

CITY OF VESTAVIA HILLS, ALABAMA

2010

Mayor

Alberto C. "Butch" Zaragoza, Jr.

Vestavia Hills City Council

Mary Lee Rice, Council President
Steve Ammons, President Pro-Tempore
Linda Allison
George Pierce
Jim Sharp

Vestavia Hills Planning and Zoning Commission

Lyle Larson, Chair
Pat Barr
Deloye Burrell
Charles Farrell
Chad Gentry
Greg Gilchrist, Fire Marshal
Jim Sharp, Council Appointee
Kevin Trimm
Bill Visintainer

Rebecca Leavings, City Clerk
Grady Woods, Director, Department of Building Safety
Christopher Brady, City Engineer

§5.2. R-1 Low Density Residential District

The district is intended to accommodate detached, single-family dwellings on large lots together with other uses, as may be permitted on appeal, which are compatible with such residential uses.

2. For parking requirements, see Article 8.
3. For landscaping requirements for permitted non-residential uses, see Article 9.
4. For sign regulations, see Article 11.

5.2.1. Use Regulations. See Table 5 (at the end of this Article) for Permitted Uses, Special Exception Uses, and Conditional Uses and the following limitations:

1. Only low intensity institutional uses shall be permitted and only by Special Exception per §12.3 or as Conditional Uses per §13.3, as indicated in Table 5.

5.2.2. Area and Dimensional Regulations. The area and dimensional regulations set forth following and in Table 5.2 shall be observed (See also Article 4 General Regulations):

1. Only one main structure and its accessory buildings may be built on any lot of record, which, at the time of enactment of this Ordinance, is separately owned.
2. On no lot separately owned shall the aggregate width of required side yards be such that less than twenty-four (24) feet of the width of the lot be left to build upon after side yard requirements are observed.
3. The maximum building height may be increased to three (3) stories, or 45 feet, whichever is less, upon approval of a Special Exception. Such increase in height shall only be permitted upon a favorable recommendation by the Fire Marshal and subject to any conditions required by the Fire Marshal and/or Board, which may include installation of a home fire sprinkler system.

5.2.3. Development Standards.

1. For accessory structures, see §4.4.

Min. Floor Area	2,000 sq. ft.
Min. Yard Setbacks	
Front	60 ft
Rear	30 ft
Side	17 ft
Min. Lot Area	20,000 sq. ft.
Min. Lot Width	115 ft
Max. Building Height (see also <u>§5.2.2.3</u>)	35 ft or 2 ½ stories, whichever is less
Max. Building Area	
On percent of lot	30%

§5.3. R-2 Medium Density Residential District

This district is intended to accommodate detached, single-family dwellings on moderately-sized lots together with other uses, as may be permitted on appeal, which are compatible with such residential uses.

5.3.1. Use Regulations: See Table 5 (at the end of this Article) for Permitted Uses, Special Exception Uses, and Conditional Uses.

1. Only low intensity institutional uses shall be permitted and only by Special Exception per §12.3 or as Conditional Uses per §13.3, as indicated in Table 5.

5.3.2. Area and Dimensional Regulations. The area and dimensional regulations set forth following and in Table 5.3 shall be observed (See also Article 4 General Regulations):

1. Only one main structure and its accessory buildings may be built on any lot of record, which, at the time of enactment of this Ordinance, is separately owned.
2. On no lot separately owned shall the aggregate width of required side yards be such that less than twenty-four (24) feet of the width of the lot be left to build upon after side yard requirements are observed.

5.3.3. Development Standards.

1. For accessory structures, see §4.4.
2. For parking requirements, see Article 8.
3. For landscaping requirements for permitted non-residential uses, see Article 9.
4. For sign regulations, see Article 11.

Table 5.3 R-2 District Area and Dimensional Regulations	
Min. Floor Area	1,600 sq. ft.
Min. Yard Setbacks	
Front	50 ft
Rear	30 ft
Side	15 ft
Min. Lot Area	15,000 sq. ft.
Min. Lot Width	100 ft
Max. Building Height	35 ft or 2 ½ stories, whichever is less
Max. Building Area	
On percent of lot	30%