NOTICE OF PUBLIC HEARING

DATE: APRIL 6, 2016
TIME: 4:35 PM
PLACE: COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901

I. APPROVAL OF THE DRAFT MINUTES
   From the December 2, 2015 meeting of the Ordinance Committee
   Documents: ORD 12.02.2015.PDF

II. ZONING VIOLATION CITATIONS
    An evolving discussion between the Building Commissioner and APC legal counsel regarding the possibility of citing property owners with zoning violations - Jay Seeger

III. FORM-BASED OVERLAY DISTRICT FOR CENTENNIAL NEIGHBORHOOD
     Discussion regarding the proposed Chapter 7 of the UZO concerning Form-Based Overlay Districts - Ryan O'Gara
     Documents: FORM BASED CODE DOCS 3-30-16.PDF

IV. CITIZEN COMMENTS

V. ADJOURNMENT
President Tim Shriner called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the November 4, 2015 Ordinance Committee meeting. John Swick seconded and the motion passed by unanimous voice vote.

II. HEARTLAND CORRIDOR ECONOMIC DEVELOPMENT AND LAND USE PLAN:

Brief presentation of the Draft Plan by American Structurepoint

Ben Bontrager, American Structurepoint Director of Development, said he explained the process and initial recommendations last time he addressed the Committee. The land use concept has been refined further and some preliminary recommendations and strategies moving forward have been developed. The Plan is a guiding policy document but it is not “law”. To date meetings have been held with the Steering Committee throughout the year and stakeholder interviews were held in May. The first public open house was held in June and staff listened to what they heard at the public meeting. After those meetings he is recommending that a significant portion of the 6500 acres remain agriculture and that is a direct result of what he heard at the public meeting. An online survey was put together to comment and provide feedback specific to the recommended concepts. The process included an initial analysis of the existing conditions like soil conditions, access to the corridor, problem areas with existing infrastructure, existing natural areas, etc. He said the vision is an overarching summary of what the community is striving for along the Hoosier Heartland Corridor in the future and is based on improvements to the area while still preserving rural character and identity.
The goals of the plan are to:
- Encourage balanced, phased development with public sanitary sewer and water;
- Protect natural features and promote environmental responsibility;
- Support quality residential development;
- Enhance multi-modal circulation infrastructure systems;
- Create quality places to live, work, and play; and
- Utilize a variety of economic development tools.

He went on to say the strategic plan principles reflect important areas integral for successful economic development and strategic planning. He displayed the proposed Land Use Map of the corridor and pointed out the locations where single-family, master planned developments are recommended. There are accommodations and recommendations for multi-family residential developments. He also pointed out where commercial development is recommended as well as the areas for office campuses. All of those are located at Heartland access points. There are also accommodations for flex office space as well as areas for industrial growth. Preservation and recreation areas are incorporated into the plan in natural areas not suitable for development. He then presented a map of the proposed circulation infrastructure and said the transportation network in this area is very rural in nature and the hope is to have a more urban infrastructure with connectivity. The plans also makes recommendations for pedestrian and bicycle infrastructure with vehicular and rail components. The plan addresses the existing road conditions in various areas and makes recommendations for improvements to those roads. Conceptual scenarios for new roads are also included in the plan as well as accommodations for a corridor and connectivity study. He emphasized that new growth must be supported by water infrastructure service from Lafayette. The green infrastructure plan component will help mitigate the impacts of heavy stormwater on land to reduce flooding. He went on to say that this will be phased development and after working with APC transportation plan staff he anticipated it will take 20-25 years to see full build-out of the 2300 acre development area.

The Plan recommends using the following economic development tools:
- Municipal Bonds;
- Tax Abatement;
- Tax Increment Finance District (TIF);
- Property Tax Caps;
- Local Financing;
- Shovel Ready Program; and
- Public Private Partnerships

He highlighted the site and design standards and the implementation tools and critical path strategies. The goal is to give the area a new identity by setting a new standard in site and design standards from the residential, commercial, and industrial perspective. He hopes to have everything in place so the plan can be on the January 20th APC meeting agenda for a recommendation of approval so the County Commissioners can approve the plan at their meeting on February 1st. The Lafayette Council will also need to approve the plan.

Tim Shriner asked how many years INDOT will consider the actual highway to be good. He hopes the highway will be adequate to handle the anticipated growth.

Ben Bontrager thinks there will have to be conversations about that but he thinks that the actual corridor (4-lane highway) is adequate for this area. He agrees that some of the access points may not be adequate as the corridor develops further, especially the standard intersection at CR 500 East.

Tim Shriner heard that INDOT is planning to do a Michigan left turn in Carroll County at an intersection where there have been a couple of fatalities. It seems like INDOT moved to that solution pretty quickly.

Sallie Fahey replied that we were more successful in Tippecanoe County getting grade separated intersections. We could not get all of the grades separated but that worked here because we are an MPO. Carroll and Cass Counties were out there on their own without transportation knowledge. In those counties the state waited to see if there was a problem before doing something. She added that Carroll County is in the LaPorte INDOT District and we are in the Crawfordsville District. She agrees with Ben Bontrager that there will have to be a grade separated interchange at CR 500 East if a big industrial user comes in.
Ben Bontrager explained that having this Plan in place will allow the county to be proactive with those conversations with INDOT. It also gives the county time to look for the ultimate solutions.

Sallie Fahey said the Hoosier Heartland, discounting the access points, is interstate quality. She said she does not have traffic counts since the Heartland was opened but she thinks the Heartland can easily handle 30,000 vehicles per day and up to 50,000 with better interchanges.

Ben Bontrager added that the other hurdle is the fact that the railroad is right next to those interchanges. A standard cloverleaf will not work unless you plan to put it over the railroad. A unique interchange solution is needed for that area.

Sallie Fahey said this meeting is a public hearing and the agenda has been advertised on the APC website for some time. Access to the survey Ben Bontrager referred to and the draft plan are also on the APC website. The Steering Committee is aware of the process and hopefully the residents on the committee have notified their neighbors about the survey, draft plan, and meeting. She would like the Ordinance Committee to recommend approval of the Plan to the full Plan Commission.

Gary Schroeder said people to the east of the land in the industrial area have said they wanted to reserve that land as agricultural land. He clarified by saying he is specifically talking about the area that has rail access. He recalls in the past there was a zoning category called Industrial Reserve for people who want to farm the land now but may want to do something different years down the road. He is not sure we can do anything right now and he understands that it will take a while for utilities to get out to the area he is talking about.

Sallie Fahey agreed and she thinks once sewer and water get to that area and development begins we may want to look at the plan again to determine the next potential for development.

John Swick agrees that there was concern about the farm ground in that area but he thinks those issue can be addressed when sewer and water are extended to that area.

**Gary Schroeder moved to recommend approval of the **HEARTLAND CORRIDOR STRATEGIC ECONOMIC DEVELOPMENT and LAND USE PLAN** to the Area Plan Commission. John Swick seconded and the motion was approved by unanimous voice vote.**

III. CITIZEN COMMENTS

None

Gary Schroeder informed the Committee that today was John Swick’s last Executive and Ordinance Committee meetings and December 16th will be his last APC meeting because he did not seek reelection. He thanked John Swick for his diligence in attending all meetings and adding to the process.

Tim Shriner said he appreciates that John Swick has rarely missed a meeting and that is so important.

John Swick said it has been an honor and a pleasure to serve with this group of individuals. He has learned a lot and sees how the structure between staff and APC works to better Tippecanoe County. There are so many people out there who do not realize the amount of time and effort it takes to put on one of these meetings. He appreciates the work APC staff does and the help they provide to the residents of Tippecanoe County. He hopes the next APC representative from Dayton appreciates what is being done to help the county. He has tried to attend as many meetings as possible because he does not think you can make anything out of something unless you put something into it. There is a cross-section of individuals and personalities on the Committees and he hopes he has represented the small towns and Tippecanoe County well. He thanked the Committee for putting up with him for the last eight years. After 28 years on the Dayton Town Council he decided it was time to move on and let someone else with new ideas serve on APC.
Tim Shriner thanked John Swick for his service and said he hopes that whoever takes his place will do at least half the job he has done.

VI. ADJOURNMENT:

Gary Schroeder moved to adjourn the meeting. John Swick seconded.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,

Linda Underwood
Recording Secretary

Reviewed by,

Sallie Dell Fahey
Executive Director
Chapter 1 Definition Additions

1. **Civic Uses** = Use types including the performance of educational, recreational, cultural, medical, protective, religious, governmental, and other uses which are strongly vested with public social importance as determined by the Administrative Officer.

2. **Non-Residential Uses** = uses permitted as a matter of right or permitted by special exception that do not contain a residential component. In zones that permit mixed-uses and specify that non-residential uses be located on the ground floor at a minimum, the non-residential uses may not be related to the corresponding residential uses. Uses including but not limited to residential parking, leasing offices or storage may not be considered non-residential uses for the purposes of fulfilling the ground floor non-residential requirement. The non-residential uses must be independent of the residential use.

3. **Community Garden** = Unless located on public land, any piece of land gardened by a group of people utilizing either individual or shared plots. The land may produce fruit, vegetables, and/or ornamentals and cannot be sold on-site. If not located on public property, the use can only be accessory to a primary residential use and take no more than 25% of the primary residential use lot.

4. **Development Director** = The person holding the title of “Economic Development Director” in the City of Lafayette and the person holding the title of “Development Director” in the City of West Lafayette.

5. **Development Sector (Form Based Overlay Districts)** = A geographic area within a Form Based Overlay District which contains specific development requirements for qualifying projects.

6. **Urban Forester** = The person designated by the Development Director to oversee the development and implementation of a jurisdiction’s landscape ordinance, including requirements for streetscape amenities and landscaping in public rights-of-way.
CHAPTER 7: FORM-BASED OVERLAY DISTRICTS

THE FORM-BASED OVERLAY DISTRICTS

1. HISTORIC CENTENNIAL NEIGHBORHOOD
2. NEW CHAUNCEY NEIGHBORHOOD

CONTENTS

ADMINISTRATION

GENERAL PURPOSE AND INTENT

The purpose of Form-Based Overlay Districts (District) are to promote the health, safety and general welfare of the areas governed by them through prescriptive, context-sensitive development standards that stem from adopted plans and policies found in the Comprehensive Plan of Tippecanoe County. These standards are designed to promote the economic well-being of an area and enhance the functionality of the pedestrian-oriented public realm in ways that are more achievable than if the development standards in a District’s underlying zones were used exclusively.

The intent is to establish a framework for creating a unified and cohesive community within a District that is also compatible with the neighborhoods immediately surrounding that District. To that end, future development and/or redevelopment activity within a District should adhere to the plans and policies found in the Comprehensive Plan of Tippecanoe County that are specific to that District.

Development and redevelopment within a District shall comply with the standards and the provisions of this Ordinance. Where standards may conflict, the regulations within the District shall prevail. When regulations and standards are silent in the District, the provisions found elsewhere in the Unified Zoning Ordinance shall apply.

