

## 8. MULTIFAMILY ZONING DATA

Multifamily Zoning (Village Overlay - Stacked Flats Building Type; Residence G)			
	BASE ZONING DISTRICT	PROPOSED PLAN	CAUSE OF DEVIATION
<b>Purpose</b>	(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.	Complies	None
<b>Permitted Uses</b>	(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. Stacked Flats building types are allowed on residential street frontage. Differences in size, placement, orientation and design of each building type are regulated by this article, and the applicable building and development regulating plan.	Complies	None
<b>Stacked Flats building type</b>			
<b>Site Specifications</b>			
Required lot width	60' minimum	Complies	None
Minimum lot depth	100'	Complies	None
Required front building line	<i>Between 22' &amp; 26'</i>	from 30'-40' from Back of Curb on Montevallo Road.	This positions the West building between 22'&26' from the property line according to the Stacked Flats requirement and allows for a consistent street edge along the Montevallo frontage where the property line geometry does not match the street edge.
<b>Front entrance extensions</b>	An enhanced front entry may extend up to 8' beyond the constructed front building line of the building provided: (a) it occupies no more than 60% of the front façade (b) it remains unenclosed, with no fixed windows or screens. © any roof structure on or associated with is up to one and one-half stories; and (d) it is designed as an extension of the primary building using the same foundation, building materials, architectural styles, and ornamentation as the primary building.	Complies	None
<b>Street Wall</b>	between 65% and 100% of the street facing façade length	Complies	None
<b>Minimum Side Setback</b>	10% of the lot width or 10', whichever is less; except that 15' shall be required if more than 50% of the side lot line abuts a lot zoned for, or having and existing lower intensity residential use.	Complies	None
<b>Minimum Rear Setback</b>	20'	minimum of 20' for adjacent properties, minimum of 5'-0" for new internal property lines	Site will comply with perimeter property line setbacks to maintain existing requirements
<b>Maximum lot coverage (footprint)</b>	60% reduced by an additional Open Space requirement by Section 129-554 for residential uses.	Complies	None
<b>Site access (vehicles)</b>	Vehicle access limited according to street frontage type and as further specified in Section 129-555 (d) (1)Primary frontages. Vehicle access is prohibited except for one mid-block shared access area providing access to multiple lots within the block, and not to exceed 20 feet in width. All other vehicle access to individual lots shall be via alleys or off secondary, access, or support streets identified in the master plan.	Complies	None

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<b>Mass and Height Specifications</b>			
Maximum Height (external)	3-story: 36' to eaves/cornices plus roof structure (actual permitted stories for individual sites is controlled by the applicable Building and Development Regulating Plan)	Complies	None
Required Ground Floor Elevation	1.5' to 4' above grade at front building line	entry on high end to be 1.5' to 4' above grade at front building line	slope drops significantly across the length of building and setting high end of the building in this position will elevate low end well over the 4' cap.
1st story height	10' to 15'	Complies	None
Upper story heights (internal)	10' to 15'	Complies	None
Roof Structure heights	Steep Pitch (14:12 to 20:12) 16' maximum provided that no building shall exceed 46 feet in height Pitched roof structures may have additional floor areas which may be occupied without counting towards the story maximum for purposes of the applicable building and development regulating plan, provided the additional floor area is: (a) associated with and accessory to the floor area of the top story and (b) limited so that the areas with clear ceiling height of 7'-0" or more is no more than 50% of the floor area of the story immediately below.	maximum of 16' in roof height and maximum of 49' in building height from level 1 finished floor elevation minus distance to grade at primary entry . Occupied attic area are proposed units similar to but independent of level below with a maximum of 75% of floor area of story below.	slope drops significantly across the length of building and total height of structure will vary if measured from natural grade. All units in this develop are intended to target an empty nester demographic and, consequently re all designed as single-level living units.
<b>Façade Specifications</b>			
First Story Transparency	15-40%	Complies	None
Upper Story Transparency	15-40%	Complies	None
Primary Entrance	1 Enhanced Primary Entrance for each building	Complies	None
Bays	Differentiated bays are required a minimum of every 25' and a maximum of every 50'	Complies	None
Façade Projections	Bay windows and balconies may extend up to 5' from the façade	Complies	None
Building height exceptions	(2)Ornamental features. A height exception may be permitted for ornamental features on all buildings where such features do not exceed an additional six feet in height and where said feature is limited to the following: spires, chimneys, chimney pots, flag poles, and weather vanes.	Ornamental features to be limited to an additional 10'-0" in height	to best agree with the form and scale of the primary building massing
Open Space Standards	Standards. Lots shall contain public or quasi-public open space in addition to open space created implicitly by the operation of setbacks, maximum lot coverage or other building regulations. The required open space shall be based upon the type of use and building type and mass based upon the following table. The required open space shall be in addition to any required setbacks for the lot and building type, and must occur within the otherwise allowable building footprint. Open space required for townhouse or stacked flat building types may be located at any location within the otherwise allowable building footprint. Open space must be functional and should utilize the design guidelines for open space in the village master plans, but may not consist of parking areas, service areas or site utility areas. [refer to section 5.4, Open Space Design, of the Design Guidelines of the Village Master Plan for specific strategies for open space design]. <b>Residential Uses require 100sf of open space per dwelling unit.</b>	Complies	None

