

**REGULATIONS
GOVERNING THE
SUBDIVISION OF LAND
IN
LAFAYETTE PARISH, LOUISIANA**

**OFFICALLY ADOPTED
BY THE
LAFAYETTE REGIONAL PLANNING
COMMISSION
AND THE
LAFAYETTE PARISH PLANNING COMMISSION**

At a joint meeting held on Thursday, January 22, 1981

(Amended-April 24, 2012)

LAFAYETTE REGIONAL PLANNING COMMISSION

Raymond Moore, Jr.
Chairman

Daniel Menard
Vice-Chairman

Will Aymond
John C. Broussard
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Dr. Clarence Saloom
Harold Savioe
Ms. Mildred Sims
Donald Stelly

Albert Sonnier, Jr.
Director-Secretary

LAFAYETTE PARISH PLANNING COMMISSION

Robley Richard, Jr.
Chairman

Chester Martin
Vice Chairman

Elizabeth Dugal
Daniel Menard
Dr. Clarence Saloom

Albert Sonnier
Director-Secretary

RESOLUTION

WHEREAS, the Lafayette Regional Planning Commission, pursuant to Louisiana Revised Statutes 33:131-140, has the responsibility and authority to prepare a regional and development plan for its planning area, and

WHEREAS, said authority is granted only after a public hearing is held on the matter, and

WHEREAS, due notice was published according to law in the official journal of Lafayette Parish, the Daily Advertiser, stating that a hearing would be held on Monday, October 27, 1980, concerning the adoption of Subdivision Regulations for Lafayette Parish, and

WHEREAS, on the date of October 27, 1980 such a hearing was held in the City Hall Auditorium located at 705 West University Avenue, Lafayette, Louisiana, in accordance with said notice.

NOW THEREFORE, BE IT RESOLVED by the Lafayette Regional Planning Commission of Lafayette Parish that said Commission does hereby approve and officially adopt “Regulations Governing the Subdivision of Land in Lafayette Parish, Louisiana” as part of the regional development plan on this, the 22nd day of January, 1981 at a regularly scheduled meeting of this Commission.

BE IT FUTHERED RESOLVED, that the Director of said Commission be and he is hereby authorized to record a certified copy of said “Regulations Governing the Subdivision of Land in Lafayette Parish, Louisiana” with all Governmental Subdivisions of Lafayette Parish and with the Clerk of Court, in and for the Parish of Lafayette, Louisiana.

Raymond Moore, Jr.
Chairman

REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN LAFAYETTE PARISH, LOUISIANA

In accordance with the provisions of Revised Statutes of 1950, Title 33:101-119 of the State of Louisiana, as amended, in order to promote the health, safety, convenience, and general welfare of the inhabitants of Lafayette Parish and to assist in bringing about the coordinated, efficient, and economical development of the Parish, the following regulations and minimum standards are hereby adopted by the Lafayette City-Parish Planning Commission of Lafayette Parish, Louisiana.

In accordance with the provisions of Louisiana Revised Statutes 33:131-140, as amended, in order to fulfill its responsibility to prepare and amend, as needed, a regional development plan for the Lafayette area, the Lafayette Planning Commission does hereby approve and officially adopt the regulations and minimum standards contained herein as part of the regional development plan for Lafayette Parish, Louisiana.

DEFINITIONS

For the purposes of these regulations, which shall be known and may be cited as Subdivision Regulations, Lafayette Parish, Louisiana, certain words used herein are defined as follows:

ACCESS STREET: Any public street within a subdivision or along the boundaries of a subdivision which is located in a manner which would serve any properties outside the plat boundaries or provide a connection directly with a collector street.

ALLEY: A right-of-way which is used only for secondary access to individual properties which otherwise have their primary access from an adjacent public street.

BASE FLOOD: The flood having a one-percent probability of being equaled or exceeded in any given year, also referred to as the 100-year flood.

BASE FLOOD ELEVATION: The height of the base flood in relation to the National Geodetic Vertical Datum of 1929 (or other datum where specified).

BASE FLOOD ELEVATION DETERMINATION: An engineering evaluation of a flooding source performed through detailed methods of study of the floodplain geometry or topography, hydrology and hydraulic analyses to determine the Base Flood Elevation as a result of the peak flood discharges during the Base Flood event or the flooding having a one percent chance of being equaled or exceeded in any given year. The determination should provide the basic information on the scope and methodology of the topographic, hydrologic and/or hydraulic analyses that are prepared in support of the existing conditions of the Area of Special Flood Hazard designated as "Zone A". All analyses must be completed in accordance with the applicable sections of the National Flood Insurance Program (NFIP) regulations.

BLOCK: A tract or parcel of land established and identified within a subdivision which is surrounded by streets or a combination of streets and other physical features and intended to be further subdivided into individual lots or reserves.

BUILDING SETBACK RESTRICTION: A defined area designated on a subdivision plat in which no building structure may be constructed and is located between the adjacent street right-of-way line or other type of easement or right-of-way and the proposed building

COMMISSION: The Lafayette City-Parish Planning & Zoning Commission created by the Home Rule Charter of the Lafayette City-Parish Consolidated Government.

COMPREHENSIVE PLAN: A plan or group of plans or any portion thereof, adopted by the Lafayette Planning Commission and/or the City-Parish Council of Lafayette showing the general location and extent of present and proposed facilities; including housing, industrial and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

CORRECTION PLAT: A plat, previously approved by the Planning Commission and duly recorded, which is resubmitted to the Commission for re-approval and recording which contains dimensional or notational corrections of erroneous information contained on the originally approved and recorded plat. A correction plat is not to be considered as a re-plat or re-subdivision and may not contain any changes or additions to the physical characteristics of the original subdivision, but is intended to correct errors or miscalculations.

COVENANT: A written promise or pledge or contract commonly referred to in relation to subdivisions as restrictions.

DEDICATION: The appropriation of land by the owner to some public use.

DESIGNATED FLOOD HAZARD AREA/IDENTIFIED FLOOD HAZARD AREA: The land in the flood plain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the Flood Insurance Rate Map, Zone is usually refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, A VO or V1-30, VE, or V. For purposes of these regulations, the term “Special Flood Hazard” is synonymous in meaning with the phrase “Area of Special Flood Hazard” or “Flood Hazard Area.”

DEVELOPER/SUBDIVIDER: Any person, group, or corporation acting as a unit, or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as defined in these regulations.

DEVELOPMENT DESIGN PLANS: Subdivision construction plans and profile sheets depicting

design of the development drainage system, roadways and other related infrastructure prepared by and signed and sealed by a Professional Engineer registered in the State of Louisiana. The construction plans must be approved by the Public Works Department before construction begins.

DRAINAGE COURSE: A natural or man-made area intended for the collection or distribution of rainfall or flood waters such as bayous, coulees, canals, swales, and flood water basins.

DRAINAGE IMPACT ANALYSIS: A signed and sealed analysis prepared by a Professional Engineer registered in the State of Louisiana that formulates the impact of the storm water runoff of a proposed development on the area drainage system. It typically addresses the characterization of the site development, grading plan, peak rates of storm water runoff, retention/detention volumes for the required design storm event, site and area drainage system design criteria for storm conveyance, and measures to control storm water runoff from the development into the existing area drainage system. The drainage impact analysis must be based on the proposed Development Design Plans depicting design of the development drainage system, roadways and other related infrastructure.

EASEMENT: Authorization by a property owner for the use by another individual, and/or company, public or private government entity, and for specified purposes, such as utilities, drainage, of any designated part of his property.

ENGINEER: Any person registered by the State of Louisiana to practice professional engineering.

ENGINEER, LAFAYETTE PARISH: A person or firm recognized by the Lafayette City-Parish Council as responsible for approving construction design of public works such as streets, roads, bridges, etc. in the Parish.

FINAL PLAT: A map or drawing of a proposed subdivision prepared in a manner suitable for recording in the Parish records and containing accurate and detailed engineering data, dimensions, and prepared in conformance with the conditions of preliminary approval previously granted by the Planning Commission.

FIVE HUNDRED (500) YEAR FLOOD ZONE: Identified as "Zone X" on the Federal Emergency Management Agency Flood Insurance Rate Map, an officially designated land area that is likely to be flooded by a storm equal to or greater in intensity than the 500 year storm event.

FLOODPLAIN OR FLOOD AREA: Any land susceptible to being inundated by water from any source.

FLOOD PLAIN IMPACT ANALYSIS: An engineering evaluation of a flooding source performed through hydrologic and hydraulic analyses to provide peak flood discharges and elevations of floods

for the frequencies of occurrence. The analyses should provide the basic information on the scope and methodology of the hydrologic and/or hydraulic analyses that are prepared in support of the existing conditions and proposed modifications of the Area of Special Flood Hazard. All analyses must be completed in accordance with the applicable sections of the National Flood Insurance Program (NFIP) regulations.

FLOOD WATERS: A general or temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODWAY: Land identified on the Federal Emergency Management Agency Flood Insurance Rate Map or a floodway map as a floodway. Development, fill, overlays, etc. shall not occur on land identified as a floodway unless hydrologic and hydraulic HEC-RAS data or other model acceptable to the applicable regulatory agency prepared by a Louisiana Licensed Engineer is presented certifying that no adverse flooding will occur upstream, downstream or on the development site as a result of the proposed improvements. The data must be reviewed and subsequently approved by the Federal Emergency Management Agency, the local Floodplain Administrator prior to development, and other applicable regulatory agencies.

FRONTAGE: That portion of any tract of land which abuts a public street right-of-way and where the primary access to said tract is derived.

IMPROVEMENTS: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

LAFAYETTE CITY-PARISH COUNCIL: The legislative power of the Lafayette City-Parish Consolidated Government.

LAFAYETTE CONSOLIDATED GOVERNMENT: The Lafayette City-Parish Consolidated Government.

LIVING UNIT: A living unit consists of one (1) or more rooms, including a bathroom and complete kitchen facilities, which are arranged, designed, or used as living quarters for one (1) family.

LOT: An undivided tract, parcel or plot of land contained within a block and designated on a subdivision plat by numerical identification, commonly used for a building site.

LOT, MINIMUM AREA OF: The area of a lot is computed as that property within property or lot lines exclusive of any portion of the right-of-way of any public or private street.

LOT TYPES:

- A. CORNER LOT: a lot abutting upon two (2) or more streets at their intersections.
- B. DOUBLE FRONTAGE LOT OR THROUGH LOT: a lot which runs the depth of the block with frontage on more than one (1) street.
- C. INTERIOR LOT: a lot other than a corner lot with frontage on a single street.
- D. REVERSED FRONTAGE LOT: a lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

MAJOR THOROUGHFARE PLAN: A portion of the Comprehensive Plan adopted by the Lafayette Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the incorporated and unincorporated areas of Lafayette Parish.

MONUMENTS: Permanent concrete or iron markers used to establish definitely, all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in street alignment.

OPEN SPACE: Any area of a lot, site, tract or plat exclusive of structures, streets (public and private), driveways, parking or open storage area, which is open to the sky. Open space also includes areas used for recreational activities.

PERFORMANCE BOND AND/OR LETTER OF CREDIT: An agreement by a subdivider or developer with the Lafayette Consolidated Government for 125% of the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the agreement.

PLANNED UNIT DEVELOPMENT: An area of land in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards.

PLAT: The map, drawing or chart on which the subdivisions plan of development (sketch, preliminary, final) is presented to the Planning Commission for approval.

PRELIMINARY PLAT: A map or drawing of a proposed subdivision of land prepared to illustrate the features of the development for review and approval by the Planning Commission, but not suitable for recording in the County (Parish) records.

PUBLIC WAY: An alley, avenue, boulevard, bridge, easement, expressway, freeway, highway, parkway, right-of-way, sidewalk, street, tunnel, walk or other ways which are dedicated (whether or not improved) in which the general public, a utility, or a public entity have a right of use.

PUBLIC WORKS DEPARTMENT: Lafayette Consolidated Government, Public Works Department.

RIGHT-OF-WAY: A strip of land taken or dedicated for use as a public way or such use as is set forth in the instrument establishing the right-of-way. In addition to the roadway, it normally

incorporates curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by topography or treatment) such as grade separation, landscaped areas and bridges.

SEWERS: Community (public or private) or Central: An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility(ies) for a single development, community, or region.

SITE DRAINAGE PLAN: Subdivision drainage construction plans used to manage the storm water runoff for the development and surrounding area drainage system. The plan should address characterization of the development; grading plan; peak rates of storm water runoff; volumes for the required design storm event, location, criteria and sizes of retention/detention ponds; and conveyances and measures to control storm water runoff from the development into the existing area drainage system.

SPECIAL FLOOD HAZARD AREA OR ONE HUNDRED (100) YEAR FLOOD ZONE: Identified with an "A, AE & AH" with or without a suffix, an officially designated land area on the latest Federal Emergency Management Agency Flood Insurance Rate Map that is likely to be flooded by a storm equal to or greater in intensity than the 100 year storm event.

STORM WATER MANAGEMENT FACILITY: Physical facilities located within a subdivision boundary used to collect, store and convey storm water runoff of a development. These facilities include, but are not limited to, detention and retention ponds, storm water drainage systems (open ditch or subsurface systems), open channels, and special structures such as inlet and discharge control structures, conveyance structures and channel slope erosion protection for outfall structures. Storm water detention facilities such as ponds, parking lots, depressed grassy areas and underground storage systems are used for the temporary storage of storm water runoff and future release, delay and control of storm water runoff. Storm water retention facilities are used for on-site storage of storm water to eliminate subsequent discharge of storm water runoff from a development. Wet ponds are the most common type of retention storage facility although wet ponds may also be designed to function as a retention/detention storage facility.

STREET, ROAD, OR THOROUGHFARE: The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

- A. ARTERIAL STREET: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volumes of traffic, usually on a continuous route, and shown as such on the Consolidated Thoroughfare Plan.
- B. COLLECTOR STREET: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within subdivisions, and as designated on the Consolidated Thoroughfare Plan.
- C. CUL-DE-SAC AND DEAD-END STREET: Usually, a short street having one (1) end open to traffic and being terminated at the other end by a vehicular turnaround.