GENERAL APPLICABILITY

A District includes standards that modify otherwise applicable standards in the underlying Zone, with the exception of the Floodplain Zone (FP). All properties within the FP Zone are exempt from the requirements of this Chapter and remain bound to the requirements of FP Zone as codified in the Unified Zoning Ordinance. Modifications to non-FP zones include but
are not limited to reducing or increasing a quantitative zoning standard, such as building height, density or setback standards, and may include new zoning standards not otherwise applicable in the underlying Zone District. These modifications do not, however, affect permitted and special uses in the underlying zones; they remain governed by the use table found in Chapter 3-2 unless otherwise prohibited in this chapter. The standards and regulations set forth in this Chapter shall apply to development and redevelopment within the District only, thereby creating parallel standards for a zone: one standard for a Zone inside the District and another standard for a Zone outside the District.

THE UNDERLYING ZONES IN THE DISTRICT

All of the provisions of the underlying Zones in the District shall be in full force and effect, unless such provisions are specifically varied by the provisions of a Form-Based Overlay District, in which case the standards in this chapter shall apply.

EXEMPTIONS

The following forms of development, if permitted in the underlying zoning district, are exempted from the requirements of this chapter and instead bound by the requirements of the underlying zoning district. Though exempt from the requirements of this chapter, developers of projects qualifying as exempt are encouraged to show sensitivity to the purpose and intent of this chapter and make every effort to ensure their project is reasonably compatible with the development standards of this chapter:

- Redevelopment of an existing non-conforming structure or structure lawfully established prior to the adoption of this chapter provided the total cost of all construction (including labor and materials) does not exceed 40 percent (40%) of the structure’s assessed value at the time of construction; or projects that do not add more than twenty percent (20%) to the existing structure’s overall gross floor area. Interior work that affects assessed value does are not bound by this restriction.
- Historic Structures: Restoration work on any structure(s) located within a local historic district that have been identified as having historic significance by the applicable local municipal historic commission;
- Planned Developments
- Utilities: All development connected with public utilities per Chapter 3-2-6;
- Interior remodel work – this exemption is applicable even if the proposed use of the building is to change.
- Ordinary repairs and maintenance of any building, structure or site, provided that such repairs or maintenance do not result in a conspicuous change in the design, form, proportion, mass, configuration, building material, texture, location or
external visual appearance of any structure, or part thereof. The inclusion/addition of solar panels and/or other energy saving technologies on the exterior of any building or structure are not bound by this restriction.

PROPERTIES DEVELOPED PRIOR TO THE ADOPTION OF THIS CHAPTER

Properties within a District are not bound to the standards and regulations set forth in this chapter if they were developed prior to the adoption of this chapter. They instead remain governed by the requirements of the underlying zone. Only when such qualifying property or properties are redeveloping, shall they be governed by the standards and regulations set forth in this chapter. Buildings being renovated interiorly or changing use (as permitted by their underlying zone) do not qualify for the provisions of this section.

VARIANCES AND SPECIAL EXCEPTIONS

Variances and Special Exceptions approved prior to the adoption of this chapter that do not conform to this chapter shall remain in effect under the Unified Zoning Ordinance as a nonconforming use. Once nonconforming status is lost on a property, it may only redevelop under the provisions of this section. Variances from any requirements of this chapter sought after the adoption of this chapter are prohibited. Special Exceptions are permitted as specified in the Unified Zoning Ordinance and their approvals by the Area Board of Zoning Appeals shall be conditioned on meeting all the requirements of this chapter.

COMMITMENTS

Zoning Commitments are permitted in any District in connection with a rezone petition only, following the requirements of the Bylaws of the Tippecanoe County Area Plan Commission. Zoning Commitments approved prior to the adoption of this section that do not conform to the requirements of this section shall remain in effect as nonconforming uses.

PLANNED DEVELOPMENTS WITHIN A FORM BASED CODE OVERLAY DISTRICT

Existing planned developments within the District shall not be subject to the requirements of this chapter but shall be subject to the requirements of their approved zone. Existing Lapsed or Abandoned planned development sites within the District seeking to redevelop must be rezoned to either a new planned development zone or to a non-planned development zone.

New planned developments are allowed anywhere within the District and are not subject to the requirements of this chapter. Though not bound by the requirements of this chapter, all new planned developments within the District should be negotiated with sensitivity to the
requirements of this chapter relative to uses, building form, public and private frontages, and building placement.

**NONCONFORMITIES**

All existing structures, uses, lots, signs and development standards which do not conform to one or more provisions of this Chapter, but which lawfully existed upon the effective date of the provisions of this chapter may continue under the nonconforming provisions of the Unified Zoning Ordinance. Once nonconforming status is lost on a property, it may only redevelop under the provisions of this chapter unless a Planned Development rezone petition is sought.

**ZONING COMPLIANCE PLAN SUBMISSIONS**

Projects Subject to Zoning Compliance Plan Review: Zoning Compliance Plan approval shall be required prior to issuance of improvement location permits for all proposed projects within a District.

**THE FORM-BASED OVERLAY REVIEW COMMITTEE**

All Zoning Compliance Plans are subject to the review and approval of the Form-Based Overlay Review Committee (Committee). The Committee is comprised of the Executive Director (or designees), the Administrative Officer (or designees), the Development Director (or designees) and any members of their respective staffs either choose to involve in the review process. The function of the Committee is to review and certify that the Zoning Compliance Plan submission meets all applicable requirements of this chapter and all relevant parts of the Unified Zoning Ordinance. The Executive Director, the Development Director and the Administrative Officer may invite other staff members or Checkpoint Agency members that they deem necessary to complete a review of a Zoning Compliance Plan.

**ADMINISTRATIVE MODIFICATIONS**

During the Zoning Compliance Plan review process, the Committee is authorized to approve limited administrative modifications to certain provisions of this chapter, where, owing to special conditions, strict enforcement would be physically impractical. This optional process shall occur only where the applicant requests an administrative modification to a standard specified below:

Permitted Modifications
The Committee shall review requests in the light of the purpose and intent of this chapter. The Committee is authorized to approve an administrative modification for the following standards:

**Building and Siting Configuration**

a. All street frontage setbacks – unless the setback is already zero, a reduction of up to 25% percent of the required minimum setback.

b. Side & Rear Setbacks – unless the setback is already zero, a reduction of up to 50% of the required minimum setback for any structure, including accessory structures.

c. Height –
   a. Removal of the two-story minimum requirement for any Building Type.
   b. An increase of up to 25% of any floor height for any Building Type.
   c. A decrease of up to 25% for the ground story finished floor elevation for any Building Type.

d. Private Frontage – an alternative private frontage type not provided in this chapter may be considered.

e. Materials – alternative materials not specified in this chapter may be considered.

f. Covered Porches – Encroachment into the required setback may be reduced to zero-feet from the right-of-way line.

**Parking**

g. An increase or decrease of up to 10 % of the total required parking.

h. An alternative parking type not provided in this section may be considered by the Committee.

**ADA Accommodations**

i. In order to accommodate compliance with Americans with Disabilities Act, reasonable adjustments to the development requirements within any Form Based Overlay District shall be permitted, subject to the review and approval of the Form-Based Overlay Review Committee.

**APPEALS**

Any person, firm or corporation aggrieved by a decision of the Committee concerning the denial of an Administrative Modification request may appeal the decision to the Area Board of Zoning Appeals, pursuant to Chapter 6-4.

**THE DEVELOPMENT PROCESS IN A FORM-BASED OVERLAY DISTRICT**
**Step 1: Pre-Submission Conference:**

Prior to making a Zoning Compliance Plan submission, an applicant shall set up a meeting with the Committee to introduce the project concept and receive early feedback from the Committee relative to the requirements of this chapter. The petitioner shall also be prepared to explain the reason for any requested Administrative Modifications as part of formally requesting any. There is no fee required for this first step of the process. Additional meetings may be requested by the Committee or the applicant in order to clarify any issues prior to the project being cleared to submit a Zoning Compliance Plan.

**Step 2: Zoning Compliance Plan Submission and Review:**

Zoning Compliance Plans must account for all the items in the Area Plan Commission’s publication *Form-Based Overlay Districts Zoning Compliance Plan Submissions Checklist* in order for this part of the submission to be complete.

A Complete Zoning Compliance Plan Submission:

- A completed application to the Area Plan Commission
- Submission Fee as specified in the APC Fee Schedule
- Unless additional copies are requested, a single draft set (with PDF) of the Zoning Compliance Plans to all members of the Committee for review. Additional sets of plans to parties specified by the Committee as indicated at the Pre-Submission Conference.
- The Zoning Compliance Plan submission must occur within 6-months of the Pre-Submission Conference. If 6-months have passed and the applicant wishes to continue with the project, they must first initiate a new Pre-Submission Conference per this Chapter.

Completeness Review:

The Executive Director (or designee) shall review the petition for completeness and notify the petitioner on the status of the submission within five business days of receipt of the submission. If the submission is incomplete the staff shall promptly inform the petitioner of the deficiencies. If the submission is complete, the staff shall schedule a Zoning Compliance Plan Review Meeting between the petitioner and the Committee.

**Step 3: Zoning Compliance Plan Review Meeting:**

The purpose of the Zoning Compliance Review Meeting is for the Committee to confirm for the petitioner either compliance or non-compliance with the requirements of this Chapter and specifically the requirements of the applicable form-based overlay district. If any
deficiencies exist in the submission relative to these requirements, the Committee shall be prepared at the meeting to identify and discuss them with the petitioner. Written comments from the Committee are encouraged to be shared with the applicant prior to the meeting if possible. Additional meetings may be requested by the Committee in order to verify the satisfactory resolution of any outstanding compliance issues relative to the submission.

**Step 4: Zoning Compliance Plan Conditional Approval:**

If no deficiencies exist with the Zoning Compliance Plan submission, the Committee, through the Executive Director (or designee), shall issue in writing its conditional approval determination within 10 business days of the last Zoning Compliance Plan Review Meeting. The conditions of approval shall include, but are not limited to:

1. The receipt of a Certificate of Appropriateness from any applicable Local Historic District.
2. If dividing or replatting land, all Unified Subdivision Ordinance requirements shall be met.
3. The fulfillment of all bonus density improvements.
4. If public improvements or improvements for common usage are to be installed with the project, all Unified Subdivision Ordinance requirements for surety shall be met prior to issuance of Improvement Location Permits.

**Zoning Compliance Plan Conditional Approval Extensions:**

Conditional approval shall expire after 2 years from the date of issuance. If Improvement Location Permits have not been granted within that timeframe and no changes to the originally approved Zoning Compliance Plan submission have occurred, the developer shall, if they seek to continue with the project, request a meeting with the Committee and demonstrate that no changes to the approved Zoning Compliance Plan submission have occurred. The Committee may, if satisfied with submission, extend conditional approval for a 1 year period after receipt of the specified fee. There is no limitation to how many 1 year extensions the Committee may grant.

