# ARTICLE _____ - VINE STREET TRANSITIONAL (VST) DISTRICT

**Sec. 129-___ - Purpose and applicability.**

The Vine Street Transitional (VST) District is intended to provide compact, appropriate-scaled buildings along the west side of Vine Street in Crestline Village for detached single family, attached single family (townhouse dwelling) or professional and business office uses. The district may be applied to sites which can establish an effective transition from the Crestline Village commercial (LB) district to adjacent residential neighborhoods and the ~~Mountain Brook~~ Crestline Elementary School site. The sites shall provide a high degree of pedestrian connectivity within Crestline Village to increase accessibility and patronage of businesses, and to enhance the pedestrian character of Crestline Village. For office uses, the CVT District is only applicable as a base zoning district in association with the village overlay standards, where building scale and orientation to streetscapes and surrounding parcels have been considered in association with a specific area master plan; however, townhouse and single family uses in the CVT District are excluded from the residential building type specifications in the village overlay standards.

The Vine Street Transitional (VST) District is also intended to emphasize lot frontages, and the orientation, location, and façade design of the buildings, as a key determinant of development that is transitionally compatible with the neighboring Local Business, Residence-A, Residence-C and Recreation Districts, and a key element in shaping the transitional character and streetscape of Vine Street in Crestline Village.

The VST District may be applied to those properties along Vine Street in Crestline Village as indicated in Section 129-557 (Village Maps).

(Ord. No. ____, § date)

**Sec. 129-___ - Permitted uses.**

(a) The uses permitted in the Vine Street Transitional District shall be as follows:

(b) Detached single family dwellings;

(c) Attached single family dwellings (townhouse dwelling units);

(d) Professional offices;

(e) Business offices;

(f) The uses in any of the above permitted uses may be condominium units;

(g) Accessory structures and accessory buildings customarily incidental to the above permitted uses.

(Ord. No. ____, § date)

**Sec. 129-___ - Area and dimensional requirements for professional and business offices.**

All lot and building standards shall be as specified in the village overlay standards.

(Ord. No. ____, § date)

**Sec. 129-___ - Area and dimensional requirements for single family dwellings (detached and attached).**

(a) *Minimum dimensions of parcel.*

(1) Minimum area of parcel .....7,500 square feet

(2) Minimum width of parcel at all points between the street line and the front setback line .....

50 feet

(3) Minimum number of feet of the parcel which must abut a street .....50 feet

(b) *Building setbacks.*

(1) Required front building line (primary and secondary).....within 5 feet of the front lot line (the front lot line shall be deemed to be the edge of the adjacent public right-of-way, or the edge of the adjacent sidewalk which is nearest the building, whichever is farther from the centerline of the such right-of-way.)

(2) Required front (secondary) building line ....0-5 feet

(2) Minimum rear yard setback .....10 feet

(3) Minimum side yard setback .....

0 feet if party wall;

5 feet for end units, or a detached single family dwelling.

(c) *Building limitations.*

(1) Maximum building area ....

For detached single family dwellings: 60% of the total area of the parcel, reduced by additional Open Space required by Section 129-554 for residential uses.

For attached single family dwellings (townhouse dwellings): 80% of the total area of the parcel, reduced by additional Open Space required by Section 129-554 for residential uses.

(2) Maximum building height .....36 feet

At any and all points, the maximum external building height shall be measured from the existing grade of the sidewalk at the lot frontage, or the proposed grade at the front building line, whichever is lower.

(3) Maximum number of stories .....none

(4) Maximum allowable density .....One dwelling unit per 2,000 square feet of land contained in the parcel

(5) Minimum Street Wall... 80% (Street Wall is the percentage of the lot frontage that is occupied by a building facade established within the required front building line range.)

(6) All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.

(Ord. No. _____, § date)

**Sec. 129-___ - Parking.**

(1) Minimum offstreet parking per dwelling unit: Two spaces.

(2) Visitor and accessory parking shall be provided based on the following:

One to ten dwelling units: one-half parking space per unit;

Eleven or more units: Five spaces plus one-fourth additional parking space for each unit over ten;

(3) Any offstreet surface parking, interior parking or parking structures for the dwelling units and for visitor or accessory parking shall meet the parking design and vehicle access limitations of the village overlay standards.

(Ord. No. _____, § date)

**Sec. 129-___. - Additional requirements.**

(a) *Sidewalks.* Sidewalks of not less than five feet in width shall be provided between any parking area and the building or buildings which they serve, and there shall be a curb between all parking areas and any adjacent sidewalk.

(b) *Exterior lighting.* If artificial illumination is provided for a parking area, it shall be arranged so as to shine and reflect away from any adjacent residential areas and away from any streets adjacent to or near the parcel. No lighting fixtures used for any parking area shall be elevated more than 14 feet above the ground, except for a light which is installed on the ceiling of a porch of a dwelling unit and is designed to illuminate only such porch. Each lighting fixture shall be designed and installed so as to direct its beam of light below the horizontal plane of such lighting fixture.

(c) Development plan. Any rezoning proposal for the Vine Street Transitional (VST) District shall submit a development plan in conformity with section 129-234 of this Code demonstrating compliance with all site and building standards of this district, the applicable overlay standards, and conformance with the village master plan and design guidelines.

(Ord. No. _____, § date)