- D. INTERIOR STREET: Any public street within a subdivision designed to serve only those properties within the boundaries of the subdivision in which it is dedicated and established. An interior street must be so designed and located as to form a closed circulation system. Cul-de-sacs and loop streets or street systems beginning from streets within a subdivision may be considered as interior streets. Interior streets may not, however, be any street which would allow access through the subdivision to other properties.
- E. LOOP STREET: A type of local curved street, each end of which terminates at an intersection with the same street or thoroughfare.
- F. MARGINAL ACCESS STREET (Frontage Road): A street which is parallel to and adjacent to a major street or thoroughfare; and which provides access to abutting properties and protection from through traffic.
- G. LOCAL, MINOR STREET: A street primarily for providing access to residential, commercial, or other abutting property. Also a street not designated as a major thoroughfare, highway or freeway.
- H. MAJOR THOROUGHFARE: A public street designed for fast heavy traffic and intended to serve as a traffic artery of considerable length and continuity throughout the community and so designated on the latest edition of the Consolidated Thoroughfare Plan adopted by the Lafayette Planning Commission.
- I. STUB STREET: A public street not terminated by a circular turnaround ending adjacent to the undeveloped property or acreage and intended to be extended at such time the adjacent undeveloped property or acreage is subdivided. A stub street which has been dedicated, but cannot be extended into the adjacent property or terminated with a circular turnaround or cul-de-sac can then be considered to be a dead-end street.

STRUCTURE: A structure is that which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner, including among other things a stadium, storage bins, display sign, fence and radio tower.

SUBDIVISION: For purposes of these regulations, a subdivision of land is:

- A. The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development, and with regard to Parishes, for purposes other than agricultural. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.
- B. The dedication, granting, or constructing of a road, highway, street, alley or servitude through a tract of land regardless of the area.

SURVEYOR, REGISTERED LAND: Any person registered by the State of Louisiana to practice land surveying.

UTILITY: A commodity or service which is of public consequence and need, such as electricity,

gas, sewerage, water, transportation, or telephone or telegraph service.

UTILITY SYSTEM (COMMUNITY): Privately or community owned system generally serving one (1) community or subdivision.

UTILITY SYSTEM (PUBLIC): A publicly owned system generally serving a Parish, municipality, area or parts or combinations thereof.

VICINITY MAP: A drawing located on a plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within Lafayette Parish in order to better locate and orient the area in question.

CHAPTER 1: APPLICATION

The policies, guidelines and platting standards set forth in these regulations are considered to be applicable to all persons who desire to have a plat or proposed subdivision of land or a proposed land development scheme approved by the Planning Commission under the statutory authority of the State of Louisiana and various regulations of Lafayette Parish. Nothing contained in this manual is, however, intended to amend or in any way alter any existing policies, rules, standards or guidelines duly adopted by the governing body of any municipality or of Lafayette Parish, but when any such policies, rules or standards of any governing body within Lafayette Parish appear to be less restrictive than the policies and standards contained in this manual, it is the intent of the Lafayette Planning Commission to apply the policies and standards contained herein.

CHAPTER 2: ADMINISTRATIVE PROCEDURES - REQUIREMENTS

This section is intended to outline the various administrative procedures and requirements established by the Director of the Planning Commission which are necessary for the Staff of the Planning Commission to formulate recommendations to the Commission relative to each item submitted to it for approval, to maintain adequate records and files in this regard and to facilitate the recordings of finally approved plats in the appropriate Parish records.

SECTION 201 PLAT SUBMITTAL REQUIREMENTS (Preliminary)

All persons desiring to submit a plat to the Planning Commission are required to furnish the Development Planner the following materials at the time and date stated below and these materials must be received in the offices of the Planning Commission currently located at 220 West Willow Street, Building B, Lafayette, Louisiana.

201.1 Submittal Date

All required materials, including appropriate fees must be received in the offices of the Planning

Commission, described above, no later than 4:00 p.m. on the date specified by the Development Staff.

201.2 Application

An application for the subdivision of land shall include the name, phone number and mailing address of the developer or his agent.

201.3 Title Report

The developer will be required to certify in writing that he either owns the property to be developed or that he has a right to develop such land, giving the name and address of the recorded owner of fee simple title.

201.4 Topographical Information

Significant topographical features on the land being platted must be fully shown and accurately identified on the plat.

201.5 Plat Reproductions (Preliminary)

Twenty (20) paper prints from the original drawing of the plat must be reproduced on white paper with blue or black lines.

201.6 Fees

The follow fee structure shall apply to any subdivision of property in the City-Parish of Lafayette

Residential	\$600.00 plus \$12.00 per lot/unit
Commercial/Industrial	\$1,000.00 plus \$12.00 per lot/unit
Revised Plats	\$350.00
Condo Conversions	\$500.00
Extension of Preliminary Plat Approval	\$200.00
Vacation of Plat	\$250.00
Reassembly of Land	\$150.00

201.6 (a) One half (1/2) of the fee shall be paid upon submittal of the Preliminary Plat with the remaining amount to be paid upon submittal of the Final Plat. The fees, payable to the Lafayette Planning Commission shall be paid at the Planning, Zoning & Codes Department before any work is commenced.

201.6 (b) The Planning Commission shall receive all such fees and shall certify and receipt all such fees in duplicate. The Planning Commission shall retain one (1) copy thereof for its files and one (1) copy shall be furnished to the applicant. All such fees shall

be made payable to the Lafayette Planning Commission.

SECTION 202 PLAT RECORDATION PROCEDURES- REQUIREMENTS (FINAL)

To initiate the recording of any finally approved plat, the subdivider or applicant must furnish a copy of the original plat drawing and other materials and information stated below to the Development Manager for checking compliance with the conditions of Final Approval granted by the Planning Commission. The following items and information must be provided with any request to initiate the recording of any plat or instrument given approval by the Planning Commission.

202.1 Plat Drawing and Reproductions

Names of all persons signing any plat must also be lettered under the signature to insure clarity in this regard. Twenty (20) paper prints from the original plat drawing (white paper with blue or black lines) must be provided.

202.2 Final Plat

The Final Plat may consist of only that portion of the approved Preliminary Plat which the subdivider proposes to record and develop at that time, provided, however, that such portion conforms to all requirements of these regulations and the plan for improvements developed for the entire area.

Before approving the Final Plat, the Planning Commission will require proof that the improvements required in Chapter 5 have been satisfactorily completed or that a Bond or Letter of Credit has been furnished assuring their completion. See Appendix for proper Letter of Credit format. The total amount of the Letter of Credit shall be certified by a registered Engineer to be sufficient to cover the complete cost of the improvements in question. If the Final Plat conforms to the approved Preliminary Plat and if the necessary improvements are constructed in accordance with the approved plans or a satisfactory Bond or Letter of Credit is submitted assuring their construction in accordance with the approved plans, the Final Plat shall be approved by the Planning Commission. In the case of a Bond or Letter of Credit submitted in lieu of completion of improvements, the Director of the Planning Commission is hereby authorized to approve a Final Plat if it meets all of the above requirements. The Planning Commission shall act upon the Final Plat within sixty (60) days after it has been submitted unless the subdivider agrees to the extension of this period.

202.3 Private Easement Holders Consent

A letter, statement or instrument from the holder of any privately owned easement or fee strip within the plat boundaries must be provided where such easements or fee strips are proposed to be crossed by streets (both public and private), or public utility or drainage easements, stating that the holder of such easements or fee strip approves such crossings of their private easements or fee strip for the purposes intended and depicted upon the plat. In those instances where an instrument of record is

submitted in lieu of a letter or statement from the holder of any private easement or fee strip, the Planning Commission shall then refer such instrument to the District Attorneys Office for his determination as to whether the conditions contained in such instrument are sufficient to adequately provide or accommodate the crossings of such private easements or fee strips by the proposed streets (both public and private) or public utility or drainage easements depicted on the plat. In lieu of the above, a legal opinion in writing by an attorney stating that the easement in question does not prohibit the use of the right-of-way, may be submitted.

202.4 Transmittal for Recording

All plats determined to be in conformance with the Planning Commission Final Approval conditions shall be executed by the Chairman of the Planning Commission or the Secretary of the Commission being the Director of the Planning Commission or his/her authorized assistant. No changes, corrections or alternations on the finally approved plat may be permitted after the certificate of the Planning Commission is executed by the Chairman or Secretary of the Planning Commission and prior to recording. In those instances where corrections are found to be necessary prior to recording, the plat drawing must be returned to the Planning Commission and such changes or corrections found to be necessary must then be made under the supervision of authorized personnel of the Planning Commission and the plat re-certified, dated and re-executed by the Chairman of the Planning Commission prior to transmittal for recording.

202.5 Recording Requirement

To constitute a subdivision, the properly approved plat must be recorded in the records of the Lafayette Parish Clerk of Court.

CHAPTER 3: COMMISSION GENERAL PROCEDURES - POLICIES

This Section is intended to describe the various procedures and policies which the Planning Commission has developed to enable it to perform its duties as prescribed by State statute and delegated to them by the local governments.

SECTION 301 COMMISSION MEETINGS

301.1 Regular Meeting Schedule, Time and Place

It is the policy of the Planning Commission to hold one (1) meeting each month, usually on the 2nd Monday at 5:30 p.m. in the Planning & Zoning Auditorium located at 220 West Willow Street, Building B, Lafayette, Louisiana.

301.2 Special Meetings

The Planning Commission may hold as many special meetings as it deems necessary to complete its assigned duties.

301.3 Conduct of Meetings, Quorum

The meetings of the Planning Commission will follow the general procedures outlined in Roberts Rules of Order. All meetings of the Commission are open to the general public and representatives of the news media. Persons who have submitted matters to the Commission for approval which are listed on the meeting agenda will be given an opportunity to be heard if they so desire as the Commission considers their submittal and, if time permits, anyone who desires to be heard will be given an opportunity to address the Commission on any matter over which the Commission may have jurisdiction. In the event that a quorum of the Commission members cannot be obtained for any regularly scheduled meeting, it is the policy of the Commission that the regular meeting shall be adjourned without conducting any business and that an alternate meeting date shall be set. Further, if a quorum of the Commission is not present at the alternate meeting specified above, other alternate meetings will be scheduled until a quorum of the Commission is obtained.

301.4 (a) Public Hearing

The Planning, Zoning & Codes Department Development Staff shall fix a date for a public hearing of a completed Preliminary Plan. Notice of time and place of the hearing shall be sent by regular mail to the subdivider (the applicant) and owner of the land being subdivided, within ten (10) days after the application has been filed. Similar notice shall be mailed to the owners of property located within three hundred (300) feet of the proposed subdivision as determined by reference to the most current tax rolls as periodically updated by the Lafayette Parish Tax Assessor.

301.4 (b) Notice of the proposed subdivision and the time and place of the public hearing with respect to the subdivision shall be published in the official journal of general circulation of the Lafayette Consolidated Government on one occasion one week and one day prior to the scheduled hearing.

301.4 (c) To provide further notice to the public of the proposed subdivision, one or more weatherproof signs shall be placed in one or more public street rights-of-way nearest to the proposed subdivision at least fourteen (14) days prior to the date scheduled for the hearing before the Lafayette Planning Commission, or seven (7) days prior to the date scheduled for the hearing before the Hearing Examiner. Any such sign shall be green in color, a minimum of four feet by four feet (4' x 4'), shall state that the property near which it is erected is being considered for development/subdivision and shall contain in addition to the information below a telephone contact number within the Lafayette Consolidated Government, Planning, Zoning & Codes Department ("PZC"). The PZC Development Staff shall determine the required number and location of signs required at the time of application for preliminary plan approval. The applicant/developer, at its sole cost and expense, shall place the number of signs at the locations determined by the PZC staff. Each sign shall contain, at a minimum the following information:

- A. Name and type of the proposed development or subdivision;
- B. The total number of proposed lots;
- C. Applicant/developer's name, telephone and fax numbers. Names shall include all principals, partners, shareholders or members of any applicant/developer entity;
- D. Date, time and location of the public hearing with respect to the proposed subdivision; and
- E. The statement "A subdivision is proposed for this site."

The sign(s) must be approved by the PZC Development Staff prior to posting. All signs must be posted in visible locations and all signs shall be at least four (4) feet from the ground.

The applicant/developer shall, at its sole cost and expense, remove the sign(s) within seven (7) working days following the public hearing, unless the decision of the Commission is appealed to the Lafayette City-Parish Council. In the event of an appeal to the Lafayette City-Parish Council, the applicant shall remove the sign(s) within seven (7) working days after the matter is heard by the Lafayette City-Parish Council.

301.4 (d) Each application for preliminary subdivision plan approval shall contain the following certification:

"The applicant and the surveyor preparing the subdivision plat which is the subject of this application hereby represents, warrants and certifies to the Lafayette Consolidated Government that (i) the information delivered in connection with this application with respect to the names and addresses of the property owners within three hundred (300) feet of the proposed subdivision is true and accurate and that each the applicant and the surveyor have conducted all necessary investigations to confirm its accuracy, and (ii) the names and addresses of the owners of property located within three hundred (300) feet of the proposed subdivision delivered to the Lafayette Consolidated Government are true and correct and were obtained from the most current tax rolls as periodically updated by the Lafayette Parish Tax Assessor."

In the event that the owner of any property within three hundred (300) feet of a proposed subdivision is a condominium development, then in such event notices shall be sent to the condominium association who shall be responsible for providing such notification to each condominium unit owner.

In the event the PZC Development Staff or the Commission determines, at anytime prior to action begin taken by the Commission with respect to any preliminary plan, that the information (or any portion thereof) contained in the application for preliminary plan approval is incorrect then the PZC Development Staff or the Commission may deem the application to be incomplete, and the same

shall be returned to the applicant without further action by the PZC Development Staff or the Commission. The PZC staff or the Commission shall not be obligated to further review the application until the information (or any portion thereof) shall be corrected to the satisfaction of the PZC staff.

301.5 Types of Commission Action, Review Sequence

The Planning Commission desires to review each plat submitted to it on a Preliminary basis and then upon a Final basis. On some occasions, the Commission will consider a plat on a Preliminary and Final basis simultaneously, however, special circumstances are required for this type of action. The Commission's usual type and sequence of actions are as follows:

- A. Preliminary Approval or Preliminary Approval with conditions.
- B. Defer Preliminary action until next regular meeting (not to exceed forty (40) days) if necessary.
- C. Final Approval, if in conformance with the conditions of Preliminary Approval or Final Approval subject to additional conditions, with authority granted to the Chairman or Director to execute the plat upon fulfillment of the conditions.
- D. Defer Final action until next regular meeting (not to exceed forty (40) days) if necessary.
- E. Disapprove any plat, either Preliminary or Final, when it has been determined that the policies and standards contained in these regulations have not been complied with.
- F. Simultaneous Preliminary and Final Approval may be granted only under any of the following conditions:
 1. When previously granted Preliminary Approval has expired and when such resubmitted plat is prepared in Final form in full compliance with the previous approval conditions and where no changes are proposed within the original plat boundary.
 2. When the plat is prepared in Final form and covers a singular tract or unrestricted reserve contained within a general overall plan or street dedication plat previously approved by the Commission and where no new or additional streets or lots are proposed to be created and established.
 3. When an application is received containing an instrument for the vacation of a subdivision designed to convert such subdivision to acreage rather than replat or resubdivide the property in question.
 4. When the plat submitted is a correction plat, as that term is defined herein.
 5. When the plat submitted contains five (5) lots or less.
 6. When the entire subdivision fronts on an existing dedicated and accepted Parish or municipal street or road.