**Step 5: Final Approval and Improvement Location Permit Issuance:**

Once the applicable conditions of approval have been satisfactorily addressed, the project developer shall be cleared to apply for Improvement Location Permits with the appropriate locality.

**EFFECT OF ZONING COMPLIANCE PLAN APPROVAL**
Approval of a Zoning Compliance Plan shall permit the applicant to apply for any other permits and approvals including, but not limited to, those permits and approvals required by the Unified Zoning Ordinance, the Unified Subdivision Ordinance, or the Building Code.

LOTS IN THE CITY OF LAFAYETTE

Per the definition of “Lot (Lafayette)” in Chapter 1 of the Unified Zoning Ordinance, the Administrative Officer shall approve, as part of the review by the Committee, the final configuration of the Lot so that the requirements of this chapter can be applied. If the project’s developer is seeking to combine, split, or replat lots, then the project must fulfill the requirements of the Unified Subdivision Ordinance in addition to the requirements of this chapter.

REZONES WITHIN A FORM BASED CODE OVERLAY DISTRICT

Rezones within the District that are not Planned Developments are permitted and shall be bound by the building, public frontage and private frontage types specified for the development sector in which the subject property is located. If a non-planned development zone is proposed that does not have a corresponding building type due to the restrictions of the development sector, the rezone petitioner may include a requested change to the applicable development sector map along with the rezone petition to accommodate the building type permitted by the zone.
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HISTORIC CENTENNIAL NEIGHBORHOOD FORM-BASED OVERLAY DISTRICT

PURPOSE AND INTENT

The purpose of the Historic Centennial Neighborhood Form-Based Overlay District (the “District”) is to ensure that future development and redevelopment in the neighborhood is in accordance with the policies of the Historic Centennial Neighborhood Plan, adopted in 2012, the Comprehensive Plan of Tippecanoe County and the requirements of any applicable local historic districts. Development and redevelopment within the District shall comply with the following standards and the provisions of this Ordinance. Where standards may conflict, the regulations within the District shall prevail. When regulations and standards are silent in the District the provisions found elsewhere in the Unified Zoning Ordinance shall apply.

The intent is to establish a framework for creating a unified and cohesive community within the entire District that is compatible with the neighborhoods immediately surrounding the District. To that end, future development and/or redevelopment activity within the District should adhere to the both the vision and goals of the neighborhood as outlined in Chapter 3 of the Historic Centennial Neighborhood Plan:

**Neighborhood Vision:** The Historic Centennial Neighborhood shall be a vibrant mixed-use urban neighborhood that draws on its unique historic character to continually attract and sustain residents and businesses while serving as a cultural destination for visitors and the entire community.

**Neighborhood Goals:**

1. Encourage appropriate residential neighborhood development
2. Promote mixed-use redevelopment and neighborhood business retention
3. Preserve cultural and historic resources / heritage
4. Enhance the public realm (neighborhood streetscape and open space)
PART 1
THE HISTORIC CENTENNIAL NEIGHBORHOOD OVERLAY DISTRICT BOUNDARY, SECTORS AND GENERAL REQUIREMENTS FOR BUILDING TYPE
1. HISTORIC CENTENNIAL NEIGHBORHOOD OVERLAY DISTRICT BOUNDARY AND SECTORS

The District, as shown on the following map, is bounded by the Wabash River to the west, Union Street to the north, North 9th Street to the east and Ferry Street to the South. The District is divided into five sectors of development intensity.

**Historic Centennial Form-Based Overlay District Sectors**
2. **THE HISTORIC CENTENNIAL NEIGHBORHOOD OVERLAY DISTRICT SECTORS**

Each development sector is assigned permitted Building Types, Public Street Frontage Types, Private Street Frontage Types, Streetscape and Signage requirements. The District’s five sectors of development intensity are:

**Conservation/Recreation:**

This sector is designed to preserve and protect the riverfront area and Centennial Park for expanded opportunities for public passive/Active recreational uses and all Civic Uses.

**Neighborhood Mixed-Use:**

This sector is designed to augment the mixed-use environment of the Near Downtown sector while transitioning into the residential sectors by allowing for a less-intense, mixed-use built environment.

**Near Downtown:**

This sector serves as an extension of Downtown Lafayette, allowing for increased building heights, residential density and a mix of uses proper to its location and character.

**Residential Transition:**

This sector is designed to provide for a variety of residential building types at a mix of density levels, supporting the already established urban residential character.

**Residential:**

This sector is designed to provide for a variety of lower density residential building types.

3. **USES IN THE DEVELOPMENT SECTORS**

Unless otherwise prohibited or specified in this section, all Permitted and Special Uses within the District shall conform to properties’ respective zoning districts as delineated in the UZO use table.

**Uses in the Conservation/Recreation Sector**

All uses shall be prohibited in the Conservation/Recreation Sector except for the following:

1. Public Parks
2. Public Parking
3. All Civic Uses
4. All public utility uses
5. Community Gardens

**Park, Civic Uses and the Comprehensive Plan**

- Consistency with the *Historic Centennial Neighborhood Plan’s* Parks and Open Space checklist and the City of Lafayette *Placemaking Plan* should be demonstrated

**4. PROHIBITED USES**

The following uses are prohibited within the Historic Centennial Neighborhood District:

1. Agriculture (All uses in UZO 3-2-2) (excluding Community Gardens)

2. Alternative financial services (e.g. refund anticipation lenders, short-term loan providers, cash for precious metal stores, or pawn shops) (SIC 6099, 60, 5932, 593)

3. Auto sales

4. Veterinary services for animal specialties (SIC 742)

5. Prepared feed and feed ingredients for animals and fowls (SIC 2048)

6. Heavy industry

7. “Massage Establishment” (SIC 7299)

8. Machine Shop / Manufacturing

9. Nail salon (not including nail services that are part of a day spa or similar use)

10. Outdoor sales areas over 60 square feet.

11. Motor freight transportation and warehousing (SIC Major Group 42)

12. Liquor stores (SIC 592)

13. Piercing Studio

14. “Adult Bookstore” (SIC 5942)

15. “Adult motion picture theater and adult mini motion picture theaters” (SIC 7832 and 7833)

16. “Adult motion picture arcade” (SIC 7993)
17. “Adult live entertainment arcade” & “Adult cabaret” (SIC 7999)

18. Storage as a primary use

19. Tattoo parlor

20. Tobacco stores and stands (SIC 5993)

21. Crematories (SIC 726)
5. BUILDING TYPES IN THE DEVELOPMENT SECTORS
Within each development sector, the following selection of building types are the only ones permitted for primary use structures and any related accessory structures. The development standards for each building type follows after the building location chart below.

CHART 5.1 PERMITTED BUILDING TYPES BY SECTOR

<table>
<thead>
<tr>
<th>Sector</th>
<th>Building Types</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Urban House</td>
</tr>
<tr>
<td>Near Downtown</td>
<td>✓</td>
</tr>
<tr>
<td>Neighborhood Mixed-Use</td>
<td>✓</td>
</tr>
<tr>
<td>Residential</td>
<td>✓</td>
</tr>
<tr>
<td>Residential Transition</td>
<td>✓</td>
</tr>
<tr>
<td>Conservation / Recreation</td>
<td></td>
</tr>
</tbody>
</table>

6. BUILDING TYPES AND THE COMPREHENSIVE PLAN

- Consistency with the Historic Centennial Neighborhood Plan’s site layout and architectural design checklists should be demonstrated by petitioner seeking to redevelop.

7. GENERAL REQUIREMENTS FOR BUILDING TYPES
The following items shall be accounted for with all qualifying redevelopment efforts in the district. A final determination of compliance with these items as deemed applicable by the Formed Based Overlay Review Committee shall be made by the Committee in its review and zoning compliance approval of a qualifying development proposal.

A. Site Layout
- Frontage: Except for buildings with multiple entrances, the primary facade of all buildings shall front directly onto a street or open space area.
- Orientation: Development shall be parallel to the street it fronts or be consistent with existing development patterns rather than being sited at unconventional angles.
• Non-residential and mixed-use buildings on corner lots shall locate the primary building entrance to the building corner closest to the adjacent street intersection.
• Per UZO Section 4-4-1, average setbacks along street frontages shall be permitted for qualifying, form-based overlay redevelopment efforts based on the qualifying criteria in that section unless a reduced standard is found in this section.

B. Architecture, Design & Integrity
• Four-Sided Architecture: A finished elevation, in terms of quality and distribution of materials on a façade, is required on every side of a primary building. Except in situations where buildings physically abut one another, there shall be no windowless facades and each side of a structure shall be architecturally similar to the other sides.
• All structures (excluding the urban house and duplex) with frontages on two public streets shall be required to create a corner feature that architecturally addresses the corner as a focal point. For example: Decorative masonry on structure facade that highlights the uniqueness of the corner.
• Structures shall have a defined base, middle, and top section that is broken along horizontal lines. Where two or more materials are proposed to be combined on a façade, the heavier and more massive material shall be located below the lighter material.
• Unless specified elsewhere in this code, all structures utilizing a flat roof shall have a cornice or other finished treatment to complete the top of all structure walls.
• Colors shall be muted tones which are compatible with surrounding structures. No fluorescent, neon, or other high intensity colors shall be used as a primary structure color. Accent colors of brighter hues are permitted.
• Architectural details create an interesting visual environment for the pedestrian. Building façades should include architectural details for, at a minimum, the first two floors. Details should be incorporated into a range of façade elements such as windows, spandrels, awnings, porticos, cornices, pilasters, columns and balconies. Details should establish a varied building texture and highlight façade articulation.
• Every effort should be made to maintain and utilize the contributing historic structures in the district. Adaptive reuse measures may require new additions, which is appropriate as long as the new construction respects the historic features of the original building. Compatibility considerations includes general scale, mass, height, detail, proportions, setbacks, profile, roof shape, materials, rhythm of window and door openings, platform/foundations, garage location if applicable, and others as appropriate.
• Proposed structures adjacent to historic structures should be compatible with the historic resource as not to detract from the historic integrity of the area. Compatibility
considerations includes general scale, mass, height, detail, proportions, setbacks, profile, roof shape, materials, rhythm of window and door openings, platform/foundations, garage location if applicable, and others as appropriate.

C. Permitted Materials & Style Standards
This section is designed to provide materials and style guideline acceptable for proposed new development that ensures the preservation of the neighborhood’s unique architectural character.

