

Summary of

Old Town Lafayette Design Criteria

Adopted by City Council 9/5/17

Enacted 9/15/17

This is a summary of a number of code sections that were adjusted via Ordinance No. 30, Series 2017. The attached summary is designed to be helpful to people interested in developing or re-developing in the Lafayette Old Town Residential Neighborhood Overlay District and hits on several key points.

Abbreviations

AC – Air Conditioning

ADU - Accessory Dwelling Unit

OTR - Old Town Residential zone

PUD - Planned Unit Development

R1 - Medium Density Residential Zone

R2 - Single Two-Family Residential Zone

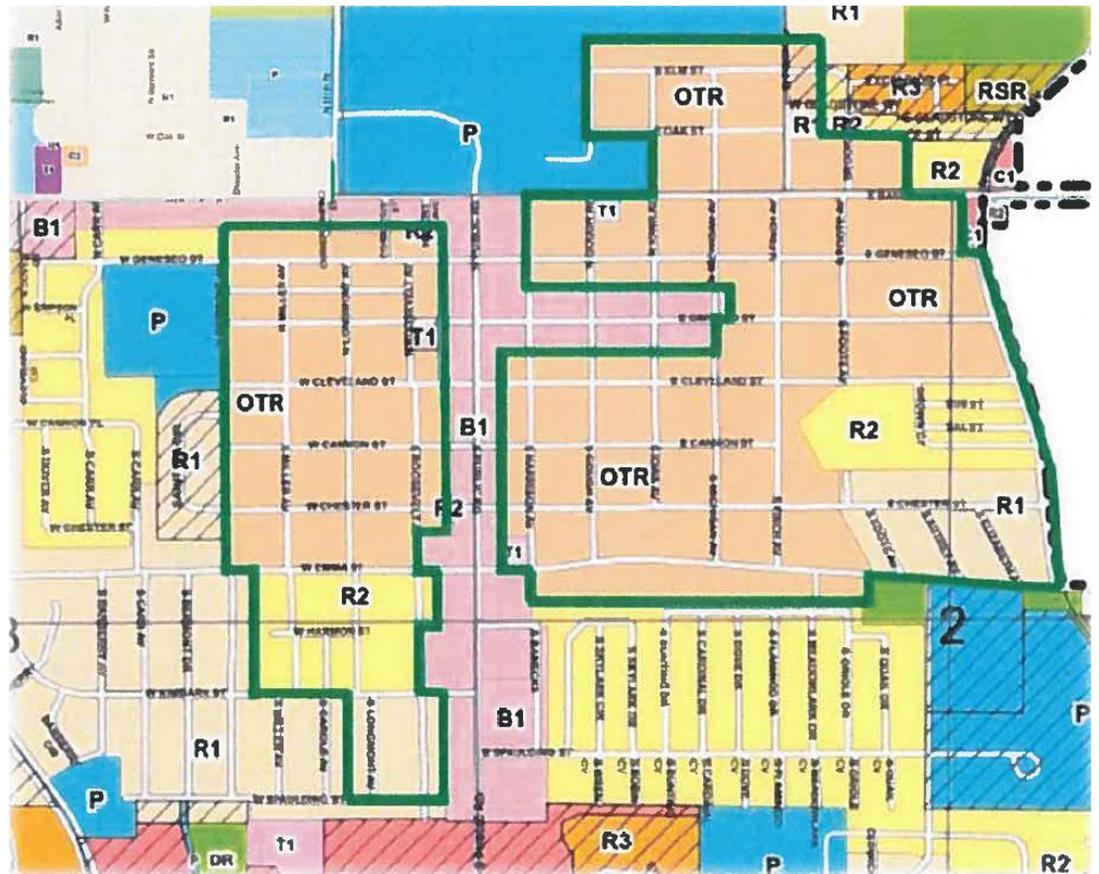
T1 - Transitional Business Zone

Old Town Neighborhood Overlay District

Residential only, no urban renewal zones included.

Includes all of OTR (created in 2002) plus two R1, two R2, and three small T1 zoned areas.