301.6 Reconsideration of Plat Approval Conditions

Subdividers, or their authorized agents, may request the Planning Commission to reconsider any requirements or conditions of approval rendered by the Commission during the period the approval granted is valid as specified herein. Such requests must be in writing and submitted to the Planning Commission in conformance with the date and time specified herein regarding the submittal of plats

to the Planning Commission to be reconsidered and the reasons necessary for such reconsideration of requirements. The Commission may reaffirm its previous actions, it may rescind its previous actions if the merits of the situation warrant or the Commission may grant a variance as herein provided.

301.7 Reconsideration of Plat Disapproval

When the Planning Commission has taken adverse final action on any subdivision proposal no reconsideration of an application will be granted unless:

- A. Certification is furnished to the Commission that circumstances and/or conditions have been changed or altered.
- B. Certification is furnished to the Commission that data used or provided in analysis of the proposed subdivision was inaccurate.
- C. Additional information has become available which was not available at the time the subdivision study was made.

SECTION 302 EXPIRATION OF PLAT APPROVAL

All approvals granted by the Planning Commission and the conditions therein, if any, are for a period of one (1) year. The Commission may, upon receipt of a written request from the subdivider or his authorized agent prior to the expiration date of the plat approval, extend this term of approval for any time period not to exceed an additional twelve (12) months (one (1) year). Thereafter the Commission may extend the approval for such periods as it deems fit and proper.

SECTION 303 VARIANCES

- 303.1 Hardship - Where the tract to be subdivided is of such unusual size or shape or is surrounded by such development of unusual conditions that finds that extraordinary difficulty or injustice would result from the strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of these regulations.
- 303.2 Large Scale Development - The standards and requirements of these regulations may be modified by the Planning Commission in the case of a plan and program for a complete Community, Planned Unit Development, or a neighborhood unit, which in the judgment of the Commission provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as well as assure conformity to the achievement of the plan.
- 303.3 Conditions - In granting variances and modifications, the Planning Commission may require such conditions as will in its judgment secure substantially the objectives of the standards or requirements so varied or modified.

303.4 All persons desiring to secure a variance to the provisions of this manual must submit a written request at the same time and along with other materials required to be submitted with plats under Section 201 herein, citing the specific facts or reasons why such a variance is needed or necessary.

CHAPTER 4: PLAT GRAPHIC REQUIREMENTS

All plats, maps or drawings illustrating the proposed subdivision or development of land which are to be submitted to the Planning Commission must be drawn in the form and contain the information as specified for Preliminary and Final Plats as follows:

SECTION 401 PRELIMINARY PLATS (twenty (20) prints required)

401.1 Proposed name and type (Single-family residential, multi-family residential, apartment residential, four-plex residential, townhouse residential, condominium residential, mobile home subdivision, Mobile Home Park, commercial development) of the subdivision or development which must not be a duplicate of any subdivision or development of record within the Parish of Lafayette. See examples below:

Slumber Subdivision
(Single-family Residential)

Slumberlane Subdivision
(Townhouse Residential)

Slumberlane Townhouse Development
(Residential)

Nutsandbolts Industrial Development

Nutsandbolts Subdivision
(Commercial)

401.2 Township, Range, Section and boundaries, together with a survey reference to the nearest survey corner or street right-of-way intersection in the same general area.

401.3 Lines of incorporated areas. If within 3,000 feet or less of the nearest corporate limits of the City of Lafayette, give exact distance.

401.4 Total acreage and total number of lots, and/or units.

- 401.5 Name and address of owner(s) of the property and/or subdivider. If the subdivider is a company or corporation, the name of the principle officer(s) of the company or corporation responsible for the subdivision must be provided.
- 401.6 Names and addresses of all adjacent property owners as set forth on the tax assessors rolls.
- 401.7 Name and address of the person or firm who prepared the plat, including Engineers or Land Surveyors official stamp.
- 401.8 Date on which the plat was drawn.
- 401.9 North point. The drawing of the subdivision must be oriented with the north arrow pointing to the top or right of the drawing.
- 401.10 To be acceptable, a Preliminary Plat shall be one submitted to a legible standard engineering scale to fit on a 24" x 36" sheet. Should the reduced version of an unusually large subdivision be such that it is not legible, then multiple 24" x 36" sheets covering sections of the subdivision reduced to an appropriate scale shall be required. In all cases the scale of the subdivision plat shall be shown by a clear, legible graphic scale.
- 401.11 A scale vicinity map must be provided and made a part of the plat indicating the general location of the subdivision and its relationship with well known streets, railroads, water courses and similar features in all directions from the subdivision to a distance not less than one (1) mile. The minimum scale of the vicinity map shall be one (1") inch equals 3,000' feet and should be oriented with North to the top or right of the drawing and in the same direction as the detailed subdivision drawing.
- 401.12 Plat boundaries must be drawn with heavy lines to indicate the subdivided area with overall survey dimensions and bearings. Lines outside the plat boundary should be drawn as dashed lines.
- 401.13 Adjacent areas outside the plat boundaries must be identified indicating the name of adjacent subdivisions, churches, schools, parks, bayous, and drainage ways, acreage, and all existing streets, easements, pipelines or other restricted areas. Names and mailing addresses of all adjacent property owners must also be included.
- 401.14 The location and approximate width of existing and proposed water courses, ravines, and drainage easements should be included.
- 401.15 The location and identification of all tracts not to be designated as lots within the boundaries of the plat should be included.
- 401.16 The location of all streets, roads, alleys, and easements, either existing or proposed, within the plat boundaries or immediately adjacent thereto must be included.

401.17 The names of all existing and proposed streets located within the plat boundaries or immediately adjacent thereto must be included.

401.18 The location of all lots and blocks with approximate dimensions must be included.

401.19 Approximate engineering data may be provided for curves along the center line of streets and for interior lots, reserves and other features within the plat boundaries.

SECTION 402 PLATS CONTAINING PRIVATE STREETS

Any plat submitted to the Planning Commission containing private streets must include the following additional information, (if the density of the proposed development exceeds five (5) lots or units per acre):

- A. Number of separate buildings which contain residential dwelling units.
- B. Total number of dwelling units.
- C. Number of off-street parking spaces required.
- D. Number of off-street parking spaces provided.
- E. Location of existing and proposed fire hydrants where applicable.

SECTION 403 FINAL PLATS

403.1 The Final Plat must be drawn incorporating all of the provisions relating to form and content specified for Preliminary Plats as provided for in Section 401 and 402 herein and where appropriate, reflect the conditions and requirements for Final Approval previously stipulated by the Planning Commission together with the following additional requirements:

The Final Plan shall be shown on a plat, submitted as a photographic reproduction reduced to a legible standard engineering scale to fit on a 24" x 36" sheet of polyester base film. Should the reduced version of an unusually large subdivision be such that it is not legible, then multiple 24" x 36" sheets covering sections of the subdivision reduced to an appropriate scale shall be required. In all cases the scale of the subdivision plat shall be shown by a clear, legible graphic scale.

403.2 All engineering and surveying data must be shown on the Final Plat sufficient to locate all of the features of the plat on the ground. This data must include, but not be limited to, full dimensions along all boundaries of the plat, and alley rights-of-way, easements and drainage ways, gullies, creeks, coulees, and bayous together with the location of the high bank of such drainage ways and water courses, lots, blocks, reserves, out tracts or any other tracts designed separately within the plat boundaries, fee strips, pipelines, or other physical or topographical features necessary to be accurately located by surveying methods. Such information must include line dimensions, bearings or deflecting angles, radii, central angles and degree of curvature, length of curves and tangent distances, all of which are to be shown in feet and decimal fractions thereof.

- 403.3 The intended use of all lots and reserves designated and established within the plat boundaries must be identified and noted within the reserve. In those instances where the intended use has not been determined, such lots and reserves should be identified as unrestricted and so noted within the lot tract or reserve.
- 403.4 All dedication statements and certificates, as applicable, must be made a part of the final submission package and must include, but not be limited to, the statements, the general form and content of which are provided as examples in the Appendix of this manual. These dedication statements and certificates and various notations are as follows:
- A. Dedication of right-of-way and easements;
 - B. Execution of owners acknowledgment;
 - C. Notary Public acknowledgment for all signatures;
 - D. Vacation of subdivision plat instrument;
 - E. Certificate for correction plats;
 - F. Letter of Credit

CHAPTER 4A - HEARING EXAMINER

SECTION 401 (A) CREATION OF OFFICE OF HEARING EXAMINER

There is hereby created the Office of Hearing Examiner. The Hearing Examiner shall be the person who is serving as the Planning, Zoning & Codes Director after having been appointed by the President. The Hearing Examiner shall have the right to appoint a designee to perform his duties from time to time in the event of his/her inability to conduct certain hearings due to scheduling or other conflicts. The function of the Hearing Examiner shall be to:

401 (A.1) Review subdivision plat applications which qualify under either LSA-R.S. 33:113 or 33:113.1 for approval without public hearing or which qualify for consideration and administrative approval

401 (A.2) In those instances where the Hearing Examiner conducts a plat review under the provisions of Subsection 402A of this Section, and there is opposition to the decision of the Hearing Examiner, the said decision shall be a tentative finding which shall be submitted by the Hearing Examiner to the Planning Commission at its next regularly scheduled meeting for final review and action, provided however, that such plat application shall not be subject to public hearing. In the event that there is no opposition to the plat application or to any of the conditions proposed by the Hearing Examiner for approval, the decision of the Hearing Examiner shall constitute final action on the application for the purpose of issuance of a building permit. Nevertheless, the application shall be placed upon a consent agenda of the Planning Commission for final approval.

401 (A.3) When the plat application comes before the Hearing Examiner under the provisions of

Subsection 403A hereof, permitting approval or certification of certain plats involving minor modifications of existing parcels, including Boundary Line Adjustments, the action of the Hearing Examiner shall be final, subject to appeal by the applicant to the Planning Commission.

401 (A.4) The Hearing Examiner shall, on a monthly basis, provide the Planning Commission with a summary of all plats acted upon by him, so that the Planning Commission may review, analyze and otherwise monitor the activities of the Hearing Examiner.

SECTION 402A PROCEDURE FOR APPLICATION TO HEARING EXAMINER FOR PLAT REVIEW OF PLAT REQUIRING ULTIMATE PLANNING COMMISSION APPROVAL WITH A WAIVER OF PUBLIC HEARING UNDER LSA-R.S. 33:113

402 (A.1) Where a plat is submitted which meets the following criteria, the plat shall be submitted to the Hearing Examiner for examination and review. The criteria are as follows:

- A. The development creates no more than five lots;
- B. The applicant is not providing for the creation of any new public or private streets and the application involves no private streets which have been created after June 30, 1998, which have been previously approved by the Planning Commission.
- C. The applicant owns no property adjacent to the proposed development, or in the event that he does, the applicant shall not have submitted any other application for a subdivision of property from the total property owned by the applicant within a year prior to the current application; provided however, that applications for lot line adjustments shall not be considered as applications for a subdivision of property for the purpose of this section.
- D. The development under review does not exceed five acres; and
- E. Hearing Examiner Checklist is provided.

402 (A.2) Prior to the hearing, the Hearing Examiner shall obtain consultation, comments and input from such City-Parish Departments and public agencies that may be appropriate for adequate consideration of the plat.

402 (A.3) The Hearing Examiner shall schedule regular meetings not less than two times per month, unless as a result of their being no items submitted for review, any meeting should be unnecessary, the specific meeting times and dates to be set at the discretion of the Hearing Examiner, whereat the Hearing Examiner shall meet with the subdivision applicant and any interested party.

402 (A.4) At this meeting, the Hearing Examiner shall:

- A. Render a tentative decision, subject to approval, modification or rejection by the Planning Commission, and shall cause immediately thereafter to be issued to the applicant a written decision setting forth the official tentative decision of the Hearing Examiner.

- B. Advise the applicant of the date upon which the plat application shall be officially considered by the Planning Commission and shall thereafter in his written tentative decision confirm in writing the date of such meeting.
- C. Advise, if appropriate, the applicant that his decision is tentative only and must be approved, modified or reversed by the Planning Commission at the meeting for which consideration of the application is scheduled; provided however, that in the event that there is no opposition to the decision of the Hearing Examiner, said decision shall be considered final for purposes of issuance of a building permit only, subject to approval on a consent agenda at the next available Planning Commission meeting.
- D. Advise the applicant that the decision is final for the purposes of issuance of a building permit only in the event that there are no issues to be resolved or in dispute which would otherwise be presented to the Planning Commission, subject to approval on a consent agenda at the next available Planning Commission meeting.

402 (A.5) The Hearing Examiner shall have the right, tentatively, to make the same requirements, conditions and approvals, and shall use the same procedures relative to staff review as would be implemented for any other subdivision plat application, provided however, that said review shall be conducted on an expedited basis to insure timely and quick response within the delays specified hereinabove.

After the meeting with the Hearing Examiner, if necessary, the subdivision application shall be set for consideration by the Planning Commission at its next available regularly scheduled meeting. The Hearing Examiner shall include in the package regularly prepared for the Planning Commission a special section which shall include all subdivision applications which have been considered by the Hearing Examiner. The Planning Commission should it so desire, may elect to consider without public hearing those matters which qualify for consideration without public hearing under LSA-R.S. 33:113 at its regularly scheduled public hearing.

The Hearing Examiner meetings and the subsequent Planning Commission meeting whereat any matter previously considered by the Hearing Examiner shall be reviewed and shall be subject to the notice requirements of the applicable Subdivision Regulations. A consent agenda shall be created by the Planning Commission for approval of Hearing Examiner decisions which are without opposition. There shall be no public hearing relative to items placed on the consent agenda, although the Commission may remove any item from the consent agenda and place it upon the regular agenda and conduct a public hearing with regard thereto.

In no event shall a certificate of occupancy be issued for occupancy of any property submitted for subdivision unless and until a final approval has been issued by either the Hearing Examiner or the Planning Commission, depending upon by whom same is to be issued under the provisions of these regulations. Final approval shall be issued by the same entity having authority to issue the preliminary subdivision approval.

SECTION 403 (A) PROCEDURE FOR APPROVAL OR CERTIFICATION OF CERTAIN PLATS INVOLVING MINOR MODIFICATIONS OF EXISTING PARCELS OF LAND

403 (A.1) Where a plat is submitted which meets the following criteria, the plat shall be submitted to the Hearing Examiner for examination and review. The criteria are as follows:

A. The realignment or shifting of lot boundary lines, including removal, alignment, or shifting of the interior lot boundary lines, or the redesignation of lot numbers provided the application meets the following requirements.

