING

In comparing the December 2022 estimate with the 2020 Census, the City of Huntsville's housing stock increased by 7.8 percent, or around 2.8 percent annually.

- Huntsville added 3,648 housing units between 2021 and 2022, an increase of 3.5 percent.
- There were 108,232 housing units in the City of Huntsville as of December 31, 2022.

GRAPH PH-2 | HOUSING UNITS ADDED BY YEAR, 2012-2022



*Note: Graph does not include annexed, demolished or moved housing units.*

**TABLE PH-2 | TOTAL HOUSING UNITS BY CENSUS TRACT, 12/31/2022**

*Legend*

(+): Combined/Added Census Tract since 2010 Census

(/): Partial Census Tract: Only populated areas within Huntsville city limits are included

Census Tract	Housing Unit Change, 1/2022-12/2022				Total Housing Units (12/2022)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
2.03 (+) (/)	3	0	0	3	1,499
3.01	0	0	0	0	1,638
3.02	0	0	0	0	1,534
4.03 (/)	31	-1	0	30	1,974
5.01	1	0	0	1	780
5.02	0	0	0	0	1,011
5.03	0	-1	0	-1	757
6.01	0	-2	0	-2	665
6.02	0	0	0	0	910
7.01	0	-2	0	-2	1,408
7.02	2	0	0	2	1,515
9.01 (/)	34	-4	198	228	2,402
9.02	0	0	0	0	1,230
10	5	-4	0	1	1,921
12	1	-3	0	-2	1,235
13.01	1	0	0	1	2,253
13.02	0	0	0	0	1,015
14.01 (/)	11	0	0	11	1,317
14.03 (+) (/)	0	-1	275	274	2,259

Census Tract	Housing Unit Change, 1/2022-12/2022				Total Housing Units (12/2022)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
14.04 (+)	0	-2	0	-2	1,726
15	0	0	0	0	1,991
17	3	-5	0	-2	902
18.01	5	-3	0	2	1,672
19.01	7	-1	0	6	1,558
19.02	9	0	0	9	1,270
19.03	4	-2	0	2	1,163
20	2	-2	0	0	1,191
21	11	-15	0	-4	1,766
22	0	0	0	0	1,029
23	0	-9	0	-9	2,503
24	23	-1	0	22	2,586
25.01	0	0	0	0	1,797
25.02	0	0	0	0	1,777
26	0	0	0	0	2,118
27.01	0	0	0	0	1,405
27.21	1	-1	0	0	1,956
27.22	1	0	0	1	1,387
28.01	55	0	0	55	3,028
28.03 (+) (/)	1	0	28	29	2,277
28.04 (+)	1	0	0	1	1,322
29.11	1	0	0	1	1,902
29.12	0	0	0	0	1,019
29.22	0	0	0	0	1,790



Census Tract	Housing Unit Change, 1/2022-12/2022				Total Housing Units (12/2022)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
29.23 (+)	6	0	0	6	1,602
29.24 (+)	1	0	0	1	1,528
30	1	-2	0	-1	1,495
31	1	0	496	497	2,211
105.02 (/)	0	0	0	0	107
106.12 (/)	27	-2	467	492	3,210
106.23 (/)	45	0	0	45	696
106.25 (+) (/)	0	-2	25	23	2,607
106.26 (+) (/)	0	0	601	601	2,267
106.27 (+) (/)	17	-1	75	91	3,091
106.28 (+) (/)	52	0	0	52	123
106.31 (+) (/)	55	0	0	55	720
107.04 (+) (/)	0	-4	0	-4	14
107.05 (+) (/)	1	0	0	1	560
107.06 (+) (/)	0	0	0	0	0
108.01 (+) (/)	9	0	0	9	46
108.02 (+) (/)	2	0	0	2	286
109.02 (/)	68	0	0	68	194
109.03 (+) (/)	39	-1	0	38	2,424
109.04 (+) (/)	43	0	192	235	1,922
109.05 (+) (/)	37	0	0	37	3,177
110.12 (/)	0	0	0	0	0
110.24 (+) (/)	0	0	0	0	259
110.27 (+) (/)	0	0	0	0	578