<table>
<thead>
<tr>
<th>S.N</th>
<th>Description</th>
<th>Permitted</th>
<th>Prohibited</th>
</tr>
</thead>
</table>
| 1   | Brick and Masonry Work | • Clay Brick, Natural Stones, Fiber cement, Simulated wood synthetic excluding vinyl siding, Terra Cotta, wood siding and Stucco  
• Material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern | EIFS, Styrofoam, vinyl siding, corrugated fiberglass, unfinished concrete block, mirrored glass and other foam-based products |
| 2   | Windows and Doors      | • Transparent glass or glass with low reflectivity  
• The frame should be recessed or projected from the wall plane consistent with the architecture of the building  
• Operable windows may be single hung, casement, sliding or double-hung  
• External door shall be framed with wood, aluminum or anodized aluminum as appropriated by use  
• Windows and doors may be recessed or projected into a structure to create definition or a usable patio/balcony  
• Except for the ground-floor, non-residential portion of a building or unless an alternative arrangement is justified based upon historical precedent, doors and windows on front building facades shall be vertically oriented (i.e., the vertical dimension is greater than the horizontal dimension) and vertically aligned between floors  
• The ground floor of structures requiring first floor non-residential uses shall be transparent storefronts consisting of a minimum of 60% glass on front facades and 25% on other facades | Steel, shiny aluminum, bright aluminum, exposed anodized metal and stainless steel frames |
| 3 | Roof | - Wood shingles, standing seam metal, slate, asphalt shingles, a combination of similar material or a flat roof  
- Standing seam metal roofing is allowed as an accent material only and shall not comprise more than 25% of the overall roof area | Concrete tile, bitumen, plastic and exposed fiberglass |

**Note:**
1 Proposed materials and style should be consistent to and compliment the architectural style of the primary building.
2. Innovative alternative materials enhancing the HCN are encouraged, although the appropriateness for such proposal will be subjected for evaluation by the review committee.

### D. Building Façade and Projections
- Permitted projections from the structure’s façade shall be balconies, awnings, signs, flags, and cornice elements.
- Balconies on a façade not facing a public street may be projecting or recessed (if projecting the balcony shall be a minimum of three feet deep). Balconies on a façade facing a public street may only be recessed.
- Any facades facing a public right-of-way shall have a minimum of 25 percent transparent glass for all floors.
- Except in situations where buildings physically abut one another, facades not facing the public right-of-way shall have a minimum of 10 percent transparent glass for all floors.
- Permitted encroachments include: awnings, galleries, stoops, flags, signs, and patio seating areas improve the pedestrian character by providing shade, interest, 3-dimensional depth, and public activity. Private use of the public right-of-way is encouraged where the encroachment meets this Code’s intent and the encroachments do not impact existing or anticipated utility infrastructure.
- Awnings, marquees, and signs should be located where they do not obscure significant architectural or historic features. These features should be attached in a way that prevents damage to historic materials. Historic awnings, marquees, and signs should be retained when possible.

### E. Mechanical Equipment
- All mechanical equipment shall be screened from view from the street centerline with architecture matching the primary structure and landscaping, where applicable.
- Mechanical equipment shall not be located in any front yard or side yard.
- Mechanical equipment may be located on the roof of the structure or in an integral location within the structure.
- Mechanical equipment may be located in a rear yard when surrounded by a masonry wall of similar architecture to the primary structure.
F. Other Requirements

- Accessory structures shall be of the same or complementary materials as the principal structure(s).
- When possible, trash enclosures should be integral to the structure or the structure’s parking garage.
- Trash enclosures shall not be placed in any front yard.
- Free standing trash enclosures shall be masonry to match the primary structure.
- Outdoor storage is prohibited.
- Outdoor seating areas shall maintain at least six feet of clear space on the sidewalk for pedestrians in all directions.
- Bike racks, trash bins, and seating shall be incorporated into streetscape designs on all streets with high levels of pedestrian activity as determined by the Administrative Officer and pursuant to city code.
- Outdoor dining/seating areas are encouraged along the street frontages for all buildings located in a commercial or mixed-use zone and containing non-residential uses on the ground floor. Building sitting and setbacks may be adjusted to accommodate if approved by the Form-Based Overlay Committee. All street furniture proposed for these spaces shall be approved by the Administrative Officer.
- Americans with Disabilities Act compliance and overlay requirements: In order to accommodate compliance with Americans with Disabilities Act, reasonable adjustments to the development requirements within the District shall be permitted, subject to the review and approval of the Form-Based Overlay Review Committee. Materials used to accommodate the requirements of ADA shall be similar to those used on the building.
- Residential Density: For qualifying projects with a residential component in all development sectors, there shall be no maximum residential density requirement. Any minimum residential density requirements already present per the underlying zone shall apply.
PART 2
BUILDING TYPE REQUIREMENTS
1. URBAN HOUSE DESIGN STANDARDS
1. URBAN HOUSE DESIGN STANDARDS

ZONE STANDARDS

Urban House (Residential)
- All single-family zones: a single unit on its own lot shall respect all requirements for this building type.
- All two-family zones: units shall be stacked one on top of the other with up to two entrances into a common lobby at the primary street frontage or dual entrances at the primary street frontage.
- Multi-family Zones: urban house permitted with a single entrance into a common lobby at the primary street frontage with an optional second entrance permitted along the side street frontage into a common lobby for corner lots.

Urban House (Commercial or Live/Work)
- Non-Residential Zones: non-residential uses permitted on all floors. The building shall have a single entrance into a common lobby on the primary street frontage. Secondary entrances on the other sides of the building may be considered by the Form-Based Overlay Review Committee.
- Mixed-Use Zones: non-residential uses restricted to the ground floor with residential uses permitted behind and above the non-residential use. The building may have either a single entrance into a common lobby at the primary street frontage or dual entrances (either both at the primary street frontage or the non-residential use entrance at the primary street frontage and residential use at the side street frontage).

HEIGHT

(A) Roof Height = none
(B) Stories = 2 (max), 3 (with density bonus)
- Flat Roof Parapet Height: 2’ (min), 5’ (max)
- Gabled Roof Pitch Range = 6:12 or steeper
- Ground Story Finished Floor Elevation = With basement: 3’ (min), 5’ (max)
  No basement: 2’ (min), 5’ (max)
- Ground Story Floor to floor height = 10’ (min)
- Upper Story Floor to floor height = 9’ (min), 12’ (max)

SITING

(C) Lot Width = 40’ (min), 80’ (max)
Lot Size (min) = 4,000 / 10,000 (max)
Primary Building Width = 50’ (max)

LOT COVERAGE

In The Residential Transition Sector
- Veg Coverage Per Lot = 25% (min)
- Impervious Surface Coverage Per Lot = 75% (max)

In The Residential Sector
- Veg Coverage Per Lot = 35% (min)
- Impervious Surface Coverage Per Lot = 65% (max)

PRIMARY STRUCTURE SETBACKS

(D) Primary Street = 10’ min, 15’ max
(E) Side Street = 5’ min, 10’ max
(F) Side = 5’ min, 12’ max
(G) Rear = 12’ min (alley), 20’ min (no alley)
GARAGES & PARKING

(H) For All Residential Zones:

- Rear-loaded garages are required in the rear yard for lots with alley frontage. 5’ min setback from alley, side yard and side street if detached. Height: 1 story / 17’ (max)
- Front-loaded garages (attached or detached) are allowed for lots with no alley frontage and must be setback at least 10 feet min. from primary building face. Front-loaded detached garage: 5’ min setback from side/rear lot lines. Corner lots with no alley frontage must load from the side street.

For All Non-residential, Multi-Family and Mixed-Use Zones:

- Required off-street parking shall be located behind the primary use building utilizing one of the required parking options found in the parking section of this ordinance.

GENERAL DESIGN CRITERIA

- The primary entrance to the building shall be located on the Primary Street frontage under roofed porch.
- Porch required for primary street frontage and shall be completely roofed: 8’ deep (min), width: 50% (min.) of primary street building facade width, porch height: 1.5’ (min. with no basement) or 2.5’ (min. with basement) from ground elevation, porch clear height 8’ (min), may encroach into primary street setback within 2 feet of ROW line.
- Walls and Fences = Front Yard: 30-42 inches max height, Rear Yard: 72 inches max height, Allowable materials: wood (termite resistant) painted white or left natural. Wrought Iron, Brick or stone also permitted. Vinyl materials permitted in the side and rear yard only.

DETACHED ACCESSORY STRUCTURES

- Must be located in the rear yard and no closer than 4-feet to any lot line.
- Height = 10’ max

PERMITTED PRIVATE FRONTAGES

- Common Yard
- Porch & Fence
2. DUPLEX HOUSE DESIGN STANDARDS
2. DUPLEX HOUSE DESIGN STANDARDS

ZONE STANDARDS
• For all zones: the design from the street shall indicate the appearance of only two units, attached to one another and side-by-side with distinct facades. This constitutes a building group. Building groups are spaced 10’ apart (5’ side setback for each building) in multi-family, commercial and mixed-use zones where multiple building groups may be placed on a single lot.

Duplex House (Residential)
• All single-family zones: Duplex House not permitted.
• All two-family zones: two units shall be attached on a single lot and divided internally along a common party wall.
• All multi-family zones: maintaining the duplex appearance, multiple units are permitted in a duplex building group.

Duplex House (Commercial or Live/Work)
• Non-residential Zones: non-residential uses permitted on all floors with each building group having 2 entrances along the primary street frontage into either common lobbies or into a single non-residential use.
• Mixed-Use Zones: non-residential uses restricted to the ground floor with residential uses permitted behind and/or above the non-residential use. Each building group shall have a maximum of 2 entrances along the primary street frontage into either common lobbies or into a single non-residential use or residential use.

HEIGHT
(A) Roof Height = none
(B) Stories = 2 (min), 3 (max with bonus density)

• Flat Roof Parapet Height: 2’ (min), 5’ (max)
• Gabled Roof Pitch Range = 6:12 or steeper
• Ground Story Finished Floor Elevation = 3’ (min), 5’ (max)
• Ground Story Floor to floor height = 10’ (min), 12’ (max)
• Upper Story Floor to floor height = 9’ (min), 12’ (max)

SITING & LOT COVERAGE
In the Residential and Residential Transition Sectors
(C) Lot Width= 40’ (min), 70’ (max)
• Lot Size / unit = 2,500 (min) / 10,000 (max)
• Veg Coverage Per Lot = 30% (min)
• Impervious Surface Coverage = 70% (max)
• Building Group Width = 60’ (max)

In the Neighborhood Mixed-Use Sector:
(C) Lot Width= 40’ (min), 90’ (max)
• Lot Size / unit = 2,500 (min) / 10,000 (max)
• Veg Coverage Per Lot = 25% (min)
• Impervious Surface Coverage = 75% (max)
• Building Group Width = 80’ (max)

PRIMARY STRUCTURE SETBACKS
(D) Primary Street = 5’ min, 15’ max
(E) Side Street = 5’ min, 10’ max
(F) Side = 5’ min, 12’ max
(G) Rear = 12’ min (alley), 20’ min (no alley)
**GARAGES & PARKING**

(H) For All Residential Zones:

- Rear-loaded garages are required in the rear yard for lots with alley frontage. 5’ min setback from alley, side yard and side street if detached. Height: 1 story / 17’ (max)
- Front-loaded garages (attached or detached) are allowed for lots with no alley frontage and must be setback at least 10 feet min. from primary building face. Front-loaded detached garage: 5’ min setback from side/rear lot lines. Corner lots with no alley frontage must load from the side street.

For All Non-residential, Multi-Family and Mixed-Use Zones:

- Required off-street parking shall be located behind the primary use building utilizing one of the required parking options found in the parking section of this ordinance.