1. Does not involve the creation of any new street or other public improvement.
2. Does not involve more than five lots of record.
3. Does not reduce a lot size below the minimum area or frontage requirements established by ordinance.
4. Otherwise meets all the requirements of the subdivision regulations and zoning ordinance.

Parcels of land where a portion has been expropriated or has been dedicated, sold or otherwise transferred to the parish or municipality, thereby leaving a severed portion of the original property which requires a redesignation of lot number and establishment of new lot boundary lines.

402 (A.2) Where the above criteria is met, the Hearing Examiner shall, within a period of two (2) weeks from receipt of the plat, approve, with or without conditions, or deny approval of the plat, after consultation and input from such departments and public agencies as may be appropriate for adequate consideration of the plat.

403 (A.3) The public hearing shall not be required for applications meeting the criteria of 403.A.1.

403(A.4) After all input has been received by the appropriate departments and public agencies the Hearing Examiner shall:

- A. Render to the applicant a written decision setting forth the official decision of the Hearing Examiner.
- B. Advise the applicant of the applicant's right to appeal the decision to the Planning Commission by formally filing a request for appeal within five (5) days, exclusive of legal holidays from the date of issuance of the official written decision of the Hearing Examiner and shall include in the official written decision notice of said appeal rights.

403 (A.5) In the event of an appeal of the Hearing Examiners decision, the Hearing Examiner shall schedule the appeal for the next available regularly scheduled Planning Commission meeting. The Hearing Examiner shall include in the package regularly prepared for the Planning Commission in anticipation of its meetings a special section which shall include all subdivision application appeals which fall under this provision.

403 (A.6) In no event shall a certificate of occupancy be issued for occupancy of any property submitted for subdivision unless and until a final approval has been issued by either the Hearing Examiner or the Planning Commission, depending upon by whom same is to be issued under the provisions of these regulations. Final Approval shall be issued by the same entity having authority to issue the preliminary subdivision approval.

403 (A.7) In connection with the review of subdivision applications, the Hearing Examiner shall have the authority to grant a waiver of any minimum setback otherwise reviewed by the subdivision regulations.

SECTION 404 (A) SUBDIVISION REGULATIONS TO BE ADOPTED IN ACCORDANCE
HEREWITH

404 (A.1) In accordance with the provisions of LSA-R.S. 33:113, the City-Parish Planning Commission may adopt additional subdivision regulations in conformity herewith clearly setting forth the provisions for waiver of the public hearing as provided in Section II hereof.

404 (A.2) The Hearing Examiner/City-Parish Planning Commission shall be entitled to collect the following fees:

Residential lot application: \$100.00
Boundary Line Adjustment: \$100.00
Commercial Lot application: \$500.00

In all instances, the Hearing Examiner/Commission shall be entitled to review actual recording costs charged by the Lafayette Parish Clerk of Court's office or a minimum of \$50.00, whichever is greater, to defray recording and processing expenses.

SECTION 405 (A) ENFORCEMENT OF ILLEGAL SUBDIVISIONS

It shall be the duty of the Hearing Examiner to enforce the provisions of both state law and applicable subdivision regulations relative to the creation of illegal subdivisions and the territorial jurisdiction covered by the respective subdivision regulations. In that regard, the Hearing Examiner shall have the authority to take any one (1) or more of the hereinafter set forth nonexclusive actions, namely to-wit:

- A. Deny the granting of building permits for the construction of improvements upon property which he determines to have been subdivided without compliance with these subdivision regulations.
- B. Turn over to legal counsel for the City-Parish Government any found violations for purpose of prosecution under LSA-R.S. 33:114.
- C. Resort to such other remedies as are provided by state law or local ordinance.

SECTION 406A ADDITIONAL POWER OF HEARING EXAMINER

The Hearing Examiner is hereby given authority to grant extensions of letters of credit which have been posted by any subdivision applicant on an annual basis for a maximum of up to five (5) years from the original letter of credit term. Any proposed additional extension must be granted by the Planning Commission.

CHAPTER 5: DESIGN STANDARDS

For the purpose of design standards, subdivisions are hereby classified into two (2) categories: namely urban and suburban.

Urban Subdivision

For any subdivision located wholly or partially inside the Corporate Limits of the City of Lafayette or located wholly or partially within a radius extending fifteen hundred (1,500') feet beyond those limits, all improvements shall be in accordance with urban standards as contained in the City's own current Subdivision Regulations. In determining the fifteen hundred (1,500') foot radius referred to above, a measurement shall be taken from the point(s) on the current Lafayette Corporate Limits boundary nearest to the subdivision in question. In no case shall the above apply to property(ies) or parts thereof located outside the area under the jurisdiction of the Lafayette Planning Commission.

Suburban Subdivision

For any subdivision located in the Parish of Lafayette and no part of which lies within the fifteen hundred (1,500') foot radius of the Corporate Limits of the City of Lafayette (as described above), all improvements shall be built in accordance with suburban standards as contained herein.

In Chapter Five an attempt is made to reflect the character and quality of development envisioned by the Planning Commission to be in the best interests of the citizens of this area, both present and future, and to insure that the long term effects of development which takes place in current times will not become a burden upon the general public in the future. The standards expressed in this section are established to provide streets of adequate right-of-way width, alignment and traffic capacity to prevent or at least minimize traffic hazards and congestion, to provide adequate space for the installation of necessary utility services and collection and disposal of storm waters and to establish adequately sized lots, tracts, or parcels of land where residential and other types of building structures may be constructed without creating hazards to the health, safety and well being of the occupants of such structures.

Obviously, each parcel of land may have unique physical or topographical features which may make an absolute application of the design standards contained herein infeasible and if those conditions exist and can be substantiated, the Planning Commission has provided, under Section 303 herein, procedures necessary to secure a variance from these standards.

SECTION 501 STREETS – GENERAL INTENT

The street system of any City counts for about one-third (1/3) of the land within the City and is the only system through which access and most of the services required in the use of private property must flow. The design of the street network of any City or Parish is, therefore, very important to the success and viability of the area and it is the intention of the Planning Commission through the application of its policies and standards, that the continued expansion of the street system of this area will not impede access or the flow of services to private property, create hazards or cause unnecessary traffic congestion.

SECTION 502 PUBLIC STREETS

502.1 General Arrangement and Layout

The public street system pattern proposed within any subdivision plat or development should be based upon the following design concepts:

- A. Provide for adequate vehicular access to all properties within the subdivision plat boundaries.
- B. Provide adequate street connections to adjacent properties to insure adequate traffic circulation within the general area.
- C. Provide a local street system serving properties to be developed for residential purposes which discourages through traffic while maintaining sufficient access and traffic movement for convenient circulation within the subdivision and access by Firemen, Police and other emergency services. This provision will usually require two (2) or more accesses to the subdivision depending on its size and other considerations such as topography.
- D. Provide a sufficient number of continuous streets and major thoroughfares, particularly in those areas designed for the development of high-density multi-family residential, commercial and industrial land uses, to accommodate the increased traffic demands generated by these land uses.

502.2 Major Thoroughfares

- A. Location and alignment:
The location and alignment of designated major thoroughfares must be in general conformance with the latest edition of the Consolidated Thoroughfare Plan adopted by the Lafayette Planning Commission.
- B. Curves and Intersections:
Curves proposed for the right-of-way of designated major thoroughfares must have a center line radius of six hundred and seventy-five (675') feet minimum. Exceptions to this requirement may be considered by the Commission upon receipt of a request from the subdivider for a variance as provided for herein. Reverse curves should be separated by a tangent distance of not less than one hundred (100') feet. Intersections with other public streets should be at right angles except in those instances where the subdivider requests a variance as provided for herein. The Commission may not

grant a variance indicating the angle of any major thoroughfare intersection to be more than five (5) degrees. Where acute angle intersections are approved, however, a radius of at least twenty-five (25') feet in the right-of-way line at the acute corner must be provided.

502.3 Local Streets

A. Location and Alignment:

The location and alignment of local public streets proposed to be dedicated and established within a subdivision or development plat should be designed in conformance with the concepts listed in Section 502.1 herein.

B. Right-of-Way Width, Widening:

The width of the right-of-way to be dedicated for any public street not designated as a major thoroughfare or freeway must be at least fifty (50') feet except as provided below. In those instances where a subdivision plat is located adjacent to an existing public street, said street not being designated as a major thoroughfare having a right-of-way width less than fifty (50') feet, sufficient additional right-of-way must be dedicated to accommodate the ultimate development of the subject street to a total right-of-way width of not less than fifty (50') feet.

A right-of-way width of sixty (60') feet shall be required in the case of all streets, regardless of length or configuration, where the property being platted is subdivided into lots designed for residential purposes, having a typical lot width at the right-of-way line of less than forty (40') feet.

A right-of-way of fifty (50') feet may be provided when the property being platted is subdivided into lots designed for residential purposes having a typical lot width at the right-of-way line of forty (40') feet or more and when one of the following conditions exists:

1. When the street is classified as an interior street, not designed to be extended into properties outside the plat boundaries.
2. When the street has an ultimate length not to exceed eight hundred (800') feet as a cul-de-sac.
3. When the street is in the configuration of a loop having an internal block length of not more than fifteen hundred (1,500') feet.
4. When storm sewers are to be provided and the street is not designed to be extended into properties outside the plat boundaries.

See Section 510.31 C – OPEN DITCH DRAINAGE

502.3 (c) Curves and Intersections

Curves along local streets may have any centerline radius, except that the centerline radius on a reverse curve may not be less than three hundred (300') feet. Intersections with designated major

thoroughfares should be at right angles except in those instances where the subdivider requests a variance as provided for herein. The Planning Commission may not grant a variance indicating the angle of any local street intersection with a designated major thoroughfare or collector street to be more than ten (10) degrees. Where a local street intersects a local street the variance shall not be more than fifteen (15) degrees. Where acute angle intersections are approved, however, a radius of at least twenty-five (25') feet in the right-of-way at the acute corner must be provided.

502.3 (d) Cul-de-sac Right-of-Way Radii and Pavement Width

The radii of the right-of-way at the end of local streets terminated with a circular cul-de-sac turnaround must be fifty (50') feet with minimum pavement radii of thirty-five (35') feet.

502.3 (e) Dead-end Streets

Dead-end streets will not be approved except in those instances where the street is terminated by a circular cul-de-sac turnaround or where the street is designed to be extended into adjacent property.

SECTION 503 PUBLIC STREET PAVING

The design and construction of public street paving is not subject to direct regulation or control of the Planning Commission but such matters do fall within the purview and policies of the State, municipal and/or Parish Governments involved. In general, however, no street pavement shall be less than twenty-two (22') feet wide where open-ditch drainage is provided and twenty-seven (27') feet wide where curb and storm sewer drainage is provided. Details in this respect should be reviewed with the Engineering Department of the Government having authority over the construction and design of public streets in its respective area of jurisdiction.

SECTION 504 PRIVATE STREETS

504.1 Definitions For purposes of these regulations the following terms shall have the following meanings:

- A. **Private Street** – a Private Street is any street, road, rights-of-way, alley or right of passage that is privately owned, located on privately owned property, not dedicated to the public use and not subject to public use, but limited to use by the owner or owners who privately share the ownership, use and maintenance of such street, road, right of way, alley or right of passage. Private Streets are not maintained by Lafayette City-Parish Consolidated Government (“LCG”) or any agency or department thereof.
- B. **Public Street** – a Public Street is any street, road, right of way, alley or right of passage that is or has been dedicated to LCG and the general public and the general public has the right to use such street, road, right of way, alley or right of passage. Public Streets can be maintained by LCG or an agency or department thereof when such has been accepted by LCG for perpetual maintenance.

All Private Streets and Private Street systems proposed in any development located in the unincorporated areas of the Parish of Lafayette shall comply with the following:

- A. Any single family residential development wherein there are proposed more than fifteen (15) lots, or in the case of any apartment, condominium, planned unit development or other attached housing, having more than fifteen (15) units, and containing Private Streets shall be serviced by a Private Street system with paved surfaces. The typical paved roadway section should be a minimum two (2) inches of asphaltic concrete placed over a base that is either ten (10) percent lime treated soil ten (10) inches thick or eight (8) inch soil cement.
- B. Any single family residential development wherein there are proposed fifteen (15) lots or fewer, or in the case of any apartment, condominium, planned unit development or other attached housing, having fewer than fifteen (15) units, and containing Private Streets shall be serviced by a Private Street system with an aggregate or paved surface. The typical roadway section shall be a minimum four (4) inches of aggregate (limestone or gravel) or two (2) inches of asphaltic concrete placed over a base that is either ten (10) percent lime treated soil ten (10) inches thick or eight (8) inch soil cement.
- C. It shall be unlawful to develop property in phases or otherwise as a means of avoiding paving Private Street(s) in compliance with these regulations. For purposes of these regulations, all potential phases of a proposed development will be counted to determine the number of lots or units in any such development. No individual, directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity, shall be permitted to develop property by phases or any other means in an effort to avoid compliance with the requirement of paving Private Street(s) in accordance with these regulations or that would otherwise circumvent the intent of these regulations. No property contiguous to a development in which Private Street(s) are installed as permitted herein shall be developed by the same person either directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity for a period of two years after occupancy of the last unit occupied in the previously approved subdivision.
- D. For the purposes of these regulations the term “proposed single family residential development” shall mean a proposed single family residential development which is required to go through the platting and development review process and be otherwise approved by the Lafayette Planning Commission.

504.3 Private Streets Arrangement and Layout

All Private Streets and Private Street systems shall comply with the following design concepts and be designed in a manner as to:

- A. Provide adequate (as determined by LCG) vehicle access to all buildings and facilities within the plat boundaries;

- B. Provide adequate (as determined by LCG) interior traffic circulation and access to all buildings containing dwelling units by Fire Fighting personnel and equipment;
- C. Provide adequate (as determined by LCG) access to the existing Public Street system adjacent to the boundaries of the plat and;
- D. Allow for the smooth flow of vehicular traffic, avoiding such traffic hazards as closely offset intersections, angular and multiple point intersections, jogs and other design features which induce a hazard to vehicular traffic and occupants of the project all as determined by LCG.

504.4 Private Street Width-Right-of-Way

All Private Streets shall comply with the following:

- A. Minimum unobstructed right of passage width of twenty-eight (28') feet shall be required along all Private Streets except in the case of a Private Street being designated as a one-way street, in which event a minimum constructed right of passage width of twenty (24') feet shall be required. If parallel parking is proposed along the Private Street, additional width may be required to accommodate the parking in question as determined by LCG.
- B. The minimum pavement or aggregate surface width requirement shall be twenty-two (22') feet; provided however, in the event the Private Street is designated as a one-way street, then the minimum pavement or aggregate surface width requirement shall be twenty (20') feet.