Census Tract	Housing Unit Change, 1/2022-12/2022				Total Housing Units (12/2022)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
110.28 (+) (/)	0	0	0	0	2
111 (/)	0	0	0	0	8
112.01 (+) (/)	97	0	168	265	2,971
112.02 (+)	88	0	20	108	2,828
112.03 (+) (/)	0	0	0	0	515
113.01 (+) (/)	50	0	0	50	252
113.02 (+) (/)	120	0	0	120	1,496
208.03 (+) (/)	104	0	0	104	1,208
212.01 (+) (/)	0	0	0	0	2
212.02 (+) (/)	74	0	0	74	130
212.03 (+) (/)	24	0	0	24	1,244
57.03 (+) (/)	0	0	0	0	1
<b>Citywide</b>	<b>1174</b>	<b>-71</b>	<b>2545</b>	<b>3648</b>	<b>108,232</b>

# Definitions

## GLOSSARY OF TERMS

**Added Housing-** includes units for which certificates of occupancy have been issued and housing units annexed into the city. It does not include changes in the number of mobile homes.

**Building Permit-** permits that are issued by the City of Huntsville Building Inspection Department and required for any building construction valued greater than \$250 within Huntsville city limits, except for painting, wallpapering, flooring or fencing.

**Census Tracts-** Small, contiguous statistical divisions of a county, designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment with an average population of 4,000 inhabitants.

**Certificate of Occupancy (CO) -** Issued by the City of Huntsville Building Inspection Department when construction is completed and in conformity with City building codes and ordinances. A CO must be issued before a building can be occupied.

## TRACT NAMES

Throughout this report, Tract Names are used to relate Census tracts with familiar city neighborhoods and landmarks. The next page contains a table of Census tracts and their unofficial tract names.

**Note:** The name used may describe only part of the census tract area. Readers should consult the census tract map on page three for exact boundaries.

**Minor Subdivisions (Residential)-** a division of a tract of land into no more than three lots or an unlimited number of lots if each lot is 10 acres or more in size, where each lot fronts an existing paved road and does not require the construction of any new infrastructure except sidewalks or water main extensions.

**Rezoning-** A reclassification of previously annexed and zoned land to accommodate new uses not compatible under the current designation. Approval by the Huntsville City Council is required for all rezoning requests within the city of Huntsville.

**Subdivision-** A tract of land surveyed and divided into lots. Approval by the City of Huntsville Planning Commission is required for all subdivisions within Huntsville.

**Zoning-** A classification of previously un-zoned land for its current and/or desired use. Zoning requests are usually made for newly annexed land. Approval by the Huntsville City Council is required for all zoning requests within the city of Huntsville.

Census Tract	Tract Name	Census Tract	Tract Name	Census Tract	Tract Name
2.03	Edmonton Hts./A&M	20	Mayfair Park	106.27	Providence
3.01	Lakewood	21	Lowe Mill	106.28	Capshaw
3.02	Rolling Hills	22	Westlawn	106.31	53 North
4.03	Wade Mountain	23	Merrimack	107.04	Meridianville
5.01	Stoner Park	24	McDonnell	107.05	Countess
5.02	Mastin Lake	25.01	Brahan Spring	107.06	Moore's Mill
5.03	Scenic View	25.02	Golf Rd./Chelsea	108.01	Chase
6.01	Highlands	26	Piedmont/Fleming Meadows	108.02	Dug Hill
6.02	Oakmont Park	27.01	Whitesburg	109.02	Cherrytree/Berkley
7.01	Davis Hills	27.21	Bailey Cove	109.03	Big Cove
7.02	Montview	27.22	Willowbrook	109.04	Flint River
9.01	Chapman	28.01	Chaffee	109.05	Hampton Cove
9.02	Oak Park	28.03	Bell Mountain	110.12	NE Madison
10	Five Points	28.04	English Village	110.24	NW Madison
12	Terry Heights	29.11	Weatherly Heights	110.27	E Madison
13.01	University Central	29.12	Box Canyon	110.28	Shelton
13.02	Oakwood West	29.22	Camelot/McGucken Park	111	Redstone Arsenal
14.01	Creekwood Park	29.23	Mathis Mountain	112.01	Lake Forest
14.03	Research Park West	29.24	Challenger	112.02	Edgewater
14.04	Research Park East	30	Lincoln Village	112.03	Triana
15	University Park	31	Downtown	113.01	Owens Cross Roads
17	Blossomwood	105.02	Carters Gin	113.02	Green Mountain
18.01	Monte Sano	106.12	72 West	208.03	East Limestone
19.01	Governors East	106.23	Monrovia	212.02	Greenbrier
19.02	The Ledges	106.25	Oakwood University	212.03	Moore'sville
19.03	Jones Valley	106.26	Plummer	57.03	Laceys Spring