All areas will remain in their current zone district, but rules of the new overlay zone will add to and/or supersede the corresponding rules of the underlying zones.



Lot Coverage

Previous maximum was 30%.

Maximum is still 30%, with increases up to 35% through the following incentives. Total coverage with incentives cannot exceed 35%.

Up to 35% for one-story construction (primary dwelling and ADU). One story is defined as 16 ft. height.

Up to 32.5% for 1.5-story construction (primary dwelling and ADU). 1.5 story is defined as 20 ft. height.

Up to 35% for obtaining landmark status. New additions must conform to Secretary of the Interior's standards.

Up to 35% when addition or ADU preserves full width of street-facing side plus 75% of depth of the building (>50 years old).

Up to 32% if keeping one or more "significant" trees.

Lot coverage can only be increased through these incentives; no longer through a PUD.

Building Height

For a primary dwelling:

Previous maximum height = 27 ft.

New maximum height = 24ft.

For an ADU, maximum height is still 20 ft. (unchanged).

Building height can no longer be exceeded through a PUD.

Height is still measured from grade to midpoint of pitched roof.

Porches

Unenclosed, covered porches that face primary street frontage (or side street frontage on corner lots) now do not count toward lot coverage.

These porches may encroach into the front yard setback up to 6 ft. (but no closer than 3 ft. from the property line).

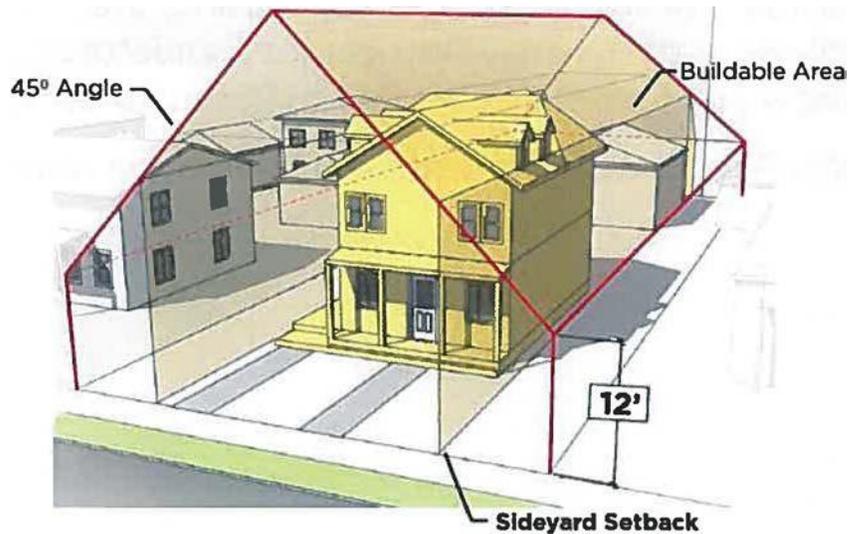
Bulk Plane

All new construction must now be contained within a tent-shaped volume called a "side yard bulk plane". This volume rises 12 ft. up from the side lot lines, then angles inward at 45°.

The "buildable area" is the volume bounded by the front, rear, and side setbacks, plus the side yard bulk plane.

For new construction on lots without alleys, a "rear yard bulk plane" also applies. This plane starts at the rear lot line, rises 12 ft., and angles inward at 45°.

Exceptions exist to allow modest dormers and side-gable roofs.



Architecture

A similar level of design treatment must be provided on all four sides. No blank walls devoid of windows or other details.

Front-facing facades must have between 25% and 30% window and door openings. All other sides must have >10%.

Primary entrance to single family homes must face primary street frontage.

Old Town Design Resource Book must be used in review of all site plans and projects in the Overlay District (not mandatory to follow, but must be part of review process). Old Town Design Resource Book is available online:

<https://www.cityoflafayette.com/DocumentView.aspx?DID=68>

Architecture (cont'd)

Within 20 ft. of a side lot line, walls that exceed 12 ft. height must have a cumulative length less than 30 ft.