504.5 Private Street Standards

Any proposed Private Street system shall be designed and constructed in a manner to comply with the following:

- A. Dead-end Private Streets must be terminated by a circular cul-de-sac having a right of passage radius of not less than fifty (50') feet or a T-type turnaround designed in conformance with the standards approved by the Lafayette Fire Department and LCG Public Works Departments, respectively.
- B. Dead-end Private Streets must not extend further than eight hundred (800') feet from the nearest right of way line of the intersecting Public or Private Street measured along the center line of said Private Street to the center of the circular turnaround (cul-de-sac) or the outer limit of the paving in the T-type turnaround configuration.
- C. In those instances where a Private Street intersects with a Public Street paved with dual roadways and esplanade, the Private Street should not be located at an established esplanade opening. Private Streets must not be direct (straight line) projections of any Public Street, except in those instances where:
 - 1. Such extension is at an intersection with a Public Street paved with dual roadways and esplanade;

2. The Private Street is two (2) separate twenty (20') foot minimum roadways separated by a minimum twenty (20') foot curb section at the Public Street intersection and the Private Street is not a direct connection (straight line) between two (2) Public Streets.
3. The Public Street is the only access to the subdivision and an unrestricted turnaround is available to the public. In those instances where the Private Street is not a direct extension of a Public Street, then the Private Street must offset a minimum distance of one hundred twenty-five (125') feet center line to center line from any Public Street intersection. Intersections of all Private Streets must be at right angles with variations not to exceed ten (10) degrees.
4. Right angle intersections of Private Streets with either Private Streets or Public Streets must have twenty (20') foot radii at all corners. Acute angle intersections must have twenty-five (25') foot radii at the acute corner on both Public and Private Streets.

D. Private Street Road Pavement Design/Construction Specifications;

All proposed Private Streets shall adhere to the following design and construction specifications:

1. Typical Pavement Section shall be eight (8") inch minimum soil cement base plus two (2") inch minimum asphaltic concrete wearing course or eight (8") inch minimum concrete thirty-eight hundred (3800 psi) pounds per square inch on properly prepared minimum six (6") inch base.
2. Typical Pavement Section using minimum construction requirements is to be supported by sufficient geotechnical testing or design documentation to determine the section is suitable for the site specific or borrow material soil properties and anticipated traffic loading. The geotechnical testing used for design and construction testing/inspection results are to be submitted to the LCG Public Works Department at the time of completion of construction of the Private Street and the final inspection of the Private Street construction by the LCG Public Works Department.
3. Private Streets must be provided with an adequate drainage system. Storm water shall not flow for a distance of more than eight hundred (800') feet on any Private Street before it discharges into an inlet or outfall. If the Private Street is constructed with a "V" cross section that allows drainage down the center, deviations in the flow line elevations will not be allowed that result in ponding or standing water. Any inlet provided for the "V" cross-section type construction will be centered in the flow line.
4. All flow of storm water across any intersections shall be through drainage culverts. No surface drainage flow shall be permitted across the surface of any Private Street.
5. Compliance with the drainage requirements set forth herein will be under the jurisdiction of the LCG Public Works Department which in no way shall modify or void any other development drainage requirements found in these Subdivision Regulations.

504.6 Multiple Access Points to Public Streets

All projects containing Private Streets must have a Private Street system design to provide adequate emergency vehicular access. The Private Street system must be designed to provide more than one (1) point of access where feasible to the project or development, from the Public Streets adjacent to the boundaries of the project or development in those instances where it is determined by the Lafayette Fire Department and/or Planning Commission that additional access points will be necessary to insure the safety and general welfare of the public and occupants of the project.

504.7 Maintenance Agreement

The Lafayette City-Parish Government will not be responsible for maintaining any Private Streets, signs or drainage improvements on the Private Street(s). A private maintenance agreement by and among the owners of the Private Street must be recorded with the Clerk of Court of Lafayette Parish at the time that the final plat is recorded.

SECTION 505 PRIVATE ALLEYS (Public alleys not permitted)

505.1 General Arrangement and Layout

Private alleys may be provided within any subdivision plat to provide secondary vehicular access to lots which otherwise have their primary access from an adjacent public street or approved common, compensating open space or courtyard which is adjacent to a public street. Private alleys may not be used or designed to provide the principal access to any tract of land and may not provide any access to property outside the subdivision plat boundaries in which the alleys are located.

505.2 Right-of-way Width, Intersections, Curves

Private alleys must have a right-of-way width of not less than twenty (20') feet. Intersections with private alleys or public streets must be at right angles except in those instances where the subdivider requests a variance as provided for herein. All corners at the intersection of alley right-of-ways with public streets or alleys must have at least fifteen (15') feet angular cutbacks provided.

505.3 Private Alley Paving Width

Paving width of private alleys must be a minimum of eighteen (18') feet where two way traffic is anticipated and twelve (12') feet where one way traffic is provided and said alleys shall be provided with adequate drainage.

505.4 Dead-end Alleys

Dead-end alleys or cul-de-sac alleys will not be permitted.

SECTION 506 STREET NAMES AND MUNICIPAL NUMBERS

The Planning, Zoning & Codes Department serves as the coordinating agency for the identification and naming of Public and Private Streets, Roads, and Thoroughfares within the jurisdiction of the Lafayette City-Parish Consolidated Government. In this capacity the Department shall review, recommend and assign names submitted for new streets and roads and proposed changes to existing Street, Road, and Thoroughfare names.

PLANNING POLICIES

Major thoroughfares, arterials, and highways shall, whenever possible, have the same name throughout the entire length of the roadway. Likewise, local Streets and Roads shall, whenever possible, have the same name throughout their respective entire lengths.

Street names should not be duplications of any existing Street name, Public or Private, located within the Parish of Lafayette or any incorporated municipality. However, those Streets historically in the older areas of each municipality, such as Main Street or First Street may be considered as exceptions to the general rule set forth herein.

Identification as a Public Street or as a Private Street shall not distinguish Road names from duplication. Example: Broussard Road and Broussard Lane (Private) is not acceptable.

Alphabetical and numerical Street names are discouraged.

The Department shall have the responsibility of notifying owners of property fronting on any Public or Private Street, Road or Thoroughfare of any proposed or requested name change.

All existing and new Public Streets shall have block numbers assigned in conformity with the block numbering system for Lafayette Parish.

The Department shall encourage developer, property owners, residents and businesses applying for Street names to use French names or terms in an effort to preserve and promote the Cajun/Creole culture and heritage in Acadiana. Additionally, where appropriate, the Department shall encourage applicants for Street names to utilize the names of individuals who may have some historical relationship to the area where the Street is to be located or who may have donated the right-of-way therefore; the Department shall also encourage recognition of historical events and place names in the development of Street names.

Administrative costs for Streets, Road, and Thoroughfare name change proposals originated by the City-Parish Council shall be funded by the Planning, Zoning & Codes Department.

PLANNING CRITERIA

Applications to change the name of a Public or Private Street, Road, or Thoroughfare shall be considered only for the entire length of the subject Street, Road or Thoroughfare.

Street names shall not be duplications of any existing Street, Public or Private, located within the Parish of Lafayette or any incorporated municipality. Spelling differences or similar sounding names shall not be used to avoid this prohibition against duplication. However, those Streets historically in the older areas of each municipality, such as Street names like Main Street or First Street may be considered as exceptions to the general rule set forth herein.

Suffixes such as Drive, Road, Street, Parkway, Avenue, Court, Loop, Circle, etc. do not remedy duplication. Prefixes such as Saint, Rue, Chemin, Avenue, etc. do not remedy duplication. Directional prefixes and suffixes in French or English may be allowed and will remedy duplication; however such Streets must be coterminous.

Private Street name signs shall have an abbreviation for private (PVT) placed on the sign after the Streets name. The background color of Private Street name signs shall be blue. Public Street name signs background color shall be green. Private and Public Street name signs shall be identical in every other way except those mentioned in this section.

Streets or Roads may be offset or jog with the same name provided the jog or offset is no more than one hundred twenty-five (125') feet from center line to center line.

Where a major thoroughfare replaces in whole or in part a local Street or Road, the name of the Major Thoroughfare shall prevail over the local Street or Road name. When the local Street or Road name is determined to be non-duplicative and of historical or sentimental value the name shall be placed in a Street name reserve list for reuse at an appropriate opportunity.

Existing Street names must be used in those instances where a new Street is a direct extension of an existing Street or logical extension thereof except in those instances where the existing Street name is a duplicate Street name.

SECTION 506.1 PROCEDURES

Street, Road, and Thoroughfare names and name changes may be initiated by three different sources:

- A. The Planning, Zoning & Codes Department;
- B. The Lafayette Consolidated Government;
- C. 50% + 1 of the property owners owning or fronting the Public or Private Street/Road under consideration.

The Planning, Zoning & Codes Department may initiate a Public or Private Street name change for the following reasons:

- A. To resolve an existing duplication of Street names within the Parish.
- B. To accommodate capital improvements by federal, state, and local government.
- C. To coordinate the establishment of one name where multiple names exist on one

continuous Street.

- D. To identify an existing Road or Street lacking a name designation.
- E. In all other instances where confusion or duplication might otherwise exist with reference to Streets with the same or deceptively similar names.

The City-Parish Council, as appropriate, shall initiate a request for a Public or Private Street name change only by resolution which shall be forwarded to the Planning, Zoning & Codes Department for review.

Property owner applicants for Public or Private Streets, Roads, Thoroughfares, etc., name change or name identification must furnish to the Planning, Zoning & Codes Department an application form acceptable to the Department containing a list of all property owners owning and fronting said Private or Public Street right-of-way with their mailing addresses. Property Owner Certificates shall be furnished for all property owners listed, said certificates obtained from the Lafayette Parish Tax Assessors office.

The Planning, Zoning & Codes Department will forward the proposed Street names to the Parish Communication District (9-1-1) office, which shall respond in writing within seven (7) days of their approval or disapproval of the proposed Street names.

The Planning, Zoning & Codes Department will mail to all property owners, owning and fronting the right-of-way of the subject Street, a notice (with survey including three (3) suggested names plus other attached) of the proposed change within twenty-two (22) days of receipt of petition or resolution request for a Street name change. Said notice shall contain the said name change, and in the event the name change is not initiated at the instance of the Council or property owners, but instead is initiated in an effort to eliminate similar or identical Street names, may include proposed alternative Street names. Those adjacent property owners who wish to respond shall mail to the Planning, Zoning & Codes Department their choice for the Street name within fourteen (14) days.

The Planning, Zoning & Codes Department will determine the proposed Street name in majority. If the name in majority is other (their own recommended name) the Department of Planning, Zoning & Codes will forward this proposed Street name to the Parish Communication District (9-1-1) office, which shall respond in writing within seven (7) days of their approval or disapproval of the proposed Street name. In the latter case (a disapproval) the Planning, Zoning & Codes Department will make a recommendation from the approved list.

SECTION 506.2 IMPLEMENTATION

The Planning, Zoning & Codes Department will implement the Street name change after obtaining all necessary approvals from the Parish Communication District Office and shall thereafter notify all property owners abutting said Street within seven (7) days of the new Street name.

The Planning, Zoning & Codes Department will coordinate the implementation of the respective changes accordingly. The Planning, Zoning & Codes Department will assign addresses to those

residents who currently have a municipal number and/or route number. These residents will be notified in writing by the Planning, Zoning & Codes Department within fourteen (14) days of their municipal number and the property owner will need to comply within six (6) months of this notification. The Planning, Zoning & Codes Department will notify the Post Office and other departments and agencies affected at the time of implementation of these changes.

The Planning, Zoning & Codes Department will notify the Public Works Department in writing within seven (7) days of notification from the Planning Commission of the name change. The Public Works Department will fabricate and install Street name signs within fourteen (14) days of notification, and shall be responsible for the maintenance of approved Street name signs on Public Streets and intersections with Private Streets. The applicants shall provide sufficient funds to cover the cost of installation of new Street name signs which shall be identified on the application and paid within thirty (30) days following approval by the local government. The local government shall cover installation costs of new Street name signs only for proposals initiated by the Planning, Zoning & Codes Department or local government.

SECTION 506.3 APPLICATION FEES

The Planning, Zoning & Codes Department shall charge an application fee of five (\$5.00) dollars per property owner fronting or owning the said Private or Public Street for which a name change or name identification is requested by the property owners abutting said Street.

Applicants shall be required to pay the full fee at the time of application. Regardless of the opposition of property owners, the fee would be determined by the total number of property owners and covered by the applicants in any arrangement they might agree to among themselves.

There will be a minimum base application fee of \$50.00

SECTION 506.4 STREET ADDRESSING

The Planning, Zoning & Codes Department shall serve as the coordinating agency for the issuance of property addresses on all Public and Private Streets and Thoroughfares within the jurisdiction of the Lafayette City-Parish Consolidated Government. In this capacity, the Department shall assign new addresses and, to the extent appropriate, make changes to existing addresses in order to eliminate duplication of addresses, confusing similar addresses and other potential difficulties with regard to street addresses. In doing so, the Department shall conform to the following policies to-wit:

PLANNING POLICIES

Property number addresses shall be issued in conformance with the Street/Road block numbering system established for all minor and major thoroughfares in Lafayette Parish.

Property number addresses shall be issued only for building and/or property referenced as lots of record or property divisions recognized and/or approved by the Planning Commission.

A single building or property will be assigned a single property number address. An exception may be made for a multi-use or multi-building complexes. Shopping centers, apartment complexes, condominium development, etc. may have multiple property number addresses provided that each property number address is fronting a Public Street or Road. Only sub unit number addresses may be issued for buildings or properties not fronting directly on a Public Street or Road or Planning Commission approved Private Street. Sub unit must be by alphabetical letters (e.g. 515A, 515B, or 515 Building A, 515 Building B Main Street). Sub unit identification defines property or buildings and does not prohibit the use of numerical identification within a building.

Odd numbers shall be assigned to the left side of a Street and even numbers shall be assigned to the right side of a Street. All Streets/Roads shall have a point of origin identified on the Parishwide block numbering system.

Where no lots or blocks exist along a Street or Road, the Department shall generally assign a new block every one thousand (1,000') feet; provided, however, natural divisions or any existing intersecting Streets may be considered in determining the beginning of a new block.

As a general rule, a property address shall be reserved every twenty-five (25') feet along each side of every Street or Road.

The block number and property number addresses of any new Street or development which is a continuation of an existing Street shall be in conformance with the already established block numbering system of the existing Street unless changed by the Planning, Zoning & Codes Department.

In those instances where plats are required to be submitted to and approved by the Planning Commission which include Private Streets, property number addresses shall be issued in the same manner as property number addresses on Public Streets or Roads.

