Article XXXI. Village Overlay Standards.

Section 129-551. Purpose and applicability.

(a) *General Purposes.* The Village Overlay Standards are designed to:

(1) Implement the Village Master Plans, officially recommended by the Planning Commission as part of the overall master plan for the City of Mountain Brook and promote the health, safety, morals and general welfare of the community.

(2) Provide for the kind, character and use of structures and improvements that may be erected or made within the Villages, to promote and preserve the unique character and encourage pedestrian use of each of the Villages.

(3) Regulate the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land subject to the standards, in conformance with the Village Master Plan.

(4) To permit differences in the height, mass, scale, design, type, and uses of buildings subject to the standards based on the relationship of sites to specific public streets, open spaces, and to surrounding parcels.

(5) To allow coordinated development in the Villages according to a comprehensive master plan that best complements the design and investment by the City in streets, open space and other public infrastructure.

(b) *General Applicability.* The Village Overlay Standards supplement the standards of the current Base Zoning District of each parcel to the extent that the standards herein do not conflict with the standards in the base zoning district. To the extent that the standards set forth in the Base Zoning District conflict or are inconsistent with the standards herein, the standards set forth in this Article shall apply; residential uses on lots in the Base Zoning District "Vine Street Transitional (VST) District" shall be exempt from the Building Type Specifications of the Village Overlay Standards. The standards in this section are applicable to the following Base Zoning Districts which exist in the Villages:

(1) Local Business;

(2) Professional;

(3) Mixed Use;

(4) Vine Street Transitional; and

(5) Any residential zoning districts that exist in the Village boundaries.

The standards in this section shall also be considered in any application for rezoning to a Planned Unit Development District, but said standards may be modified as necessary to better meet the policies, goals and objectives of the City's Master Plan, the applicable Village Master Plan, or as is otherwise deemed appropriate by the City Council.

(c) *Specific Applicability.* The Village Overlay Standards address building types, building heights, building form and orientation (relationship to streets and open spaces), and are specifically applicable to the following areas:

(1) Crestline Village (except for residential lots zoned Vine Street Transitional (VST) District), as indicated on the attached Building and Development Regulating Plan for Crestline Village;

(2) English Village, as indicated on the attached Building and Development Regulating Plan for English Village;

(3) Mountain Brook Village, as indicated on the attached Building and Development Regulating Plan for Mountain Brook Village;

(4) Overton Village, as indicated on the attached Building and Development Regulating Plan for Overton Village.

The boundaries officially approved for the Village Overlay Standards, as specified above, are adopted herein by reference, and shall become a part of Official Zoning Map of Mountain Brook as defined in Section 19-2-7 of the Zoning Ordinance.

(d) Building and Development Regulating Plans. The Building and Development Regulating Plans for Crestline Village (except for residential lots zoned Vine Street Transitional (VST) District), English Village, Mountain Brook Village and Overton Village are attached hereto, included within, and made a part of these Village Overlay Standards, and apply in all areas identified thereupon.

Sec. 129-552. Permitted uses and building type.

(a) *Uses.*

The uses permitted in areas subject to the Village Overlay Standards are those authorized by the Base Zoning District for each parcel.

(b) *Building Types.* The following building types are permitted by the Village Overlay Standards in accordance with the table set forth below. Differences in size, placement, orientation and design of each building type are regulated by this Article, and the applicable Building and Development Regulating Plan.

Permitted Building Type	Building and Development Regulating Plan Frontage Types +			
	Primary Frontage	Secondary Frontage	Support Frontage	Residential Frontage
Street-front Building	☑	☑	No specific building type standards apply to support frontages	
Free-standing Building		☑		
Townhouse				☑*
Stacked Flats				☑*

* Townhouse building types are only permitted in association with a base zoning of Residence D or F; stacked flats are only permitted in association with a base zoning of Residence D or G.
* Detached single family dwellings and attached single family dwellings (townhouse dwellings) for lots zoned Vine Street Transitional (VST) District are not subject to the Building Type Specifications contained in the Village Overlay Standards ~~and are controlled solely by the development regulations contained in the Base Zoning District "Vine Street Transitional (VST) District."~~
+ Refer to the Village Master Plans for Frontage definitions and requirements.