**GENERAL DESIGN CRITERIA**

- The primary entrance to the building shall be located on the Primary Street frontage under roofed porch.
- Porch required for primary street frontage and shall be completely roofed: 8’ deep (min), width: 50% (min.) of primary street building facade width, porch height: 1.5’ (min. with no basement) or 2.5’ (min. with basement) from ground elevation, porch clear height 8’ (min), may encroach into primary street setback within 2 feet of ROW line.
- Duplex building shall either have two primary entrances on the primary street frontage or, if located on a corner lot, one entrance along the side street and one along the primary street.
- Walls and Fences = Front Yard: 30-42 inches max height, Rear Yard: 72 inches max height, Allowable materials: wood (termite resistant) painted white or left natural. Wrought Iron, Brick or stone also permitted. Vinyl materials permitted in the side and rear yard only.

**DETACHED ACCESSORY STRUCTURES**

- Shall be located in the rear yard and no closer than 4’ to any lot line.
- Height = 10’ max

**PERMITTED PRIVATE FRONTAGES**

- Common Yard
- Porch & Fence
- Terrace or Lightwell
1. ROW HOUSE DESIGN STANDARDS

PITCHED ROOF CONDITION

B A

FLAT ROOF CONDITION

B A

ALLEY

G

F

G

F

G

F

C

D

C

D

SIDE STREET

SIDE STREET

PRIMARY STREET

ALLEY

PRIMARY STREET

SIDE STREET
3. ROW HOUSE DESIGN STANDARDS

ZONE STANDARDS
- All zones: The Row House building type is permitted on lots primarily with alley frontage to facilitate rear loading. The Committee may consider driveways off the street frontages leading to common parking areas behind the buildings as an alternative.
- There must be at least three row house units/facades in a single building group, but no more than ten units/facades. Unit entrances must be located along the primary street frontage.

Row House (Residential)
- All single-family zones: building groups shall be on fee-simple lots divided along common party walls with lot lines running through the party walls.
- All two-family zones: Units shall be stacked one on top of the other. Each duplex stack divided along common party walls with lot lines running through the party walls. Unit entrances shall either be two along the primary street frontage or a single entrance with common lobby along the primary street frontage. Corner lots may have an additional entrance on the side street frontage.
- All multi-family zones: maintaining the Row House appearance in the style proper to the single-family zone, multiple dwelling units are permitted with a single entrance into a common lobby at the primary street frontage for every two row-house facades at a minimum. Corner lots may have an additional entrance on the side street frontage.

Row House (Commercial or Live/Work)
- Non-residential Zones: maintaining the Row House appearance in the style property to the single family zone, non-residential uses permitted on all floors with each building group having a single entrance along the primary street frontage into either a common lobby or into a single non-residential use for every two row-house facades at a minimum. Corner lots may have an additional entrance on the side street frontage.
- All Mixed-use zones: non-residential uses restricted to the ground floor with residential uses permitted above the non-residential use. Each row house facade shall have a maximum of 2 entrances along the primary street frontage (one for the residential use and one for the non-residential use) or a single entrance into a common lobby. Corner lots may have an additional entrance on the side street frontage.

HEIGHT
(A) Roof Height = none
(B) Stories = 2 (min)
(H) 3 max with density Bonus with 10’ min. upper story setback at third floor
- Flat Roof: Parapet Height: 2’ (min), 5’ (max)
- Pitched Roofs: Symmetrical Gables, Hip Style, Roof Pitch Range = 6:12 or steeper
- Ground Story Finished Floor Elevation = 3’ (min), 5’ (max)
- Ground Story Floor to floor height = 10’ (min), 12’ (max)
- Upper Story Floor to floor height = 9’ (min), 12’ (max)

Row House (Commercial or Live/Work)
**SITING & LOT COVERAGE**
- Width per row house unit/façade = 20’ (min) / 40’ (max)
- Rear yard minimum private open space = 100 square feet
- Impervious Surface Coverage = 80% (max)
- Vegetative Coverage = 20% (min)

**PRIMARY STRUCTURE SETBACKS**
(C) Primary Street = 5’ min, 15’ max
(D) Side Street = 5’ min, 10’ max
(E) Side = 5’ min between building groups
(F) Rear = 12’ min (alley), 20’ min (no alley)

**PARKING**
Off-street parking not permitted along street frontages in front of the building. See Parking Section for requirements.

**GARAGES**
(G) Rear-loaded garages are required in the rear yard. If detached: 5’ min setback from alley, side yard and side street. Height: 1 story / 17’ (max)

**GENERAL DESIGN CRITERIA**
(I) The primary entrance to the building shall be located on a street frontage and either under a covered porch or a 3.5’ (min) recessed entrance.
- Covered Porch required for primary street frontage and shall be completely roofed: 5’ deep (min), width: 50% (min.) of primary street building facade width, porch height above grade: 1.5’ (min. with no basement) or 2.5’ (min. with basement) from ground elevation, porch clear height 8’ (min), may encroach into primary street setback within 2 feet of ROW line.
- Walls and Fences = Front Yard: 30-42 inches max height, Rear Yard: 72 inches max height, Allowable materials: wood (termite resistant) painted white or left natural. Wrought Iron, Brick or stone also permitted. Vinyl materials permitted in the side and rear yard only.

**DETACHED ACCESSORY STRUCTURES**
- Must be located in the rear yard and no closer than 3-feet to any lot line.
  - Height = 10’ max

**PERMITTED PRIVATE FRONTAGES**
- Porch & Fence
- Terrace or Lightwell
- Forecourt
- Stoop
2. APARTMENT DESIGN STANDARDS
4. APARTMENT DESIGN STANDARDS

ZONE STANDARDS
- Multi-family zones only: building entrance (H) into a common lobby along the primary street frontage. Secondary lobby entrance on a side street or a single corner entrance also permitted on corner lots. All building entrances along street frontages must be recessed 3.5’ (min).

GENERAL HEIGHT REQUIREMENTS
(A) Roof Height = none
- Flat Roof Parapet Height: 2’ min, 5’ max
- Ground Story Finished Floor Elevation = 3’ min, 5’ max

GENERAL HEIGHT REQUIREMENTS BY SECTOR
Residential Transition Sector
Stories = 2 min, 3 max, 4 (with density bonus and 10’ upper story setback from streets at the fourth floor)
- Ground Story Floor to floor height = 12’ min
- Upper Story Floor to floor height = 10’ min, 15’ max

Neighborhood Mixed-Use Sector
Stories = 2 min
(F) 4 max (with 10’ upper story setback from streets at fourth floor)
(G) 5 (with density bonus and 10’ upper story setback from streets at the fourth floor and 20’ upper story setback from streets at the fifth floor)
- Ground Story Floor to floor height = 12’ min
- Upper Story Floor to floor height = 10’ min, 15’ max

SITING
In The Residential Transition Sector
- Building Width along primary street frontage = 50’ (max)
- Veg Coverage Per Lot = none
- Impervious Surface Coverage Per Lot = 75%

In The Neighborhood Mixed Use Sector
- Building Width along primary street frontage = 75’ (max)
- Veg Coverage Per Lot = none
- Impervious Surface Coverage Per Lot = up to 85%

In The Near Downtown Sector
- Building Width along primary street frontage = 100’ (max)
- Veg Coverage Per Lot = none
- Impervious Surface Coverage Per Lot = up to 100%

PRIMARY STRUCTURE SETBACKS
In The Residential Transition Sector
(B) Primary Street = 10’ min, 20’ max
(C) Side Street = 5’ min, 15’ max
(D) Side = 10’ min
(E) Rear = 12’ min (alley), 20’ min (no alley)
In The Neighborhood Mixed Use Sector
(B) Primary Street = 5’ min, 15’ max
(C) Side Street = 5’ min, 10’ max
(D) Side = 5’ min
(E) Rear = 12’ min (alley), 20’ min (no alley)

In The Near Downtown Sector
(B) Primary Street = 0’ min, 10’ max
(C) Side Street = 0’ min, 10’ max
(D) Side = 0’ min
(E) Rear = 0’ min (alley), 0’ min (no alley)

PARKING
Off-street parking not permitted along street frontages in front of the building. See Parking Section for requirements.

GENERAL DESIGN CRITERIA
• Corner lot buildings are encouraged to locate the entrance to the corner as part of an architecturally prominent focal point.
• Walls and Fences = Rear Yard Only if enclosing a parking area or private open space: 72 inches max height, Allowable materials: subject to the approval of the Committee.
• Structures shall articulate horizontally a minimum of two feet for every 50 feet of width. Structure facades wider than 90 feet shall change architectural styles along the offset to create the appearance of multiple structures rather than one large structure of the same style.

DETACHED ACCESSORY STRUCTURES
• Permitted subject to the approval of the Committee.

PERMITTED PRIVATE FRONTAGES
• Terrace or Lightwell
• Forecourt
• Stoop
• Shopfront
3. COMMERCIAL DESIGN STANDARDS
5. COMMERCIAL DESIGN STANDARDS

ZONE STANDARDS

• Non-residential & Mixed-Use zones only: multiple ground floor entrances permitted along primary and side street frontages to accommodate smaller tenants and lobby entrances for upper floors. At a minimum there shall be a single building entrance into a common lobby (H) along the primary street frontage and, if on a corner lot, a secondary entrance into a common lobby on the side street frontage.

• All building entrances along street frontages must be recessed 3.5’ (min).

GENERAL HEIGHT REQUIREMENTS

(A) Roof Height = none
  • Flat Roof Parapet Height: 2’ (min), 5’ (max)
  • Ground Story Finished Floor Elevation = 0’ (min), 3’ (max)

HEIGHT REQUIREMENTS BY SECTOR

Neighborhood Mixed-Use Sector
Stories = 2 min, 4 max
  • Ground Story Floor to floor height = 12’ min
  • Upper Story Floor to floor height = 12’ (min), 15’ (max)

SITING
In The Neighborhood Mixed Use Sector
  • Building Width along primary street frontage = 100’ (max)
  • Veg Coverage Per Lot = 10%
  • Impervious Surface Coverage Per Lot = 90%

In The Near Downtown Sector
  • Building Width along primary street frontage = 200’ (max)
  • Veg Coverage Per Lot = 0%
  • Impervious Surface Coverage Per Lot = 100%

PRIMARY STRUCTURE SETBACKS

In The Neighborhood Mixed Use Sector
(B) Primary Street = 0’ min, 15’ max
(C) Side Street = 0’ min, 10’ max
(D) Side = 0’ min
(E) Rear = 0’ min (alley), 10’ min (no alley)

In The Near Downtown Sector
(B) Primary Street = 0’ min, 10’ max
(C) Side Street = 0’ min, 5’ max
(D) Side = 0’ min
(E) Rear = 0’ min (alley), 10’ min (no alley)

PARKING

Off-street parking not permitted along street frontages in front of the building. See Parking Section for requirements.
GENERAL DESIGN CRITERIA

- Maximum setback from streets may be modified, subject to the approval of the Committee, in order to incorporate a public plaza, seating, or outdoor dining into the development.
- Walls and Fences = Rear Yard Only if enclosing a parking area or private open space: 72 inches max height, Allowable materials: subject to approval of the Committee.
- Structures shall articulate horizontally a minimum of two feet for every 50 feet of width. Building facades wider than 100 feet shall change architectural styles along the offset to create the appearance of multiple structures rather than one large structure of the same style.