The Department shall insure that property number addresses are issued uniformly and consecutively within each block (e.g. 915 Broussard Road must be opposite 914 or 916 Broussard Road).

The Department shall require each and every property owner to display numbered with Arabic numbers not less than four (4") inches in height, the address of every property having its own property address. The Department shall provide a procedure whereby applicants for a property address number shall complete an application form and such forms shall be maintained by the Planning, Zoning & Codes Department.

Applicant for a property number address shall complete an application form prepared by the Planning, Zoning & Codes Department. The most recent plat of the property must be attached to the application.

SECTION 506.5 PROCEDURES

Request for Issuance of property addresses may be initiated by three (3) different sources:

- A. The Planning, Zoning & Codes Department;
- B. The City-Parish Council;
- C. The property owner

The Planning, Zoning & Codes Department may initiate a property address change and/or assignment for the following reasons:

- A. To resolve an existing error in property addressing.
- B. To assign addresses to lots in an approved Planning Commission Subdivision plat.
- C. To eliminate multiple or confusingly similar property addresses.

The City-Parish Council, as appropriate, shall initiate a request for an address change only by resolution which shall be forwarded to the Planning, Zoning & Codes Department for review.

The Parish Communication District (9-1-1) office shall initiate through the City-Parish Council a request for a change of property addresses for the health, safety and general welfare of the people of the Parish of Lafayette and their property situated therein.

Property owner applicants for the issuance of property addresses shall furnish a plat of their property to the Planning, Zoning & Codes Department.

SECTION 506.6 IMPLEMENTATION

When the property owner is the applicant, the Planning, Zoning & Codes Department will determine an address and notify the property owner in writing within five (5) days of the application being filed. When the applicant is platting the property the address will be issued subject to approval. The property owner shall post the newly assigned address number prior to final inspection, and no certificate of occupancy will be granted until a new building is properly numbered for identification.

In those cases where a source other than the property owner initiates the address request the Planning, Zoning & Codes Department will determine the address and notify the property owner or owners of the Government action. The newly assigned number shall be posted within ninety (90) days of receipt by the property owner of the notification of the assignment of such number, except that in business locations a reasonable extension may be granted to avoid hardship to a business and allow time to notify business clientele.

The Planning, Zoning & Codes Department will coordinate the implementation of the respective address changes accordingly. The Planning, Zoning & Codes Department will notify the U.S. Post Office, the Lafayette Parish Communication District (9-1-1) and other identified departments and agencies affected no less than four (4) times per year with a mail out of data files.

SECTION 506.7 APPLICATION FEES

The Planning, Zoning & Codes Department shall not charge an application fee to the property owner if they have initiated the request. In the event the property is being platted the fee is covered in the filing fee for plat approval. All costs related to the assignment of addresses in the City and Parish of Lafayette shall be funded through existing public resources.

SECTION 507 BLOCK LENGTHS

507.1 Measurement Criteria

Block lengths are to be determined by the measurement along the face of a block (being adjacent street right-of-way lines) from street intersection to another street intersection where such streets provide cross traffic circulation (not cul-de-sac streets). In those instances where a loop street configuration is involved the interior block formed by the loop street is measured through the center of said block and between adjacent street rights-of-way lines. Variations in the block lengths herein specified may be considered by the Planning Commission upon receipt of a request from the subdivider for a variance as provided for in Section 303 of these regulations and in those situations where a block may be adjacent to a major topographical feature, such as a river, canal, bayou, gully, ravine, a major drainage ditch, lake, pit or mine excavation; a major right-of-way or easement for high-voltage electrical transmission lines, underground pipelines, railroad rights-of-way and facilities; designated freeways; a public park or other publicly owned and operated facilities such as dams, reservoirs, schools, airports or golf courses and; privately owned golf courses and lakes when such golf courses and lakes are an integral part of the layout and subdivision design of the overall tract being developed. The policy of the Commission is not to grant a variance indicating that a block adjacent to the conditions and features mentioned above be more than (2,640') feet or one-half (1/2) mile in length measured along the block face.

507.2 Block Lengths for Major Thoroughfares

The maximum length for blocks adjacent to designated major thoroughfares shall be (1,500') feet. The minimum length for blocks adjacent to designated major thoroughfares shall be (1,000') feet. (See Section 303 for variances).

507.3 Block Lengths for Local Streets

The maximum length for blocks adjacent to local streets must not be more than (1,500') feet, except under the following circumstances:

- A. Loop streets may have an internal block length of not more than (1,500') feet.
- B. Cul-de-sacs may have a block length of not more than eight hundred (800') feet, measured from the intersection with the right-of-way of another street along the center line of the cul-de-sac street to the center of the circular turnaround at the end of the cul-de-sac.

- C. Stub streets or dead-ends may have a block length of not more than eight hundred (800') feet unless terminated with a circular turnaround and if deemed necessary by the Planning Commission suitably modified to accommodate future extension of the street into adjacent property.

507.4 Block Lengths for Private Streets

Dead-end private streets must not extend further than eight hundred (800') feet from the nearest right-of-way line of the intersecting public or private street measured along the center line of said private street to the center of the circular turnaround (cul-de-sac) or the outer limit of the paving in the T-type turnaround configuration.

SECTION 508 ONE (1') –FOOT RESERVES

In those instances where any public street is established in a Plat submitted to the Planning Commission and where such public street forms either a stub street into adjacent acreage or where such public street lies along and parallel with the Plat boundary and adjacent to acreage, a one (1') foot wide reserve strip must be established within the street right-of-way to form a buffer strip, dedicated to the public, within the public street right-of-way and adjacent to the unsubdivided acreage to prevent access to this public street from the adjacent unsubdivided acreage unless and until the Planning Commission has an opportunity to review the development proposals for such adjacent acreage and a Plat of the adjacent property is duly recorded. The conditions associated with the establishment of a one (1') foot reserve on a plat are contained in the following notation which must be placed in the Act of Dedication of Streets and Roads where a one (1') foot reserve is to be established:

(1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one(1) foot reserve shall thereupon become vested in the public for street right-of-way purposes.

SECTION 509 PARTIAL OR HALF STREETS

Partial or half streets shall not be permitted.

SECTION 510 UTILITY IMPROVEMENTS

Utility improvements shall be constructed in accordance with standard specifications of the parish, municipality, water district, or sewer district having jurisdiction; and in all cases where water and sewer facilities are concerned, their installation shall comply with the requirements of the Sanitary Code of the Louisiana Department of Health and Human Resources.

510.1 Water System

Where a public water supply is already reasonably accessible, the developer shall enter into an agreement with the utilities department of the respective municipality, parish or water district for the extension of said water system, including the installation of standard valves, fire hydrants, etc. so that public water service will be available to each lot within the subdivided area.

Pending availability of a public water supply, the developer shall construct a private water system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision or development with a minimum pressure of forty (40) pounds per square inch. The source of water supply and distribution system shall comply with the requirements of the Sanitary Code of the Louisiana Department of Health and Human Resources and shall be constructed in accordance with the standards of the area municipality designated by the Commission; however, there shall be no obligation on the part of the utilities department to incorporate said private system of water supply or any part thereof into any public system of water supply that may be built in the future.

When authorized by the Louisiana Department of Health and Human Resources, individual water wells may be used as a means of supplying potable water to each lot in the development.

510.2 Sewer System

A. Public

If the subdivision is so located within three hundred feet (300') and to be served by an existing public sanitary sewer system, the developer shall enter into an agreement with the respective municipality, sewer district or parish so that such service shall be available to each lot within the subdivided area. Municipal sewer district systems should be planned and designed for interconnectivity (with private and public sewer systems) and economic efficiency.

B. Private

Where a public sanitary sewer system is not available, the subdivision sewer shall be connected to a private community disposal system complying with the applicable provisions of this ordinance. The developer shall pay for costs of sewer infrastructure within a subdivision to accommodate the proposed dwelling unit density to the outflow based on sound engineering practices. All new private community sewage infrastructure should be planned and designed for interconnectivity with municipal systems at some point in the future.

510.2 (a) **Permit**

A. Before commencement of construction of a private sewage disposal system (either

individual or community), the owner shall first obtain a written permit from the applicable federal, state and local regulatory agencies, including but not limited to Lafayette Utilities System, Louisiana Department of Health and Hospitals, Lafayette Planning, Zoning and Codes Department and the Louisiana Department of Environmental Quality (Collectively the “Regulatory Agencies.”).

- B. It shall be unlawful for a person to construct, install or provide a private community-type sewage system or make changes to an existing sewage system in the City-Parish of Lafayette unless and until the plans and specifications therefore have been submitted to and approved by the applicable Regulatory Agencies.

510.2 (b) **Inspection: approval**

- A. A permit for a private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the Regulatory Agencies having jurisdiction with regard thereto. The Regulatory Agencies shall be allowed to inspect the work at any stage of construction, and in any event, the applicant for the permit shall notify the appropriate Regulatory Agencies when the work is ready for final inspection and before any underground portions are covered.
- B. No utility company licensed to do or doing business in the City-Parish of Lafayette shall install or connect permanent service or provide electric or gas service to run any sewer system to any person at a location required to provide a sewage disposal system until a final permit has been issued by applicable Regulatory Agencies approving such system and a final Certificate of Occupancy has been issued. (Any utility service previously connected shall be disconnected upon demand of the Planning, Zoning and Codes Director (PZC) where a sewage disposal system is being operated unlawfully.)

510.2 (c) **Design Standards**

- A. The type, capacities, location and layout of an individual treatment system and/or a private community sewage disposal system shall comply with the recommendations and requirements of the applicable Regulatory Agencies.
- B. A private community-type sewage disposal system shall be constructed in accordance with standards established by Lafayette Utilities System. The system, when applicable, shall meet all U.S. Environmental Protection Agency and Louisiana Department of Environmental Quality water discharge permit requirements as the same may be published from time to time.
- C. No floor drain, soil pipe, main drain or other pipe, or part thereof, which is directly connected to a storm or sanitary sewage line, or through which waste water or

sewage from any source flows or into which sewage or waste water may back up, shall be located nearer than thirty (30') feet from any well, spring or other source of water supply. Pipes and drainage or parts thereof through which sewage or waste water flows, or into which sewage or waste water may backup and which are located within fifty (50') feet of any well, spring or other water supply shall be constructed of ductile iron pipe or plastic pipe approved by the Regulatory Agencies.

- D. The minimum lot size for lots with individual treatment systems and/or individual water wells shall be twelve thousand square feet (12,000) with a minimum of 60-foot frontage on a public or private road.

510.2 (d) **Regulation of Individual Sewage Treatment Systems**

- A. No development wherein there is proposed greater than fifteen (15) lots, or in the case of any apartment, condominium, planned unit development or other attached housing, greater than fifteen (15) units, shall be serviced by individual treatment systems. Every such development shall be serviced by a community-type sewage disposal system and all lots and/or units shall be connected to said system.
- B. No new individual septic tank systems shall be allowed.
- C. In those situations where an individual treatment system is permitted hereunder, every such system shall have an effluent reduction process constructed in accordance with the minimum standards imposed by Louisiana Law.
- D. An individual treatment system shall be located not less than fifty feet (50') from any well, spring or other water supply source if the system is located at a lower ground elevation than the water supply and not less than one hundred feet (100') if the system is located at a higher ground elevation than the water supply.
- E. It shall be unlawful to develop property in phases as a means of avoiding the installation of a community-type sewage disposal system in compliance with this ordinance. For purposes of this ordinance, all potential phases of a proposed development will be counted to determine the number of lots or units in any such development. No individual, directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity, shall be permitted to develop property by phases or any other means in an effort to avoid compliance with the requirement to install a community-type system in accordance with this ordinance. No property contiguous to a development in which individual systems are installed as permitted herein shall be developed by the same person either directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity for a period of two years after occupancy

of the last unit occupied in the previously approved subdivision.

- F. The owner of any property on which an individual sewage treatment system is located is responsible for its successful and proper operation. The Lafayette City-Parish Consolidated Government shall have no responsibility, financial or otherwise or any liability of any kind with respect to the ownership or operation of an individual sewage treatment system. On any property or properties where soil porosity or other limitations preclude or prevent the proper operation of an individual sewerage treatment system in full compliance with all applicable laws, ordinances and regulations, such system shall be abandoned and a system approved by the Regulatory Agency installed.

510.2 (e) **Community-type Systems**

- A. In those instances where connection to a public sewage system is not required and an individual treatment system is not permitted, a private community-type sewage system shall be installed. Prior to installation, the plans and specification shall be submitted to and approved by Lafayette Utilities System, Louisiana Department of Health and Hospitals (DHH) and the Regulatory Agencies. All component facilities of a community-type sewage system shall, at all times, be maintained in good working order and operated efficiently to minimize upsets, discharges of excessive pollutants, bypassing of discharges from the system, health hazards and nuisances. Operator staffing and training, laboratory and process controls, maintenance during normal period of equipment downtime, back up equipment and spare parts shall be provided as needed to maintain continued compliance with the effluent limitation and standards established for the facility by the applicable Regulatory Agencies.
- B. Every community type sewage system shall consistently produce the quality of effluent required in the applicable state, federal or municipal wastewater discharge permits.
- C. The bypass of any raw or partially treated sewage from a sewage system is prohibited, except where unavoidable to prevent loss of life, personal injury or severe property damage, and where no feasible alternative to bypass exists. The use of alternatives to bypass, such as auxiliary treatment facilities, retention of untreated wastes, elimination of wastewater production, maintenance during normal period of equipment downtime, or installation of adequate backup equipment, shall be utilized to the maximum extent feasible to avoid bypass and shall be utilized in strict compliance with all laws, ordinances and regulations.
- D. The developer of a development (the “Developer”) shall remain individually and personally liable for the continued successful and proper operation of community type sewage system for so long as the system is intended to provide or provides sewage treatment to the development. The Developer shall be relieved from further

liability upon the transfer of control and ownership of the system to either of the following:

- i) Lafayette Utilities System (LUS), whereupon LUS shall assume all further operations, maintenance and control of the system; or
- ii) A company licensed by the State of Louisiana to own and operate a community sewage system which at the time of such transfer is in good standing and fully licensed by the State of Louisiana (“Licensed Sewage Company”) whereupon said Licensed Sewage Company shall assume all further operations, maintenance and control of the system.

