

**AN ORDINANCE TO AMEND CHAPTER 19 OF THE ZONING ORDINANCES OF THE CITY OF MOUNTAIN BROOK, ALABAMA BY ADDING ARTICLE XXX RESIDENCE G DISTRICT - STACKED FLAT DWELLING UNITS**

**BE IT ORDAINED** by the City Council of the City of Mountain Brook as follows:

**Article XXX. Residence G District – Stacked Flat Dwelling Units**

**Sec. 19-30-1. Purpose and Applicability.**

The Residence G District is intended to provide compact, appropriate-scaled buildings in the Villages, which offer an alternative to single-family dwellings. The district may be allowed in limited sites in the Villages, which can establish an effective transition from the Villages to adjacent neighborhoods. The sites shall provide a high degree of pedestrian connectivity to increase accessibility and patronage of businesses, and to enhance the pedestrian character of the Villages. The Residence G 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, or the Residence G District may be used as the base zoning district in a PUD plan for areas identified as being appropriate for a PUD in the Village Master Plans.

**Sec. 19-30-2. Permitted uses.**

The uses permitted in the Residence G district shall be stacked flat dwelling units.

**Sec. 19-30-3. Area and dimensional requirements.**

The maximum allowable density for the Residence G district shall be 12 units per acre per floor.

All other lot and building standards shall be as specified in the Village Overlay Standards, or where the Residence G district is used in conjunction with a PUD Plan, the lot and building standards shall be based upon those specified in the Village Overlay Standards and modified only as specifically identified in the approved PUD Plan.

**Sec. 19-30-4. Parking.**

(1) Minimum off-street parking per dwelling unit: 2 spaces

(i) Exception: Projects over 20 dwelling units, and which may have a substantial mix of dwelling units which could be designed for families with fewer than 2 vehicles may propose an alternative parking ratio. The proposal for a reduced rate shall be based on demonstrated and convincing market and demographic data regarding the parking demand per each dwelling type included in the mix. Approval of an alternative ratio is in the sole discretion of the City Council, based on a recommendation of the Planning Commission.

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

- 1 to 10 dwelling units : 1/2 parking space per unit;
- 11 or more units : 5 spaces plus 1/4 additional parking space for each unit over 10;

- (3) Any off-street 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.

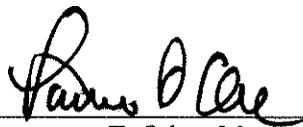
**Sec. 19-30-5. Additional requirements.**

- (a) *Service yards.* Each building erected in a Residence G District shall be provided with a service yard for the storage of garbage, trash and maintenance equipment. Each such yard shall be located so as to be conveniently accessible by a street, alley or driveway to vehicles collecting such refuse and to occupants of the building or buildings served by such yard. Each such yard shall be paved with asphalt or concrete and shall be enclosed by an opaque wall or fence of permanent construction, at least six (6) feet, but not more than eight (8) feet, in height, and designed and constructed so as to conceal the service yard from visibility from outside such wall or fence. The entrance to the service yard shall be screened by a gate constructed of an opaque material, which gate must be at least six (6) feet, but not more than eight (8) feet, in height.
- (b) *Sidewalks.* Sidewalks of not less than five (5) 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.
- (c) *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 fourteen (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.
- (d) *Development Plan.* Any rezoning proposal for the Residence G District shall submit a development plan in conformity with Section 19-14-4 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.
2. **Repealer.** All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Mountain Brook, Alabama, that are inconsistent with the provisions of this ordinance are hereby expressly repealed.
3. **Severability.** If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.
4. **Effective Date.** This ordinance shall become effective five (5) days after adoption and publication as provided by law.

**ADOPTED:** This 25th day of February, 2008.

  
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Virginia C. Smith, Council President

**APPROVED:** This 25th day of February, 2008.

  
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Lawrence T. Oden, Mayor

**CERTIFICATION**

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the City Council of the City of Mountain Brook, Alabama, as its meeting held on February 25, 2008, as same appears in the minutes of record of said meeting, and published by posting copies thereof on February 26, 2008, at the following public places, which copies remained posted for five (5) days as required by law.

City Hall, 56 Church Street  
Gilchrist Pharmacy, 2850 Cahaba Road  
The Invitation Place, 3150 Overton Road

Joe Muggs Newsstand, 2037 Cahaba Road  
Piggly Wiggly Food Store 4, 93 Euclid Avenue



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Steven Boone, City Clerk