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BULLY BECOMES (tp. 14th president in the 28 septs of the Society. He first joined the Board of Directors in 1962, and a year later was elected a vice president. He has been prominent in the Society's efforts to promote computing the septiment of the septiment o

December 31, 1964

CITY OF BIRMINGHAM **ORDINANCE NO. 622**

AN ORDINANCE TO AMEND SECTIONS 5.115A and 5.115B AND TO ADD TWO NEW SECTIONS DESIGNATED SECTIONS 5.121 and 5.122, ALL TO TITLE V, ZONING AND PLANNING, CHAPTER 39 OF THE CODE OF THE CITY OF BIRMINGHAM

THE CITY OF BIRMINGHAM ORDAINS:

R-7 Multiple

Zone District	Required Min. Lot Area in Sq. Ft. Per Dwelling Unit or Apartment Unit	Required Min. Usable Floor Area in Sq. Ft. Per Dwelling Unit or. Apartment Unit	Max. Usable Floor Area in Per- centage of Lot Area	Maximum Building Height	
				In Feet	In Stories
5,115A R-7 Multiple Family Residential	See Sec. 5.121 and Sec. 5.122	See Sec. 5.121 and Sec. 5.122	See Sec. 5.121 and Sec. 5.122	50 feet (See Sec. 5.22)	4 stories (See Secs 5.22 and 5.122 (3)
(2) Section	5.115B is amended	to read as follow	/s:		
Zone District	Front Set- back in Feet	Side Setbacks in Feet or Percentage of the Total Lot Width		Rear Setback in Feet	
		At least 1 Setback Shall be	Total Side Setback Shall be		
5.115B ~	See Sec. 5.121 and Sec. 5.122	See Sec. 5.121 and Sec. 5.122	See Sec. 5.121 and Sec. 5.122	See Sec. 5.121 Sec. 5.122	and

(3) Two new sections are added to read as follows:

5.121. When a lot or building site in the R-7 multiple zone district contains 4,000 square feet or more and 8,000 square feet or less in area, the area, height, bulk and placement regulations for the R-4 two-family residential zone district (Sections 5.112A and 5.112B) shall apply, provided, however, the required minimum lot area in square feet per dwelling unit shall be 2,000 square feet.

5.122 When a lot or building site in the R-7 multiple zone district contains more than 8,000 sq feet in area, the use thereof and the construction of buildings thereon shall be subject to "Site Approval" as hereinatter set forth.

(1) Purpose.

The purpose of Site Plan Approval is to provide flexibility in the placement and interrelationship of the buildings and uses within each building site subject to plan approval, and to provide for the implementation of design concepts while at the same time maintaining the overall intensity of land use, density of population and amounts of light, air, access and open space as required in this chapter. Nothing in the section is intended to permit uses other than those specified for R-7 zone districts nor to permit a greater density of population than provided for in [3] below.

An application for "Site Plan Approval" shall be submitted to the City Planning Board on such forms and containing such information as the Board shall prescribe.

(3) Area, Bulk and Density Requirements.

(A) The number of dwelling units which may be constructed on a lot or building site shall be determined in accordance with the following formula:

Lot area in square feet + 450 + open space factor* + building coverage factor**= permitted number of dwelling units.

"Open space factor shall be the number of square feet required in accordance with the following: For one story buildings 1,000 square feet

For two story buildings 900 square feet For three story buildings..... For four story buildings 700 square feet

**Building coverage factor shall be the number of square feet resulting from multiplying the average dwelling unit size by the following percentages: For one story buildings...... For two story buildings. For three story buildings. For four story buildings

The average dwelling unit size shall be computed by including all halls, stairways, elevator space, laundry, recreation and other areas used in common by more than the occupants of one dwelling unit. (b) The dwelling unit size and the height of the building in stories shall not exceed the figures assigned to these items in the above formula, provided, however, that the Planning Board may, after a thorough study and in accordance with the standards hereinafter set forth.

(i) permit an increase in the total floor area of the required off-street parking either within the building or underground in a ratio of not to ex-ceed one additional square foot of area for every two square feet of parking area thus provided,

(ii) permit an increase of one additional floor if such floor is used primarily for providing the off-street parking area required herein.

(4) Setback Requirements The Planning Board shall, after a thorough study and in accordance with the standards hereinafter set forth, determine the number of feet that each building in the proposed development shall set back from the side, front and rear lot lines, provided, however, that the side and rear setbacks thus determined shall not be less than the following:

l not be less than the following:	
Height of Proposed Building in Stories	Minimum Side and Rear Setback in Feet
1	8
2	10
3	12
4	14

lic stree writing.

(5) The Planning Board shall not increase the permitted total floor area or the permitted height of ny building nor shall it establish any setback requirements except in accordance with and upon a de-ermination that all off the following standards have been met. (a) The location, size and height of the buildings, walls and fences shall be such that there is adequate open space so as to provide light, air and access to the persons occupying said buildings

(b) The location, size and height of the buildings, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands.

(c) The location, size and height of the buildings, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof

(d) The site layout and its relations to streets, driveways and sidewalks shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

(6) Appeals. Any applicant for site plan approval shall have the right to appeal to the Board of opeals from the determination of setbacks by the Planning Board in the same manner and subject the same conditions as an appeal might be taken with regard to any setback specifically set forth

Ordained this 21st day of December, 1964, by the Commission of the City of Birmingham, to be ef-ctive upon publication.

CHARLES W. RENFREW MAYOR IRENE E. HANLEY CLERK