Notwithstanding any other language contained in the ordinance to the contrary, every Developer of a development with a community sewerage system must first offer in writing to LUS (“Transfer Offer”) to transfer ownership and control of the community sewage system before offering to transfer ownership and control of such system to any Licensed Sewage Company. LUS shall have a period of sixty (60) days from the date of its receipt of the Transfer offer (“Response Period”) to accept the Transfer Offer by delivering written notice of acceptance to the Developer (“Acceptance Notice”) on or before the expiration of the Response Period. In the event that LUS does not provide the Acceptance Notice to the Developer within the Response Period or LUS rejects the Transfer Offer within the Response Period, then in either event, the Developer may thereafter transfer ownership and control of the community sewage system to a Licensed Sewage Company. LUS’ decision to accept or reject the Transfer Offer shall be in LUS’ sole and unqualified discretion including but not limited to LUS having adequate manpower, equipment and resources to operate and maintain the community system that is the subject of the Transfer Offer

- E. With regard to community type sewage systems existing on the date of enactment of this ordinance, the owner of such system may offer same to LUS for maintenance and thereby be relieved from further liability for the maintenance thereof if LUS accepts such system for maintenance. All costs of inspection in order to determine whether said system is in fact acceptable to LUS shall be borne by the owner of said system seeking transfer. LUS may require the system to be upgraded to LUS standards prior to acceptance. All costs to upgrade the system shall be borne by the owner of said system seeking transfer.
- F. For the purposes of this Section, “Developer” shall mean and include individual developers, legal entities such as corporations, limited liability companies, partnerships, trusts or association, and shall further include individually and in so lido with any such legal entity that individual or those individuals with decision-making authority for such legal entities at the time the system is installed and at any time thereafter during which the system must be maintained in good working order. A Developer shall not avoid contained liability by transferring ownership, operation or control of the system to a private entity.

510.2 (f) **Penalties**

Any person, partnership corporation, limited liability company, trust, association or other entity who shall violate any of the provisions of this ordinance, whether acting for himself or others, shall be guilty of a misdemeanor and upon conviction shall be fined no less than \$100.00 nor more than \$500.00 and/or shall be imprisoned in the Parish Jail for not less than thirty days (30) nor more than six months (6) for each offense. Each day of violation or each incident of discharge of raw sewage shall constitute a separate offense.

510.3 Flood and Drainage Protection Standards

The following general standards shall apply in addition to any other stated provisions for all proposed development within the City and Parish of Lafayette, both within and outside the currently designated one hundred (100) year Flood Hazard Area.

510.31 Development within Designated 100 Year Flood Hazard Area

- A. The following shall apply in addition to any other stated provisions for all development proposals that contain land located in a designated flood hazard area, within the City and Parish of Lafayette.
 - 1.No development, fill, or obstruction of any type on or over any portion of a Designated Floodway shall be permitted which alone or cumulatively with other such development, fill or obstructions would cause or result in an obstruction or other situation which would adversely affect the efficiency of or restrict the flow or capacity of a Designated Floodway so as to cause foreseeable damage to others, wherever located. Any such development application shall include hydrologic and hydraulic HEC-RAS data, or other models acceptable to the applicable regulatory agency, confirming that no adverse flood effects will result from a proposed development in the Designated Floodway. This certification is subject to review and approval or denial by the Lafayette Consolidated Government Floodplain Administrator and/or FEMA.
 - 2.Development proposals shall have public utilities and facilities such as water, sewer, gas, and electrical systems located and constructed to minimize flood damage.
 - 3.New and replacement sanitary sewage systems shall be designed to minimize infiltration of flood waters into the system and discharges from the system into flood waters. New and replacement water distribution systems shall be designed to eliminate infiltration of flood waters into the system and discharge

from the system into flood waters.

4. Fill or other materials placed within a known Flood Hazard Area or Flood Plain area shall be protected against erosion. Acceptable means of protection include but are not limited to: Rip-rap, vegetation covers, hydro-mulch, erosion control matting or bulk heading. See Section 510.31 (A) (1) for information on proposed fill in floodways as defined by the latest FEMA F.I.R.M.
5. All developments shall comply with the provisions of the Flood Damage Prevention Ordinance of the applicable governing authority.
6. The Planning Commission shall not permit the development of any land in a Flood Hazard, Flood Plain or Floodway areas where such land is found to be incompatible with its proposed use due to poor drainage, flooding or other factors which would make the area vulnerable to flood damages that could pose a potential hazard to public health and safety. A development proposed within a Flood Plain, Flood Hazard or Floodway being identified as such by the latest edition F.I.R.M. maps shall be in accordance with the applicable regulatory agencies.

Lots within subdivisions designed for residential developments that are located in the one hundred (100) year flood zone, according to the latest FEMA F.I.R.M., shall have the standard flood note information statements on the plat and the one hundred (100) year flood zone line shall be delineated or noted on the plat in accordance with the FEMA F.I.R.M.

B. DRAINAGE REQUIREMENTS:

The following requirements shall apply to all residential, commercial, industrial and other nonresidential developments with the exception of land proposed for agricultural use.

1. MOBLIE HOME PARK FLOOR ELEVATIONS:

Mobile homes, when set in place, shall have their floor or longitudinal frame beam on a traditional mobile home at a minimum of one (1') foot above the base flood elevation height and in accordance with other applicable regulations. Evidence of this requirement shall be submitted to the Floodplain Administrator in the form of an Elevation Certificate certified by a registered Professional Engineer, Architect or Land Surveyor. The foregoing shall be required prior to provision of utilities or equipment integral to the occupancy of the mobile home, e.g. air conditioning equipment, water heater, electrical panels, etc.

2. **RESIDENTIAL AND NON-RESIDENTIAL FLOOR ELEVATIONS.** Lots within developments proposed for residential, commercial, industrial or other nonresidential development shall be designated as being in or out of the one hundred (100) year Flood Zone or Floodway as per the latest FEMA F.I.R.M.

The plat shall state the following:

- a. "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time."
- b. Encroachments are prohibited, including fill, new construction, substantial improvement and other developments; unless certification by a Professional Registered Engineer or Architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during occurrence of the base flood discharge.
- c. "Any utility and sanitary facilities shall be installed so as to minimize the effect on same by Flood Waters." The plat may state that, "In lieu of elevating the structure on a site that falls within the one hundred (100) year flood zone to an elevation equal to or above the base flood elevation, the building may be flood-proofed as certified by a Louisiana Licensed Engineer or Land Surveyor and approved by the Flood Plain Administrator."

C. OPEN DITCH DRAINAGE:

Streets with open ditch drainage shall be subject to Planning & Zoning Commission approval. A minimum right-of-way of sixty (60') feet shall be required for development with open ditch drainage. Rights-of-way exceeding sixty (60') feet may be required depending on the depth and cross section of roadside ditches and an evaluation of the developer's drainage design. Right-of-way width shall be determined by Capital Improvements Division of the Public Works Department in accordance with generally accepted engineering practices. Maximum ditch side slopes shall be 3:1 (H:V) for foreslope and 2:1 (H:V) for backslope with a minimum shoulder width of five (5') feet unless otherwise approved by the Public Works Department. A maximum of twenty-eight (28') feet of culverts for a driveway crossing or up to fifty-six (56') feet for circle and horseshoe driveways, unless safety conditions warrant additional pipe installation.

Under no circumstance shall the slope of the fill for each side of the driveway(s) be less than 3:1 (H:V), measured from the surface of the driveway to the top of the pipe at the end of the pipe. No objects or culverts (except those necessary for driveway installation) shall be placed within the drainage system without prior written approval from the Public Works Department, Capital Improvements Division. Open ditch drainage will not be allowed in the City of Lafayette or Area of Influence except as provided in Section 15.3(g) of the City of Lafayette Subdivision Regulations.

Any development approved for open ditch drainage shall have the following notation on the Final Plat:

"This development has been approved with an open ditch drainage system providing the required storm water retention/detention capacity. The development shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the Lafayette Consolidated Government Public Works Department, Capital Improvements Division."

In addition, appropriate restrictive covenants shall be incorporated into the Subdivision Covenants to prohibit individual lot owners from placing objects or structures, including but not limited to pipes and culverts, within the drainage system without prior written approval from the Public Works Department, Capital Improvements Division.

D. PLAT SUBMITTAL REQUIREMENTS FOR DESIGNATED FLOOD HAZARD AREA:

Where any part of the proposed development is located within a Designated/Identified Flood Hazard area, the following additional information shall be provided at a scale sufficient to determine compliance with this ordinance.

1. Flood Plain Analysis shall be required for all developments of 5 acres or 50 lots located within a Designated Flood Hazard. The complete analysis must be conducted after Preliminary Plat approval by the Planning Commission.
2. Any Flood Plain Impact Analysis conducted for a development located in Designated Flood Hazard Area Zone "A" shall include, as an integral part of the Flood Plain Impact Analysis a Base Flood Elevation Determination in accordance with FEMA document, "Managing Floodplain Development in Approximate Zone A Areas."
3. The Preliminary or Final Plats must clearly delineate areas of the development which are in the 100-year frequency flood hazard area as identified by the FEMA F.I.R.M. in effect at the time of submittal.
4. Base flood elevation data shall be included on plats having any portion of proposed property within an Identified Flood Hazard Zone. The plat submittal shall delineate limits of Flood Hazard Zone identified in the FEMA F.I.R.M.
5. The Preliminary and Final Plats shall delineate all streams and channels and water courses in the designated flood hazard zone.
6. The Final Plat submittal shall include a declaration that "Development is not allowed in floodway areas unless technical data is submitted to and approved by the Public Works Director (or his/her designee), local Flood Plain Administrator and other applicable regulatory agencies."

E. DRAINAGE DESIGN STANDARDS

1. DRAINAGE IMPACT ANALYSES. For all proposed development, Drainage

Impact Analyses shall be required pursuant to the following requirements.

- a. A comprehensive Drainage Impact Analysis of any proposed development and surrounding affected areas shall be submitted to the Public Works Department after Preliminary Plat approval. The development construction plans shall not be approved until a favorable written certification of the Drainage Impact Analysis has been made by the Public Works Director (or his/her designee).
- b. A developer may submit in writing a request to waive the Drainage Impact Analysis to the Public Works Department. In the event the Public Works Director (or his/her designee) grants the request, (only upon a favorable evaluation of the conditions), the Public Works Director (or his/her designee) shall issue a written approval of said request. The waiver authorization shall be forwarded to the Planning, Zoning & Codes Director and the Drainage Impact Analysis shall not be required in order to obtain Preliminary and/or Final Plat approval for the development.
- c. Should the Drainage Impact Analysis indicate that improper drainage may occur as a result of development, then the plat shall be returned to the Planning Commission for determination as to whether the condition of Preliminary Plat approval has been satisfied. In the event the Planning Commission determines the condition is not satisfied, then the Planning Commission shall rescind Conditional Preliminary Plat approval.
- d. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the Drainage Impact Analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued with respect to such development.

2.SPECIFICATIONS FOR DRAINAGE IMPACT ANALYSES AND DEVELOPMENT REGULATIONS. Every required Drainage Impact Analysis shall comply with the following specifications.

- a. An area drainage map shall be submitted which identifies:
 - i. The various drainage areas involved/affected.
 - ii. The acreage in each drainage area.
 - iii. The slope of each drainage area to the entry point and/or exit point of the development.
- b. The Drainage Impact Analysis shall indicate:
 - i. The cubic feet per second (cfs) of storm water resulting at each development entry point from a designated storm.

- This determination shall be based on the existing land use of the upstream drainage areas.
- ii. The cubic feet per second of storm water at each development exit point resulting from a design storm. This determination shall be based on the existing land use of the upstream drainage areas whether inside or outside the development. This calculation shall take into account expected construction within the development that will change the grades, direction of flow, run-off factors or other existing conditions.
 - iii. The maximum capacity, expressed in cubic feet per second, of existing and proposed drainage structures within the development based on the design storm event.
 - iv. The capacity of all ditches, culverts, sub-surface and surface drainage structures that will be utilized by new or relocated outfall points downstream of the development in allowing passage of storm water to the first outfall, coulee, canal or river. In no case shall a developer be required to evaluate the capacity of first outfall, coulee, canal or river in excess of 1,000 feet down stream of the development.
- c. The Drainage Impact Analysis shall consist of three (3) distinct and designated parts as follows:
 - i. Summary: The effect of the proposed construction on upstream and downstream areas.
 - ii. Design Criteria: Description of methodology, data and assumptions used.
 - iii. Calculations: Clear, concise, step-by-step calculations performed to support the drainage system design.
 - d. The subdivision Drainage Impact Analysis and the Development Drainage Design shall be based on a five (5) year storm event (minimum) for residential developments and a ten (10) year storm event (minimum) for commercial developments.
 - e. Subsurface drainage of drainage outfalls serving more than a single development shall be based on a ten (10) year storm event.
 - f. Open channel drainage serving more than a single development shall be based on a ten (10) year storm event with one (1) foot of freeboard existing in the channel above the ten (10) year water surface elevation.
 - g. If the Drainage Impact Analysis and/or Development Drainage Design is based on rainfall intensity, the rainfall intensity data contained in the most recent edition of the Louisiana Department of Transportation and Development's *Hydraulics Manual* shall be used.
 - h. Ponding, retention or detention of storm water shall be evaluated in

the Drainage Impact Analysis in accordance with Section 510.33 of these regulations “Engineering Requirements.”

- i. All open ditch and subsurface drainage systems shall be designed in accordance with the most recent edition of the Louisiana Department of Transportation and Development’s Hydraulics Manual unless otherwise approved by the Public Works Director (or his/her designee).
- j. The development drainage plans shall give the location, description and elevation of all permanent and temporary benchmarks used for the drainage study and to be used for the development construction.
- k. Hydraulic calculations, plan profile sheets and area drainage maps shall be submitted for review and shall be approved by the Public Works Director (or his/her designee) before any development improvement work begins.
- l. Subsurface storm sewers shall be designed for a five (5) year storm event (minimum). Outfall structures and outfall channels shall be designed for a ten (10) year storm event (minimum). Collector street crossings shall be designed for a ten (10) year storm event (minimum). Arterial street crossings shall be designed for a twenty-five (25) year storm event (minimum) unless otherwise approved by the Public Works Director (or his/her designee).
- m. Only drainage pipe constructed of materials approved by the Director of the Public Works Department (or his or her designee) may be used in storm sewer construction in the public rights-of-way or servitudes.

510.32 Residential Subdivision Drainage Protection Standards

A. GENERAL STANDARDS The following general standards shall apply in addition to any other stated provisions for development proposals.

1. DEVELOPMENT DRAINAGE DESIGN

The developer's design engineer shall make provision in the drainage improvements for each development to accommodate potential runoff from its entire upstream drainage area, whether inside or outside of the development. Additionally, the design engineer shall study the effect of each development on existing downstream drainage facilities or roadside ditch outside the area of the development. This portion of the study shall be limited to the effluent channel only. Where it is anticipated that the runoff incident of the development will overload an existing downstream drainage facility or roadside ditch, the design engineer shall indicate this fact in the development drainage design, make provision to prevent the overloading of downstream facilities or roadside ditch. Streets and lots of a proposed development shall be arranged so as to minimize artificial drainage channel relocation.