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Parking, vehicle, and pedestrian access standards			
Required parking	<p>By base zoning regulations (Residence G) (1)Minimum offstreet parking per dwelling unit: Two spaces.</p> <p>a.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 two 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:</p> <p>Eleven or more units: Five spaces plus one-fourth additional parking space for each unit over ten;</p> <p>(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.</p>	1.5 stalls per unit	<p>Parking is in line with market rate product and above the market based on the target demographic. Parking beneath building is intended to completely meet the requirements for the residential units. 16 units / 24 parking stalls = 1.5 stalls / unit. The street parking would serve as visitor parking. Per base zoning, 5+5.5 = 10.5 stalls required, 13 stalls provided.</p>
Vehicle access limitations	<p>Vehicle access to all lots subject to the village overlay standards shall be limited according to frontage type indicated on the applicable building and development regulating plan based upon the following standards:(1)Primary frontages. Vehicle access is prohibited except for one mid-block shared access area providing access to multiple lots within the block, and not to exceed 20 feet in width. All other vehicle access to individual lots shall be via alleys or off secondary, access, or support streets identified in the master plan.</p>	Complies	None
Sidewalk standards	<p>Any development fronting on streets that do not currently have sidewalks shall include sidewalks in association with the site development according to the following:(1)Sidewalks on primary village street designated in the Circulation and Urban Design Plan of the Village Master Plan, adopted June 2007, shall be between eight-foot and 12-foot wide.</p>	Complies	None
Material specifications		See Pattern Book	