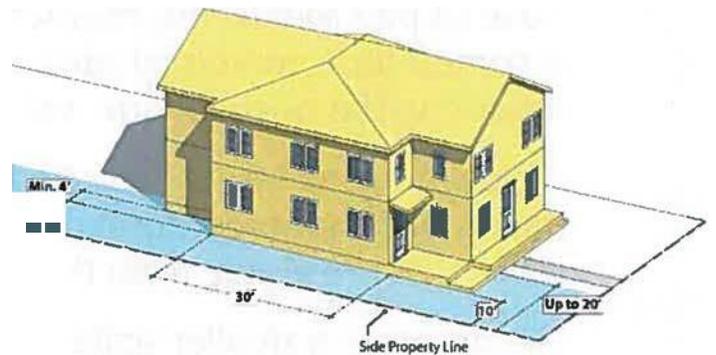
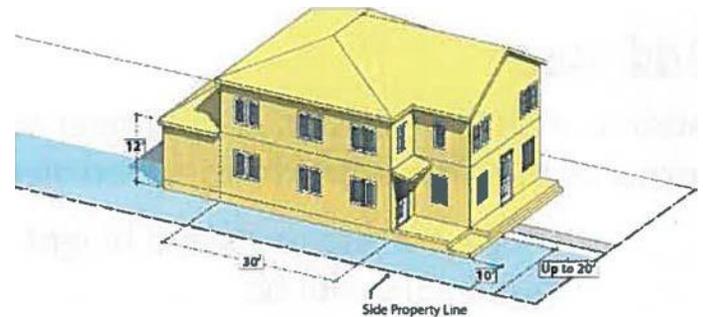
The remaining walls shall be either:

- a) Set back an additional 4 ft. from the walls that exceed 12 ft. height, OR
- b) Not exceed 12 ft. in height.

AC Units

All new ground-level AC units must mitigate noise/heat impacts on neighbors by:

- a) Locate unit >10 ft. from ground-level bedroom windows and unenclosed porches, OR
- b) Locate in a sound buffering enclosure, OR
- c) Use unit with an A-weighted sound pressure level of 65 dBA.

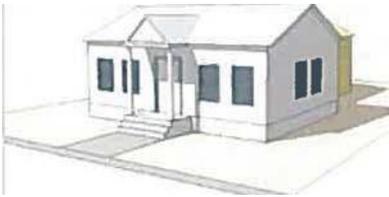


Additions

Additions shall be designed to appear secondary to the principal building in terms of their mass and form, when viewed from the public right of way.

- Concentrate mass and height behind and/or to the side of the principal building;
- Use sloped roof forms, dormers, or other creative approaches to accommodate additional square footage on a second story without obscuring the original form and scale of the principal building;
- Avoid building forms that obscure, remove, or significantly modify the predominant roof form of the principal building, particularly those that are visible from the public right of way;
- Incorporate a smaller scale building module or similar transition between the principal building and a larger addition to maintain the traditional form of the principal building, and/or:
- Align or step down the height of an addition where it meets the principal building.

Additions (cont'd)



Additions shall incorporate roof forms similar to the principal building.

Where the addition meets the original building, use a change in architectural detail or offset in the building wall to identify new versus old building (for buildings >50 years old).

Duplexes

At least one primary entrance must face the primary street. If both entrances face the primary street, use an offset in front facade or other variation in massing/scale to avoid the "mirrored pair" appearance.

Garages

Garages must be on the alley where one exists.

On corner lots, garages may face the side street frontage; however, side-street facing garages are limited to two bays.

Larger developments (>2 acres) must have alley access for garages, and connect to existing alleys where feasible.

Tree Protection

If a significant tree is removed during development, it must be replaced on-site in a location that can accommodate its full size at maturity.

Demolitions

Demolition permits that go to a hearing now require a mailer sent to addresses within 750 ft. of the property, per section 26-16-9 (same notification as for PUDs, subdivisions, etc.).

Accessory Dwelling Units (ADUs)

Added a statement to code encouraging full-size basements for ADUs and primary dwellings as a means to increase square footage without increasing footprint or height