DETACHED ACCESSORY STRUCTURES

- Permitted subject to the approval of the Committee.

PERMITTED PRIVATE FRONTAGES

- Forecourt
- Stoop
- Shopfront
- Gallery
- Arcade
6. CIVIC DESIGN STANDARDS

ZONE STANDARDS
- All non-FP Zones: principle building entrance(s) along the primary street frontage (F). A minimum of one secondary entrance on a side street or a single corner entrance also permitted on corner lots. All building entrances along street frontages must be recessed 3.5’ (min).

GENERAL HEIGHT REQUIREMENTS
(A) Roof Height = none
- Flat Roof Parapet Height: 2’ (min), 5’ (max)
- Gabled Roof Pitch Range = 6:12 or steeper
- Ground Story Finished Floor Elevation = 0’ (min), 5’ (max)
- Steeples and similar architectural elements shall be governed by existing Unified Zoning Ordinance standards.

HEIGHT REQUIREMENTS BY SECTOR

Conservation/Recreation, Residential, and Residential Transition Sectors
Stories = 3 (max)
- Ground Story Floor to floor height = 12’ (min)
- Upper Story Floor to floor height = 10’ (min), 15’ (max)

Neighborhood Mixed-Use Sector
Stories = 2 (min), 4 (max)
- Ground Story Floor to floor height = 12’ (min)
- Upper Story Floor to floor height = 10’ (min), 15’ (max)

Near Downtown Sector
Stories = 2 (min), 6 (max)
- Ground Story Floor to floor height = 12’ (min)
- Upper Story Floor to floor height = 10’ (min), 15’ (max)

SITING
In The Conservation/Recreation Sector
- Building Width along primary street frontage = 50’ (max)
- Veg Coverage Per Lot = 25%
- Impervious Surface Coverage Per Lot = 75%

In The Residential Sector
- Building Width along primary street frontage = 50’ (max)
- Veg Coverage Per Lot = 25%
- Impervious Surface Coverage Per Lot = 75%

In The Residential Transition Sector
- Building Width along primary street frontage = 75’ (max)
- Veg Coverage Per Lot = 25%
- Impervious Surface Coverage Per Lot = 75%

In The Neighborhood Mixed Use Sector
- Building Width along primary street frontage = 100’ (max)
- Veg Coverage Per Lot = 15%
- Impervious Surface Coverage Per Lot = 85%

In The Near Downtown Sector
- Building Width along primary street frontage = up to maximum width of the block
- Veg Coverage Per Lot = 0%
- Impervious Surface Coverage Per Lot = 100%
PRIMARY STRUCTURE SETBACKS

In The Conservation/Recreation Sector
(B) Primary Street = 10’ min, 20’ max
(C) Side Street = 5’ min, 15’ max
(D) Side = 10’ min
(E) Rear = 12’ min (alley), 20’ min (no alley)

In The Residential Sector
(B) Primary Street = 10’ min, 20’ max
(C) Side Street = 5’ min, 15’ max
(D) Side = 10’ min
(E) Rear = 12’ min (alley), 20’ min (no alley)

In The Residential Transition Sector
(B) Primary Street = 10’ min, 25’ max
(C) Side Street = 5’ min, 15’ max
(D) Side = 10’ min
(E) Rear = 12’ min (alley), 20’ min (no alley)

In The Neighborhood Mixed Use Sector
(B) Primary Street = 5’ min, 15’ max
(C) Side Street = 5’ min, 10’ max
(D) Side = 5’ min
(E) Rear = 12’ min (alley), 20’ min (no alley)

In The Near Downtown Sector
(B) Primary Street = 0’ min, 10’ max
(C) Side Street = 0’ min, 10’ max
(D) Side = 0’ min
(E) Rear = 0’ min (alley), 10’ min (no alley)

PARKING

Off-street parking not permitted along street frontages in front of the building. See Parking Section for requirements.

GENERAL DESIGN CRITERIA

- UZO Section 4-5-1 relative to height exceptions applies to the Civic Building type, unless otherwise prohibited by this section.
- Corner lot buildings are encouraged to locate the entrance to the corner as part of an architecturally prominent focal point.
- Walls and Fences = Rear Yard Only if enclosing a parking area or private open space: 72 inches max height, Allowable materials: Subject to approval by the Committee.
- Structures shall articulate horizontally a minimum of two feet for every 50 feet of width. Structure facades wider than 100 feet shall change architectural styles along the offset to create the appearance of multiple structures rather than one large structure of the same style.
- As determined by the Committee, open spaces may be permitted along the street frontages in front of the building so long as they are available for use by the public; frontage setbacks may be adjusted to Committee to accommodate these open spaces.

DETACHED ACCESSORY STRUCTURES

- Permitted subject to the approval of the Committee.

PERMITTED PRIVATE FRONTAGES

- Any from the table
7. MIXED-USE DESIGN STANDARDS

ZONE STANDARDS

• Mixed-Use zones only: multiple ground floor entrances permitted along primary and side street frontages to accommodate smaller tenants and lobby entrances for upper floors.
• Non-residential uses permitted on all floors.
• Residential uses permitted on upper-floors only.
• At a minimum there shall be a single building entrance into a common lobby along the primary street frontage (H) and, if on a corner lot, a secondary entrance into a common lobby on the side street frontage.
• All building entrances along street frontages must be recessed 3.5’ (min).

GENERAL HEIGHT REQUIREMENTS

(A) Roof Height = none
• Flat Roof Parapet Height: 2’ (min), 5’ (max)
• Ground Story Finished Floor Elevation = 0’ (min), 5’ (max)

HEIGHT REQUIREMENTS BY SECTOR

Neighborhood Mixed-Use Sector
Stories = 2 (min), 3 (max)
(F) 4 with density bonus
• Ground Story Floor to floor height = 12’ (min)
• Upper Story Floor to floor height = 10’ (min), 15’ (max)

Near Downtown Sector
Stories = 3 (min)
(F) 5 max (with 10’ upper story setback from streets at the fifth floor)
(G) 6 (with density bonus and 10’ upper story setback from streets at the fifth floor and 20’ upper story setback from streets at the sixth floor)
• Ground Story Floor to floor height = 12’ (min)
• Upper Story Floor to floor height = 10’ (min), 15’ (max)

SITING

In The Neighborhood Mixed Use Sector
• Building Width along primary street frontage = 100’ (max)
• Veg Coverage Per Lot = 10%
• Impervious Surface Coverage Per Lot = 90%

In The Near Downtown Sector
• Building Width along primary street frontage = up to maximum width of the block
• Veg Coverage Per Lot = 0%
• Impervious Surface Coverage Per Lot = 100%

PRIMARY STRUCTURE SETBACKS

In The Neighborhood Mixed Use Sector
(B) Primary Street = 0’ min, 15’ max
(C) Side Street = 0’ min, 10’ max
(D) Side = 0’ min
(E) Rear = 0’ min (alley), 10’ min (no alley)

In The Near Downtown Sector
(B) Primary Street = 0’ min, 10’ max
(C) Side Street = 0’ min, 5’ max
(D) Side = 0’ min
(E) Rear = 0’ min (alley), 10’ min (no alley)
PARKING

Off-street parking not permitted along street frontages in front of the building. See Parking Section for requirements.

GENERAL DESIGN CRITERIA

- Corner lot buildings are encouraged to locate the entrance to the corner as part of an architecturally prominent focal point.
- Walls and Fences = Rear Yard Only if enclosing a parking area or private open space: 72 inches max height, Allowable materials: Subject to approval by the Committee.
- Structures shall articulate horizontally a minimum of two feet for every 50 feet of width. Building facades wider than 100 feet shall change architectural styles along the offset to create the appearance of multiple structures rather than one large structure of the same style.

DETACHED ACCESSORY STRUCTURES

- Permitted subject to the approval of the Committee.

PERMITTED PRIVATE FRONTAGES

- Forecourt
- Stoop
- Shopfront
- Gallery
- Arcade
PART 3

STREETS AND STREET FRONTAGES
1. **STREETS**
Properties within the form-based overlay district may have frontage on more than one street. During the Pre-Submission conference in cases where the property has more than one street frontage, the Form-Based Overlay Committee shall confirm for the petitioner how the street or streets fronting the property being developed shall be classified. Streets are categorized as follows:

**Primary Street** = the street on which a lot has either exclusive frontage or has a higher volume of traffic than the other street or streets on which the property has frontage; except in cases where the maintaining the primary frontage on the street or streets with a lower volume of traffic would more positively contribute to the established development pattern set by the other neighboring lots.

**Side Street** = the street or streets on which a property has frontage but does not meet the definition of a primary street.

2. **THE STREET FRONTAGE**
The street frontage is divided in two by a shared Lot/Right-of-Way (R.O.W) line. The two parts that make up a street frontage are:

A. **Private Street Frontage**: That area from the building façade to the shared Lot/Right-of-Way (R.O.W) line.

B. **Public Street Frontage**: That area from the shared Lot/Right-of-Way (R.O.W) line to the back of curb on a street.

There are four components that comprise the two parts of the street frontage, though not all may be required to be present in every situation:

- **A** = Private Street Frontage
- **B** = Common Lawn
- **C** = Sidewalk
- **D** = Tree Lawn/Tree Wells
A. PRIVATE FRONTAGE TYPES

1. **Common Yard**: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.

2. **Porch & Fence**: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. An optional fence at the Frontage Line can maintain street spatial definition. Porch requirements are by building type.

3. **Terrace or Lightwell**: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment.
A. PRIVATE FRONTAGE TYPES (Continued)

4. **Stoop:** a Frontage wherein the façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.

5. **Forecourt:** a Frontage wherein the façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.

6. **Shopfront:** a Frontage wherein the façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within approximately 2 feet of the Curb.
A. PRIVATE FRONTAGE TYPES (Continued)

7. **Arcade**: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than approximately 12 feet wide and should overlap the Sidewalk to within approximately 2 feet of the Curb.

8. **Gallery**: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than approximately 10 feet wide and should overlap the sidewalk to within approximately 2 feet of the Curb.
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Common Yard</th>
<th>Porch &amp; Fence</th>
<th>Terrace or Lightwell</th>
<th>Forecourt</th>
<th>Stoop</th>
<th>Shopfront</th>
<th>Gallery</th>
<th>Arcade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban House</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Row House</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Civic</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
B. PUBLIC FRONTAGE TYPES

FRONTAGE PLAN VIEW

LOT ► R.O.W. ◄
PRIVATE FRONTAGE ► PUBLIC FRONTAGE

1. **Common Lawn:** Appropriate primarily in the Residential, Residential Transition and Conservation/Recreation sectors, this Frontage has raised Curbs and Sidewalks separated from the vehicular lanes by a tree lawn with a variable width common lawn between the sidewalk and right-of-way line. Tree lawn width: 4’/6’ (min/max). Sidewalk width: 5’/7’ (min/max). Tree spacing in tree lawn: subject to the approval of the Urban Forester.