SINGLE-FAMILY ZONING (RESIDENTIAL INFILL DISTRICT BASE)			
	BASE ZONING DISTRICT	PROPOSED PLAN	CAUSE OF DEVIATION
<b>Purpose</b>	The residential infill district is an "overlay" district that is designed to promote the highest and best use of residential real estate by permitting the cost-effective development or redevelopment of residential property in limited areas within the city, under carefully controlled conditions, and in ways that will serve the purpose of the zoning ordinance without compromising the unique character of the residential districts within the city. (1)To permit additional, high-quality residential land use and development options for "transitional" zones between existing commercial and/or business uses and residential districts, the effect of which would be to maintain the residential character of existing residential districts while simultaneously discouraging objectionable nonresidential encroachment into such districts;	Complies	None
<b>Permitted Uses</b>	(a) Detached single-family dwellings. (b) Accessory structures; accessory buildings customarily incidental to residential occupancy; provided, that no accessory building may be used as a dwelling, or occupied by any person, either on a long-term or temporary basis; further provided, that such prohibition shall not apply to any accessory building which was designed for human habitation and was in existence or in the process of construction on June 28, 1993; (c) Gardens and greenhouses customarily incidental to residential occupancy; provided, that the products grown there may not be sold on the premises.	Complies	None
<b>Area &amp; dimensional requirements</b>			
<b>Max. Density</b>	Regarding the development taken as a whole, the average lot size shall be 6,000 square feet of land area; however, the city may require lower densities to achieve compatibility with the nature, density, and character of surrounding property.	Complies	None
<b>Minimum Yards</b>	(c) Minimum yards, setbacks, and building separation: No structure shall be located closer than ten feet from any adjacent residential property; provided, however, that the city may require additional setback area, buffers, greenbelts, or other landscape feature to achieve compatibility with the nature, density, and character of surrounding property. All buildings shall be located so as to conform to the Southern Standard Building Code and the Standard Fire Prevention Code, both as may be adopted and amended by the city.	Minimum setbacks will be 5' from lot lines, which would provide a minimum of 10' between buildings	In order to present a more urban and compact street , the lots and setbacks will be reduced
<b>Min. Lot Frontage</b>	(d)Minimum lot frontage on a public street: None; however, all lots shall either adjoin a public street or have access to a public street via a recorded easement or a private right-of-way.	Complies	None
<b>Max Building Ht.</b>	(e)Maximum building height: Two and one-half stories or 37½ feet, provided that a lower building height may be mandated in order to achieve the purposes of this article.	Complies	None
<b>Streets</b>	All proposed public streets and improvements shall meet or exceed the minimum standards established by the Mountain Brook subdivision regulations. The city shall determine whether private streets or roadways are appropriate for the proposed development, based upon its master development plan review, considering the size of the development, density, relationship to the surrounding area, and public safety.	On site streets would be private but built to meet City of Mountain Brook emergency access requirements. On site alleys would be private and not intended for city access / use.	The primary vehicular court is envisioned to be a plaza and covered in a decorative / patterned paver in order to meet the aesthetic goals of the development. This material is traffic-rated but non-standard for a street surface and the maintenance and ownership would sensibly be the burden of the HOA.
<b>Off street Parking</b>	Driveways, parking areas, and related improvements shall be privately owned. Convenient offstreet parking shall be provided for all dwelling units. All parking spaces, driveways, and other areas necessary for the maneuvering of motor vehicles shall be arranged so as to provide convenient access to a paved street or alley. Sidewalks, parking spaces, driveways, and maneuvering areas shall be paved and shall have adequate storm drainage facilities. All driveways, parking areas, and steps shall be adequately lighted.	Complies	None
<b>Additional Requirements</b>	(a)Utilities. All utility lines shall be placed underground.	Complies	None
	(b)Fire protection. All buildings or structures must be located no farther from a fire hydrant than may be reached with 500 feet of hose.	Complies	None
	(c)Separate ownership. Each dwelling shall be situated on a separate lot, unless the development is a condominium which use shall be permitted in the residential infill district.	Complies	None
	(d)Title to property. All common areas, such as private streets, driveways, parks, recreational facilities, planted or forested areas, and all other improved or unimproved real property and improvements shall be privately owned, and title thereto may be held by a trustee for the benefit of the residents of such development, by a private corporation, by an association of the residents thereof, or as undivided interests owned by the owners of the lots within such development. Such trustee, corporation, association, or owners (jointly and severally) shall be responsible for the proper care and maintenance of such streets and other property and improvements.	Complies	None
	(e)Documentation of maintenance of improvements. Prior to final plat approval of a subdivision for a residential infill development, the developer shall submit to the city clerk appropriate legal documents that provide for adequate maintenance of private streets and driveways, parks, recreational facilities, planted or forested areas, and all other improved or unimproved real property and improvements located within the common areas.	Complies	None

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