

Code Comparative
Old Town Residential Neighborhoods – (August 15 2017)

Section	Current Code	City Council Approval of First Reading ¹																								
Applicability	New	<ul style="list-style-type: none"> ▪OTR zone district and some adjacent areas of R-1, R-2 and T-1 with the area north of Baseline Road removed. ▪Regulations apply to new construction, additions and substantial improvements 																								
Sec. 26-8-1. Definitions	New Terms not defined	Add the following definitions: Building Form, Roof Form, Building Mass, Building Scale, Infill Development, Lot Coverage, and Redevelopment.																								
Sec. 26-9-3. Schedule of Requirements (Table 26-B)	<p><u>Setbacks –</u></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">R-1</th> <th style="width: 20%;">R-2/OTR</th> <th style="width: 20%;">T-1</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>25'</td> <td>20'</td> <td>20'</td> </tr> <tr> <td>Side</td> <td>5'</td> <td>5'</td> <td>15'</td> </tr> <tr> <td>Rear</td> <td>25'</td> <td>20'</td> <td>20'</td> </tr> </tbody> </table> <p><u>Max Lot Coverage</u></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">R-1</th> <th style="width: 20%;">R-2/OTR</th> <th style="width: 20%;">T-1</th> </tr> </thead> <tbody> <tr> <td>Max Lot Coverage</td> <td>30%</td> <td>30%</td> <td>50%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> ▪Front covered porches count towards lot coverage. ▪In OTR zone, an unenclosed covered porch may encroach into the front or side street yard setback area up to a distance of six (6) feet from such dwelling unit, but in no case shall closer than three (3) feet from the front or side street lot line. 		R-1	R-2/OTR	T-1	Front	25'	20'	20'	Side	5'	5'	15'	Rear	25'	20'	20'		R-1	R-2/OTR	T-1	Max Lot Coverage	30%	30%	50%	<p><u>Setbacks –</u></p> <p>No Change except side yard in the T-1 zone change from 15' to 5'</p> <p><u>Max Lot Coverage</u></p> <p>Retain 30% except in the T-1 zone change from 50% to 30%</p> <ul style="list-style-type: none"> ▪Front covered porches do not count towards lot coverage and may encroach into the front yard setback up to a distance of six (6) feet from the dwelling but in no case closer than three (3) feet from the property line. ▪Ability to increase lot coverage as follows: <ul style="list-style-type: none"> -1-story structure increase 5% -1 ½ story structure increase 2% -Landmark structure increase 5% -Preserve 50+ structure increase 5% -Preserve Significant Tree increase 2%
	R-1	R-2/OTR	T-1																							
Front	25'	20'	20'																							
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Sec. 26-9-3. Schedule of Requirements	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;"><u>Building Height</u></td> <td style="border-bottom: 1px solid black; text-align: center;">R-1 27'</td> <td style="border-bottom: 1px solid black; text-align: center;">R-2/OTR 27'</td> <td style="border-bottom: 1px solid black; text-align: center;">T-1 27'</td> </tr> </table> <p><u>PUD exception</u> Lot coverage and building height may be modified with PUD approval.</p> <p><u>Bulk plane</u> No Bulk Plane requirement</p>	<u>Building Height</u>	R-1 27'	R-2/OTR 27'	T-1 27'	<p><u>Building Height</u> Reduce maximum height from 27' to 24'</p> <p><u>PUD exception</u> Lot coverage and building height may not be modified with PUD approval.</p> <p><u>Bulk plane</u> Add new bulk plane requirement. The “bulk plane” extends twelve (12) feet up from all four lot lines and angles in at 45-degree angles from the side lot lines. The “buildable area”, or area in which development may occur, consists of the area within the required front, side and rear yard setback and the defined bulk plane.</p>
<u>Building Height</u>	R-1 27'	R-2/OTR 27'	T-1 27'			
Sec. 26-14-19. Accessory buildings, structures, and dwelling units	<p><u>Accessory Dwelling Unit</u> - 750 square foot maximum</p>	<p><u>Accessory Dwelling Unit</u> – No change</p>				
New Section 26-18.1-5 Site Plan/Architectural Review All Development	<p>New</p>	<p><u>Design Resource Book</u> Old Town Lafayette Design Resource Book to be used as guidelines in the review of projects within the overlay boundary.</p> <p><u>Four-sided design</u> ▪A similar level of design treatment shall be provided on all four sides of a building. Blank walls devoid of windows or other details are prohibited.</p>				

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<p>New Section 26-18.1-5 Site Plan /Architectural Review</p> <p>All Development</p>	<p>New</p>	<ul style="list-style-type: none"> ▪The percentage of the front façade that is occupied by window and door openings shall be between 25% and 30%. ▪A minimum of 10 % of all other facades shall be occupied by window and door openings. <p><u>Side wall articulation</u></p> <ul style="list-style-type: none"> ▪Within twenty (20) feet of each side property line, the cumulative length of walls that exceed twelve (12) feet in height shall be limited to thirty (30) feet. The remaining walls shall: <ul style="list-style-type: none"> -Be set back at least four (4) feet from portions of the wall plane that exceed twelve (12) feet in height; or -Not exceed twelve (12) feet in height. <p><u>Ground-mounted mechanical</u></p> <ul style="list-style-type: none"> ▪Air-conditioning units or other HVAC equipment mounted at the ground level must mitigate noise and heat impacts on adjacent residents through one or more of the following strategies: <ul style="list-style-type: none"> -Locating equipment a minimum of ten (10) feet from ground level bedroom windows and unenclosed patios or porches on the adjacent home; -Locating equipment in a sound-buffering enclosure; and/or

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New Section 26-18.1-5 Site Plan /Architectural Review All Development	New	-Using equipment certified with a sound rating of the proposed equipment, not to exceed an A-weighted sound pressure level of sixty-five (65) DBA. <u>Building orientation</u> The primary entry of single-family homes shall face the primary street frontage.
Duplexes	New	Require that at least one primary entrance face the primary street frontage and that an offset be provided when two entrances face the front.
Garages	<u>Location</u> ▪In the OTR zone, service drive access for all garages shall be from the alley or a side street if an alley abuts the lot.	<u>Location</u> Garages shall be located at the rear of the lot and accessed from an alley where one exists. <u>Corner lots</u> On corner lots, garage doors may face a side street and/or toward an alley where one exists. The number of continuous garage doors facing a side street is limited to two single-car garage doors, or one double-car garage door; however, additional garage doors may face an alley. <u>Larger sites</u> Developments encompassing two (2) acres or more shall incorporate alley access to allow for alley-loaded garages when feasible and when connecting to existing alleys.

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Sec.26-19-5. Landscaping Regulations and Guidelines	New	<u>Replacement of significant trees</u> <ul style="list-style-type: none"> ▪Each significant tree that is not preserved shall be replaced on site in a location that can accommodate the anticipated width of the tree at maturity without pruning. ▪Replacement deciduous trees shall be a minimum of two (2) caliper inches measured six (6) inches above soil line. Replacement evergreen tree shall be a minimum of six (6) feet in height
Sec.26-20-2. Off-Street Parking Spaces Required	One off-street parking space shall be provided for ADU 750 sf or less	Two off-street parking spaces shall be provided for ADUs larger than 750 sf.