2. **Urban Tree Lawn:** Appropriate primarily in the Residential Transition and Neighborhood Mixed-Use sectors; this Frontage has raised Curbs and Sidewalks which are separated from the vehicular lanes by a tree lawn. Regularly spaced raised brick planters (to allow for pedestrians to pass through) can be substituted for the tree lawn. Tree lawn width: 4’. Sidewalk width: 6’/10’ (min/max). Planter height: 3’ max. Tree spacing in tree lawn: subject to the approval of the Urban Forester.

3. **Urban Tree Well:** Appropriate primarily in the Neighborhood Mixed-Use and Near Downtown sectors, this Frontage has raised Curbs and Sidewalks which are separated from the vehicular lanes by separate tree wells with grates. Tree well dimensions: 4’-5’ square (min/max). Sidewalk width: 8’/12’ (min/max). Tree well spacing: subject to the approval of the Urban Forester. Additional City of Lafayette requirements concerning the construction materials for this frontage shall also apply.
3. **PETITIONER’S RESPONSIBILITY REGARDING STREET FRONTAGES**

All petitioners redeveloping within a form-based overlay district are required to install, unless waived by the Administrative Officer, Public Frontage(s) proper to a development sector’s block in which the property is located (one or more frontage type may be required per the Committee). The petitioner shall be responsible for the following items pertaining to their property’s Public Frontage(s):

1. Setbacks are measured from the right-of-way line unless right-of-way is required to be dedicated per the *Comprehensive Plan* as approved by the Administrative Officer; then setbacks are measured from the future right-of-way line.
2. Identify the required right-of-way per this section concerning Public Frontages.
3. Construct the sidewalk and streetscape (trees, planting beds, etc.) as prescribed by this section.
4. Provide temporary connections between the new streetscape to the existing infrastructure.
5. Allow for uncontested dedication of the right-of-way when the street is built out between the existing pavement and the sidewalk as constructed by the petitioner.

Private Frontages are required to be installed and cannot be waived by the Administrative Officer. Multiple frontage types may be considered by the Committee for a single building. All planted material in the private frontage is subject to the approval of the Urban Forester where appropriate municipal ordinances apply.

4. **STREET FRONTAGES AND BUILDING TYPES**

Where a conflict occurs between complying with any building type setback standard and the requirements of the private and public street frontages, the Committee may allow reasonable adjustments in the building type setback requirements in order to incorporate the public and private street frontages in a more context-sensitive way.

Street Frontages, Street Trees, Lighting and the *Comprehensive Plan*

- Consistency with the *Historic Centennial Neighborhood Plan’s* streetscape checklist and other streetscape requirements by the City of Lafayette (including all applicable street trees and lighting standards) should be demonstrated by petitioner seeking to redevelop.
PART 4

PARKING REQUIREMENTS
PARKING AND THE COMPREHENSIVE PLAN

Consistency with the Historic Centennial Neighborhood Plan’s parking checklist should be demonstrated by petitioner seeking to redevelop.

1. GENERAL PARKING REQUIREMENTS

- Parking structures shall not be more than eight feet taller than the adjacent primary structure.
- Parking as a primary use shall include ground floor commercial along 80 percent of its primary street frontage when in an area with required ground floor commercial space.
- Parking structures visible from streets shall be architecturally similar to the primary structure by using similar architectural elements. The use of landscaping, including but not limited to trellises, greenscreens and other climbing plant materials may also contribute to this requirement.
- All City of Lafayette requirements for the landscaping of parking facilities shall apply.
- Minimum parking requirements are listed in the table below. Maximum parking requirements shall default to current UZO standards.

2. ADA REQUIREMENTS

Handicap parking requirements remain unaltered by the requirements of this section. Handicap parking cannot be in front of the building along street frontages. Within the limits of this restriction, the Form Based Overlay Review Committee can consider, for its approval, alternative placement of building entrances and other development standards to accommodate required handicap parking. The Administrative Officer may also approve on-street handicap parking to serve the requirement for a building.

3. PARKING DESIGN

Except for public parking facilities, off-street parking shall not be located along street frontages in front of a building, but shall follow one or more of the approved parking types shown below. The final design of off-street parking facilities shall be subject to the approval of the Form-Based Overlay Review Committee. Developers are encouraged to employ practical alternative parking design solutions for providing the required amount of parking while minimizing the impact on the site, including but not limited to tandem parking, compact parking spaces, and shared parking agreements.

4. PARKING & LOADING

Required off-street parking with the district shall conform to the following schedule. Loading and bicycle parking shall conform to UZO standards unless waived by the Administrative Officer:
<table>
<thead>
<tr>
<th>USE TYPE</th>
<th>MINIMUM PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL USES</td>
<td></td>
</tr>
<tr>
<td>all residential use types</td>
<td>One Stall per Unit</td>
</tr>
<tr>
<td>OFFICE USES</td>
<td></td>
</tr>
<tr>
<td>all office use types</td>
<td>One Stall per 500 sq. ft.</td>
</tr>
<tr>
<td>CIVIC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>One Stall per 750 sq. ft.</td>
</tr>
<tr>
<td>NON-RESIDENTIAL USES</td>
<td></td>
</tr>
<tr>
<td>retail</td>
<td>One Stall per 500 sq. ft.</td>
</tr>
<tr>
<td>service</td>
<td>One Stall per 500 sq. ft.</td>
</tr>
<tr>
<td>restaurant</td>
<td>One Stall per 250 sq. ft.</td>
</tr>
<tr>
<td>entertainment</td>
<td>One Stall per 750 sq. ft.</td>
</tr>
<tr>
<td>LODGING / BED &amp; BREAKFASTS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>One Stall per room</td>
</tr>
<tr>
<td>PUBLIC UTILITIES (per Section 3-2-6)</td>
<td>One Stall per 1000 sq. ft.</td>
</tr>
</tbody>
</table>

5. PERMITTED PARKING BY BUILDING

<table>
<thead>
<tr>
<th>Parking Type</th>
<th>Urban House</th>
<th>Duplex House</th>
<th>Row House</th>
<th>Apartment</th>
<th>Commercial</th>
<th>Civic</th>
<th>Mixed-Use</th>
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<tr>
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<tr>
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<td>Midblock Structure</td>
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<tr>
<td>Lined Structure</td>
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<td>✔</td>
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<tr>
<td>Integrated Structure</td>
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<td>✔</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td>Underground Structure</td>
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<td></td>
<td>✔</td>
</tr>
</tbody>
</table>
6. PARKING REDUCTIONS FOR COMBINED USES
Those properties that include a combination of multiple general land use categories may reduce the overall supply of parking by the following ratios:

<table>
<thead>
<tr>
<th>USE COMBINATION</th>
<th>REQUIRED PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential and Office</td>
<td>75% of combined total</td>
</tr>
<tr>
<td>Residential and Retail</td>
<td>90% of combined total</td>
</tr>
<tr>
<td>Office and Retail</td>
<td>75% of combined total</td>
</tr>
<tr>
<td>Lodging and Residential</td>
<td>90% of combined total</td>
</tr>
<tr>
<td>Lodging and Office</td>
<td>80% of combined total</td>
</tr>
<tr>
<td>Lodging and Retail</td>
<td>90% of combined total</td>
</tr>
</tbody>
</table>

7. GENERAL PARKING REDUCTIONS IN THE NEAR DOWNTOWN AND NEIGHBORHOOD MIXED-USE SECTORS
- When underground or structured parking (as permitted by Building Type) is incorporated into a development the required parking amount may be reduced, before any other reductions are applied, per the following schedule:
  - 15% of the total required parking when at least half of the required parking is underground or structured.
  - 20% of the total required parking when all of the required parking is underground or structured.
- Where parking is available off-site within 400 feet of the front entry to the building, and that parking is owned or controlled under a permanent and recorded parking agreement for use by the occupants or employees on the site and approved by the Administrative Officer, said parking may be counted to satisfy the off-street parking requirements.
- For every 4 covered bicycle parking spaces provided, the total parking requirement may be reduced by 1 space up to a maximum of 5% of the total parking requirement before any other parking reductions are applied.
- Subject to approval of the Administrative Officer, developments that incorporate car sharing into their project (either on the development’s street frontages and/or off-
street within the development itself) may reduce their required parking, after all other parking reductions have been applied, per the following schedule:
  o Up to 7 required parking spaces per 1 shared car (a maximum of 4 shared cars are permitted per development site)

8. PARKING TYPES

- **Garage**: Garages provide private, enclosed parking spaces for individual dwelling units. Garages shall be located behind the principal building if detached and may be attached to it, connected through a breezeway, or – if attached – set back from the building’s primary street façade by a distance specified by the building type.

- **Tuck-Under Parking**: Tuck under parking provides covered and enclosed parking spaces located at the rear of a building. Tuck under parking may be combined with other parking types and works particularly well on properties that slope away from the primary street right of way and where a residential dwelling must be elevated above a flood prone area.
- **Surface Lot:** Surface lots provide uncovered, at grade parking spaces. Such lots shall be located behind the primary building.

- **Midblock Structure:** Midblock structures are freestanding parking structures located generally in the center of a larger block. Midblock structures shall be set back from adjacent buildings by at least forty feet (40') to provide sufficient light and privacy for commercial or residential uses facing the block interior. This setback may accommodate an alley, private rear lane, and/or rear yards.
• **Lined Structure**: Lined structures are parking structures located behind shallow buildings that are oriented solely toward the street. Lined structures may be directly attached to the building or detached by a minimal fire separation distance. Lined structures shall be limited in height to equal or less than the height of the building.

![Lined Structure Diagram]

• **Integrated Structure**: Integrated structures are parking structures located within an occupied building. Integrated structures may be fully or partially integrated into the building.

![Integrated Structure Diagram]
- **Underground Structure**: Underground structures are parking structures located below grade. Underground structures may be combined with other aboveground parking types.

(Parking Images property of HDR, Inc. and used with permission)

**9. OFF-STREET PUBLIC PARKING**
- Public parking facilities, regardless of type, are permitted in all development sectors except the Residential Sector.
PART 5

DENSITY BONUSES AND SINGAGE
SUSTAINABILITY, DENSITY BONUSES AND THE COMPREHENSIVE PLAN

Consistency with the Historic Centennial Neighborhood Plan’s sustainability checklist should be demonstrated by petitioner seeking parking reductions and density bonuses when redeveloping.