(c) *Civic Uses.* There is no specified building type for Civic Buildings. Civic Uses in the Village Overlay area with proposed buildings that do not meet the requirements for any of the above Building Types require development plans subject to review for general compliance with the Village Master Plan, the Design Guidelines and intent and purposes of the base zoning district and this Article.

Section 129-553. Building Type Standards.

(a) *Objective.* The objective of the building type standards is to develop specific standards for Site (building orientation), Height and Massing, and Façade Design for each of the building types included in the Village Master Plan. The standards are specifically designed to:

(1) Allow for efficient, compact, and appropriate-scaled development in the Villages, emphasizing the existing pedestrian scale and character of the Village;

(2) Emphasize lot frontages, and the orientation, location, and façade design of the buildings, as a key determinant of compatible development, and a key element in shaping the character and streetscape of the Village;

(3) Recognize that different lot standards are appropriate for different building types;

(4) Promote public and private development that enhances public streetscapes and frames public streetscapes with appropriate scaled buildings, with proportions and massing that create a pedestrian scale on each site;

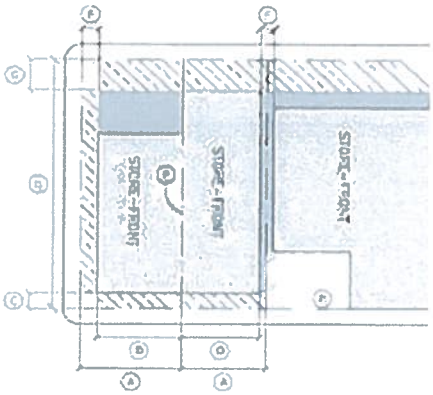
(5) Create compatible scale and heights of individual buildings on adjacent sites which may have a different amount of stories;

(6) Promote a consistent scale and proportion throughout the Village based upon the relationship of buildings to immediately adjacent buildings, the relationship of buildings to the streetscape and opposing buildings, and the relationship of buildings to transition areas outside of the Village;

(7) Animate the public streetscapes with pedestrian activity by promoting transparency of buildings; and

(8) Establish standards that achieve the above objectives based on the context and street designs associated with a development site.

(b) *Standards.* Permitted building types shall meet the following building standards, which standards shall control over any conflicting standard of the Base Zoning District (with the exception of residential uses on lots zoned Vine Street Transitional (VST) District):

STREET-FRONT BUILDING TYPE SPECIFICATIONS		
Applicability	The Street-front building type is permitted wherever Primary or Secondary Frontage is designated on the applicable Building and Development Regulating Plan.	
SITE SPECIFICATIONS		
Required Lot Width	25' Minimum [A]	
Minimum Lot Depth	None [B]	
Required Front Building Line [1]	Within 5' of the front lot line. [C]	
Street Wall [2]	Between 90% and 100% [D]	
Street Wall Exception	An exception to the minimum Street Wall requirement may be permitted for Public or Quasi-civic Open Space in exceptional cases, provided: [E] a. The open space has a direct frontage along the streetscape; b. The open space shall occupy no more than 40% of the entire building frontage; and the open space is designed as an integrated and fundamental part of either business or professional use of the building; c. All building frontages on the open space shall be designed to meet the façade specifications; and d. The open space shall meet the design standards of the Design Guidelines in the Village Master Plan.	
Minimum Side Setback	0' if party wall or corner buildings; [F] 5' for end units or units on a mid-block alley access or pedestrian passage; 20' if adjacent to a lot zoned for Residence D or a lesser-intensity residential zoning.	
Minimum Rear	10'	

STREET-FRONT BUILDING TYPE SPECIFICATIONS		
Setback	[G]	
Maximum % of Lot Coverage (building footprint)	90%, reduced by additional Open Space required by Section 129-554 for multi-story buildings.	
Site Access - Vehicles	Vehicle access to individual lots is limited according to the street frontage type and as further specified in Section 129-555 (d)	