1. DENSITY BONUS OPPORTUNITIES

To be eligible a petitioner’s property must provide a combination of public benefit incentive categories in order to warrant the additional development rights. There are 9 different incentive categories, each of which is assigned a percentage point value per unit of incentive. Reaching at 100% or more entitles the developer to make use of the additional development rights should they choose to do so. The 9 categories are:

1. Public alley improvements
2. Public art and cultural amenities
3. Green building design
4. Historic Preservation District Contributions
5. Underground Parking
6. Bicycle Storage
7. Architectural Enhancements
8. Bus Stop Improvements
9. Car Charging Stations

2. PUBLIC ALLEY IMPROVEMENTS

This category is available to those projects that improve their block’s public alley. Improving the existing condition of the district’s public alleys benefits the neighborhood by increasing pedestrian connectivity and helping to establish a clean and safe image. The improvements must go beyond those typically required as part of the development process. Improvements that shall be considered include: 1) burying overhead utilities to improve the site aesthetics; 2) screening the project’s utilitarian elements such as trash, recycling, or loading docks; 3) incorporating a public plaza into the entrance of an alley including the addition of lighting to increase the pedestrian’s sense of safety; 4) resurfacing the alleyway to delineate pedestrian spaces from vehicular spaces; and others.

3. PUBLIC ART AND CULTURAL AMENITIES

Public art benefits the community by improving the pedestrian experience and potentially serving as an additional attraction to the neighborhood. To qualify for density bonus points a
project must include art or cultural amenities into the project itself. This “significant” amenity must be within a plaza or entryway feature and located along a street frontage or frontages. It can also be incorporated into the structure itself as a mural or relief. All proposals must be approved by the City of Lafayette.

4. **GREEN BUILDING**

The building industry’s approach to design, construction, and operation of structures is evolving as and is moving toward a new value of environmental performance. The industry’s growing sustainability ethic is based on the principles of resource efficiency, health, and productivity. “Green” or “sustainable” building considers a building’s total economic and environmental impact and performance, from material extraction and product manufacture to product transportation building design and construction, operations and maintenance, and building reuse or disposal. The adoption of sustainable building practices as verified by a LEED consultant warrants density bonus points.

5. **HISTORIC PRESERVATION DISTRICT CONTRIBUTIONS**

New developments that contribute to the historic fabric of a neighborhood by honoring the architectural heritage of that neighborhood should be encouraged. Proposed developments can qualify for bonus density points by designing their project around one or more of the prescribed architectural styles found in *The Resource Guide*, published by the Wabash Valley Trust for Historic Preservation. Redevelopment efforts utilizing *The Resource Guide* shall submit their proposal, for inclusion into the local historic district, to the Lafayette Historic Preservation Commission and have their project reviewed and approved in order to receive bonus density points.

6. **UNDERGROUND PARKING**

While the construction of underground parking accomplishes a number of urban form goals, it is often cost prohibitive. To encourage projects that meet our urban form goals while simultaneously providing ample on-site parking, those projects with sub-grading parking are eligible for density bonus points.

7. **BICYCLE STORAGE**

To qualify for the bicycle storage density bonus, a project must include a sheltered bicycle cage, lockers or other secure bicycle storage areas, and – for commercial and mixed-use buildings - must have bicycle rider facilities such as a locker room and shower.

8. **ARCHITECTURAL ENHANCEMENTS**

To qualify for this bonus, at least 50% of each building façade facing a street shall incorporate horizontal and vertical architectural modulation elements into the architecture. They may
include but are not limited to bay windows, balconies, chimneys, and other like projections from the principle face of a building.

9. BUS STOP IMPROVEMENTS

Subject to the approval of the Administrative Officer and a designated representative of the local transit service provider, improvements made to bus stops for routes that run along a development’s street frontages (on either side of a street) can qualify for bonus density points. Improvements can include bus shelters, benches, concrete pads and sidewalk connections to bus stop improvements.

10. CAR CHARGING STATIONS

Projects that incorporate car charging facilities for electric motor vehicles within the development can qualify for bonus density points. Charging facilities may also be located within the public right-of-way along the project’s street or alley frontages as approved by the Administrative Officer.

BONUS DENSITY POINTS CHART

The following table quantifies the number of bonus density percentage points available for specific actions that benefit the district specifically and the community as a whole. Achieving 100% or more allows the developer to take advantage of the bonus density option specified for each building type, as permitted by the development sector. The Committee shall determine if a project qualifies for bonus density percentage points and shall issue their zoning compliance approval conditioned on the developer fulfilling their bonus density improvements. The Administrative Officer shall withhold occupancy permits until verification of all bonus density improvements is accomplished.
## Bonus Density Points Chart

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Minimum</th>
<th>Additional</th>
<th>Additional</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>size or other</td>
<td>%points</td>
<td>size of other</td>
</tr>
<tr>
<td>Public Alley</td>
<td>1 of the 4 options</td>
<td>10%</td>
<td>Additional listed options</td>
</tr>
<tr>
<td>Public Art</td>
<td>“significant” art contribution</td>
<td>25%</td>
<td>N/A</td>
</tr>
<tr>
<td>Green Building (LEED Certification)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified</td>
<td></td>
<td>40%</td>
<td>N/A</td>
</tr>
<tr>
<td>Silver</td>
<td></td>
<td>60%</td>
<td>N/A</td>
</tr>
<tr>
<td>Gold</td>
<td></td>
<td>80%</td>
<td>N/A</td>
</tr>
<tr>
<td>Platinum</td>
<td></td>
<td>100%</td>
<td>N/A</td>
</tr>
<tr>
<td>Historic Preservation Contributions</td>
<td>Adding a property to local historic district as part of a qualifying redevelopment effort</td>
<td>80%</td>
<td>N/A</td>
</tr>
<tr>
<td>Underground Parking</td>
<td>50% of required parking is underground</td>
<td>40%</td>
<td>100% of required parking is underground</td>
</tr>
<tr>
<td>Bicycle Storage</td>
<td>sheltered and secure bicycle parking for 15 bicycles</td>
<td>20%</td>
<td>sheltered and secure bicycle parking for 10 bicycles</td>
</tr>
<tr>
<td>Architectural Enhancements</td>
<td>required amount of specified enhancements provided</td>
<td>30%</td>
<td>NA</td>
</tr>
<tr>
<td>Bus Stop Improvements</td>
<td>1 of the 4 options</td>
<td>20%</td>
<td>Additional listed options</td>
</tr>
<tr>
<td>Car Charging Station</td>
<td>provide facilities for at least 3 vehicles</td>
<td>20%</td>
<td>provide facilities for an additional vehicle (up to 10 total)</td>
</tr>
</tbody>
</table>
11. SIGNAGE AND THE COMPREHENSIVE PLAN
Consistency with the Historic Centennial Neighborhood Plan’s signage checklist should be demonstrated by petitioner seeking to redevelop.

12. APPLICABILITY AND PROHIBITIONS
Existing UZO signage requirements shall apply in all development sectors except the in the Near Downtown sector. In the Near Downtown sector the following prohibitions shall apply:

1. Animated Sign
2. Changeable Copy Sign
3. Marquee Sign
4. Illuminated (Internal) Sign
Form-Based Overlay Districts
Zoning Compliance Plan
Submissions Checklist
2016
FORM-BASED OVERLAY
ZONING COMPLIANCE PLAN SUBMISSION
PETITION CONTACT INFORMATION

Project Title: ____________________________________________

Project Address: ________________________________________

Property Owner: _________________________________________
   Address: ______________________________________________
   Phone: ________________________________________________
   E-mail: ________________________________________________

Petitioner (if different from owner) ____________________________
   Address: ______________________________________________
   Phone: ________________________________________________
   E-mail: ________________________________________________

Petitioner’s Representative (if any) ____________________________
   Address: ______________________________________________
   Phone: ________________________________________________
   E-mail: ________________________________________________
**Form-Based Overlay Zoning Compliance Plan Submission Checklist**

**General Drawing Requirements:** All sheets shall include a title and revision dates. Site Analysis and Proposed Site Plan sheets shall be done at the same scale.

- **First Submissions:** Unless otherwise specified by staff, 2 copies at a scale not exceeding 1”=100’ and 24” x 36” in sheet size and electronic format to APC and 1 copy to the city Development Director and 1 copy to the Administrative Officer.
- **Subsequent Submissions:** Unless otherwise specified by staff, 1 copy at a scale not exceeding 1”=100’ and 24” x 36” in sheet size and electronic format to APC and 1 copy to the city Development Director and 1 copy to the Administrative Officer.

1. **Cover Sheet**
   a. Project name, zoning compliance plan case file number
   b. Table of contents, revision numbers and dates.
   c. Development team contact information (name / address / phone) for: Owner, Petitioner, Attorney, Engineer, Surveyor, Architect, Landscape Architect, etc...

2. **Existing Site Conditions Sheet**
   a. A scaled site plan illustrating the existing conditions on the properties being redeveloped including all existing buildings, parking areas and driveways, existing utilities (location and size of water, storm and sanitary sewer, electric, gas and all private utilities) and topography at a 2-foot contour interval.

3. **Proposed Site Conditions Sheet**
   a. Building Envelope and Building Footprint with setbacks to property line for each proposed structure and existing structures to remain. Indicate existing proposed building heights from average grade. Also include limits of clearing and grading.
   b. Tabulation in chart form of the square footage of all non-residential proposed uses, by floor, and the totals for all floors.
   c. Tabulation in chart form of the total number of residential units by type, number of bedrooms, and by floor area, per floor and total for all floors.
   d. Tabulation in chart form of parking (by garage level if applicable) including handicap, standard and compact spaces, parking ratios per unit and bicycle spaces both internal to the site and in the public right-of-way.
   e. North arrow, dimensions and area of overall lot including individual parcel dimensions and area. Include future right-of-way lines, easements and covenants (use additional sheets if necessary).
f. Public street and right-of-way dedications, with square footages, and site area before and after dedication.
g. Parking layout: indicate quantity and size (standard, compact, handicapped) and percentages of standard and compact spaces.
h. Sidewalks: dimension full sidewalk width from the back of curb and the clear sidewalk width.
i. All proposed (and existing to remain) street trees, tree pits and/or tree planting strips.
j. Indicate all ground floor pedestrian entrances to all proposed structures and existing structures to remain. Indicate type of entrance (residential, office/retail, etc.).
k. Location and dimension of all loading docks or loading areas.
l. Lot coverage: indicate the percentage of lot coverage and the percentage of green and pervious open space.
m. Restrictive Covenants: Proposed restrictions governing the use and function of the property.

4. Architectural Sheet(s)
a. Building Elevations of each building from the north, south, east and west showing:
   i. Height in feet of proposed building as measured from average site elevation, to the top of main roof, penthouse, and structures above the penthouse.
   ii. Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-slab heights of all retail spaces.
   iii. Height, location and general design of structures above building height limit.
   iv. Label location and access to underground parking and loading.
   v. Label façade and exterior surface materials and colors.
   vi. Complete street frontage, ground level elevations showing complete design details, façade materials and colors at a recommended scale of 1/8" = 1’.
   vii. Distance from shared property line and percentage of building wall openings.

b. Screening elevation details for all mechanical equipment and trash areas.
c. All applicable Building Type and Street Frontage requirements must be accounted for.