2. DEVELOPMENT DRAINAGE PLAN SUBMITTAL REQUIREMENTS

The design engineer shall submit the development drainage plans detailing the runoff flowing into, through and exiting the development. The drainage plans shall contain the following information:

- a. The location, description and elevation of permanent or temporary benchmarks to be used in the construction of the improvements.
- b. All elevations, which shall be N.G.V.D. measured to at least second order accuracy or better. A note shall be placed on the drainage plan sheet indicating the benchmark, elevation, location, and description utilized in construction of the development.
- c. The floodplain elevation, if applicable, and the area(s) within the 100-year flood boundary. A note shall be made on the drainage plan sheet and the final subdivision plat if any portion of the development, lot or street is within the 100-year flood.
- d. Culvert sizes for road crossings and for driveways (open ditch construction) with a notation of the flow rate shall be shown.
- e. All developments reviewed by the Planning Commission shall be consistent with the ordinances or regulations of the applicable governing authority.
- f. Hydraulic calculations, plan-profile sheets and drainage area maps may also be required to be submitted.
- g. A development designed with open ditch drainage systems shall include the following statement on the Final Plat: "This development has been approved with an open ditch drainage system that provides the required storm water retention/detention capacity. The development shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the Lafayette Consolidated Government Public Works Department, Capital Improvements Division."

3. RUNOFF DETERMINATION METHODS

For drainage areas less than 200 acres, the design engineer shall use the Rational Method ($Q=CIA$) procedure for determining runoff rates. For drainage areas between 200 and 2,000 acres, the design engineer shall use the most recent Soil Conservation Service (S.C.S.) Method, as modified by the Louisiana D.O.T.D. procedure for determining runoff rates. For drainage areas greater than 2,000 acres, the design engineer shall use the most recent USGS Regression procedure for determining runoff rates.

4. DRAINAGE DESIGN CRITERIA

Subsurface storm sewer systems for developments shall be designed for a five (5) year storm event (minimum). Storm sewers for outfall channels shall be designed for a ten (10) year storm event (minimum). Developments with

open ditch drainage systems shall be designed for a five (5) year storm event occurrence interval except that cross drains for drainage channels within developments shall be designed for a ten (10) year storm event. Channel crossings in excess of 100 square feet shall be designed, if feasible, for a twenty-five (25) year storm event. Drainage designs shall be in conformance with the latest edition of the Louisiana DOTD Hydraulics Manual.

5. RAINFALL INTENSITY

Rainfall intensity and duration shall be taken from the latest edition of the Louisiana DOTD Hydraulics Manual.

6. RUNOFF COEFFICIENTS

The runoff coefficients to be used in the Rational Method shall be those indicated in Tables 1 and 2.

**TABLE 1
RATIONAL METHOD RUNOFF COEFFICIENTS**

<u>DEVELOPMENT/SUBDIVISION TYPE</u>	<u>RUNOFF COEFFICIENT</u>
RESIDENTIAL	
Single-family detached	0.30 to 0.50
Two-family (Duplex)	0.40 to 0.60
Single-family and multi-family attached	0.60 to 0.75
COMMERCIAL, RETAIL AND OFFICE	
Downtown area	0.70 to 0.95
Neighborhood and outlying areas	0.50 to 0.70
INDUSTRIAL	
Light Industry	0.50 to 0.80
Heavy Industry	0.60 to 0.90
PARKS AND CEMETERIES	0.10 to 0.25
PLAYGROUNDS	0.20 to 0.40
RAILROAD YARD AREAS	0.20 to 0.40
VACANT, OPEN SPACE AND UNIMPROVED AREAS	0.10 to 0.30

**TABLE 2
RUNOFF COEFFICIENTS
FOR AVERAGE BLOCK CALCULATIONS**

<u>TYPE</u>	<u>RUNOFF COEFFICIENT</u>
ASPHALT SURFACES	0.95
CONCRETE SURFACES	0.95
ROOF AREAS	0.85
LAWNS	
Flat (less than two (2%) percent grade)	0.20
Average (two (2%) to seven (7%) percent grade)	0.25
Steep (greater than seven (7%) percent grade)	0.30

510.33 Engineering Requirements

PRE-DEVELOPMENT RUNOFF/POST DEVELOPMENT RUNOFF

All residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The drainage improvements shall be based on the design criteria of this section in addition to any other stated provision. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

A. INFORMATION TO BE SUBMITTED FOR DEVELOPMENT DRAINAGE DESIGN REVIEW.

1. Existing drainage area map.
2. Design drainage area map.
3. Hydraulic analysis of a five (5) year storm event for residential development, a ten (10) year storm event for non-residential and a one hundred (100) year storm event for both types of development.
4. Typical sections and stage/storage information of the detention facility.
5. The hydraulic analysis of the drainage system design for Outlet Discharge Structures and/or Outlet Discharge Culverts shall take into account the tailwater elevation of the outfall channel. The tailwater elevation of the outfall channel shall be set at one (1) foot of freeboard from top bank unless otherwise determined through a hydraulic analysis for a 25-year design storm event to be lower. Tailwater (TW) is defined as the flow depth of the downstream channel measured from the flow line of the outlet structure or culvert. Tailwater is considered to be an important factor in outfall structure or culvert hydraulic design because a submerged outlet may cause structures or culverts to flow full rather than partially full impacting the hydraulic efficiency of the drainage system.
6. If a detention facility is within a parking lot, parking lot grades, curb grades, areas identifying ponding limits and depths.
7. Typical sections, cross sections, and such other details as required by the review engineer for review of the proposed development.
8. All hydrographs and routing curves.
9. Inflow/outflow results highlighted for the reviewer's ease of identification.
10. All other applicable forms, tables, charts, etc.
11. Detailed explanation of pre-development analysis, post-development analysis, routing conclusion, and engineer's evaluation of whether the development has satisfied all the hydraulic requirements.
12. Detail of construction access entrance.
13. Detail of construction silt fencing and erosion control plan. These items shall be in place prior to construction of the form work for the building improvements and/or site improvements.
14. The above information shall be submitted in a "bound" booklet form with dividers separating pre-development and post-development outputs for each design storm

event as well as the conclusion of the analysis.

B. DETENTION REQUIREMENTS – NON-RESIDENTIAL DEVELOPMENTS

1. Permissible detention basins:
 - a. Pond
 - b. Parking lot – depth of ponding not to exceed seven (7") inches.
 - c. Underground storage.
 - d. Perimeter swale ditches.
 - e. Detention within required green areas.
 - f. Other methods only with prior approval of the Public Works Director (or his/her designee)
2. Outlet structures:
 - a. Design shall be based on a ten (10) year storm event and analyzed for a one hundred (100) year storm event.
 - b. Emergency spillways shall be in an area that will least affect traffic flow and not cause flooding of structures intended for occupancy.
3. Plan requirements:
 - a. Existing topographic plan with elevations.
 - b. Grading plan with elevations.
 - c. Minimum of two (2) grading sections of entire site (i.e., one (1) east/west and one (1) north/south). A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by the Public Works Department.
 - d. Profile of outlet structure connecting to existing outfall depicting utility crossings and identifying conflicts, if any.
4. Waivers
 - a. In areas where existing and/or development conditions will not accommodate equivalent discharge rates, as determined solely by the Public Works Department, a maximum increase of the pre-developments discharge rate of five (5%) percent of said rate, not to exceed five (5) cubic feet per second, shall be allowed.
 - b. No detention requirement shall be allowed for developments of three-fourths (3/4) acre or less. Runoff to the adjacent roadway, outfall or other properties for these sized developments shall not be allowed as a single point discharge unless approved by the Public Works Director (or his/her designee). A drainage site and grading plan shall be submitted for review and approval.
 - c. Other methods of detention/retention may be utilized with prior approval of the Public Works Director (or his/her designee).
5. Maintenance of Storm Water Management Facility: The owner of the proposed development or any successor who acquires title to the storm water management facility shall at all times maintain the design section of the Storm Water management facility as indicated on the Site Drainage Plan and in the

Drainage Impact Analysis. In the event the Public Works Department determines that the Storm Water Management Facility has not been maintained, the owner shall make the necessary modifications to conform to the original approved design sections, requirements, etc. within a thirty (30) day period from written notification from the Public Works Department. If the owner does not act within this time frame to remedy the situation, the Public Works Department may perform the necessary modification, improvements, etc. and bill the owner for the work at its operating cost, at such rates as have been set by the City-Parish Council.

Compliance with this section shall be mandatory and the requirements of this section shall be included on the Site Drainage Plan as well as within the Drainage Impact Analysis Report and shall be acknowledged in writing by the owner and/or developer, if different from owner. The developer shall provide the Public Works Department with an agreement or other contractual arrangement as evidence that adequate provision have been made for future maintenance of the facility in those instances where the facility is to be transferred by the developer or is to be acquired by an Owners Association or other similar entity.

C. DETENTION REQUIREMENTS – RESIDENTIAL SUBDIVISION DEVELOPMENTS:

1. Permissible residential subdivision detention basins – open ditch subdivisions that will remain open ditch:
 - a. Roadside ditch;
 - b. Pond;
 - c. Perimeter ditches;
 - d. Other design options formulated by the developer and approved by the Public Works Department.

2. Permissible residential subdivision detention basins – curb and gutter subdivisions:
 - a. Curb side – detention area shall be curb to curb but flood depth not to exceed three (3") inches above centerline of roadway.
 - b. Curb to curb and underground storm drainage system.
 - c. Curb to curb, underground storm drainage system and detention pond.
 - d. Pond.
 - e. Other design options formulated by the developer and approved by the Public Works Department.

3. Outlet structures:
 - a. Design shall be based on a five (5) year storm event and analyzed for a one hundred (100) year event.

- b. Emergency spillways shall be in an area that will least affect traffic flow and not cause flooding of structures intended for occupancy.
4. Plan requirements:
- a. Existing topographic plan with elevations.
 - b. Grading plan with elevations.
 - c. Minimum of two (2) grading sections of entire site (i.e., one (1) east/west and one (1) north/south). A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by the Public Works Department.
 - d. Profile of outlet structure connecting to existing outfall depicting utility crossings and identifying conflicts, if any.
5. Waivers
- a. In areas where existing and/or development conditions will not accommodate equivalent discharge rates, as determined solely by the Public Works Department, a maximum increase of the pre-developments discharge rate of five (5%) percent of said rate, not to exceed five (5) cubic feet per second, shall be allowed.
 - b. No detention requirement shall be allowed for developments of three-fourths (3/4) acre or less. Runoff to the adjacent roadway, outfall or other properties for these sized developments shall not be allowed as a single point discharge unless approved by the Public Works Director (or his/her designee). A drainage site and grading plan shall be submitted for review and approval.
 - c. Other methods of detention/retention may be utilized with prior written approval of the Public Works Director (or his/her designee), including a waiver of the requirement for a detention/retention facility by the Public Works Director.
6. Maintenance of Storm Water Management Facility:
- The owner of the storm water management facility or any successor who acquires title to the storm water management facility shall at all times maintain the design section of the Storm Water management facility as indicated on the Site Drainage Plan and in the Drainage Impact Analysis Report. In the event the Public Works Department determines that the Storm Water management facility has not been maintained, the owner shall make the necessary modifications to conform to the original approved design sections, requirements, etc. within a thirty (30) day period from written notification from the Public Works Department. If the owner does not act within this time frame to remedy the situation, the Public Works Department may perform the necessary modification, improvements, etc. and bill the owner for the work at its operating cost, at such rates as have been set by the City-Parish Council.

Compliance with this section shall be mandatory and shall be included on the Site Drainage Plan as well as within the Drainage Impact Analysis Report and shall be acknowledged in writing by the owner of the development. The developer shall provide the Public Works Department with an agreement or other contractual arrangement evidencing that adequate provision has been made for future maintenance of the facility in those instances where the facility is to be transferred to the developer or is to be acquired by an Owners Association or other similar entity.

7. Access in favor of the Lafayette Consolidated Government shall be provided from a public dedicated road to the storm water management facility. The access shall be no less than a clear 20-foot wide travel way (graded to accommodate use by equipment) and sufficient area proximate to such travel ways to allow desiltation activities. A note shall be placed on the Final Plat indicating that this access shall be provided to Lafayette Consolidated Government.

Features that ease maintenance problems and reduce maintenance costs shall be included in the design of the storm water management facility to the greatest extent practicable. These features include, but may not be limited to the following:

- a. A forebay to capture a greater part of incoming sediments.
- b. A reinforced maintenance platform alongside the forebay to facilitate sediment removal.
- c. Ponds greater than five (5) acres in surface area should include a device to temporarily lower to raise the elevation of the permanent pool.
- d. Incoming flow diversion alongside the maintenance platform to facilitate sedimentation along the maintenance platform rather than in the middle of the facility.

8. In the event the Lafayette Consolidated Government determines that any storm water detention facility requires desilting to ensure proper performance of such facility, then Lafayette Consolidated Government may perform on behalf of the owner of such facility, the desilting and other required remedial measures as determined necessary by the Lafayette Consolidated Government. However, in no event shall the Lafayette Consolidated Government be obligated to perform such desilting if the Lafayette Consolidated Government determines that the owner of the facility has not properly maintained such facility.

9. Maintenance (such as mowing, bank or bulkhead repairs, and removing debris and trash that occurs on a regular basis, etc.) of all other public or private areas, access areas, or privately owned lots,

which are a part of or adjacent to the facility shall be the responsibility of the owner of the storm water management facility.

10. In areas where existing and/or development conditions will not accommodate equivalent discharge rates, as determined by the Public Works Department, a maximum increase of the pre-developments discharge rate of five (5%) percent of said rate, not to exceed five (5) cubic feet per second, shall be allowed.

D. STANDARDS OF CONSTRUCTION OF DRAINAGE SYSTEMS:

1. STANDARDS

- a. Areas disturbed between the back of curb or edge of pavement and any right-of-way shall be either sodded or hydro mulched upon completion of the pavement for roadway construction.
- b. Silt fencing or other pre-approved erosion control measures shall be mandatory along backs of curbs or back sides of roadside ditches along the entire length of roadway. The developer shall be responsible for maintaining streets and roadside ditches clean and free of large silt deposits.
- c. Any construction/excavation adjacent to a natural water course, coulee, ditch, or other drainage facility shall include silt fencing installed along the full length of the water course within the confines of the property being developed.
- d. Should it become necessary to realign or relocate an existing outfall, the developer shall utilize erosion control methods approved by the Public Works Department to insure stabilization of the disturbed soils. This may include but not be limited to the use of hydro-mulch or soil stabilization blankets.
- e. Embankment slopes of coulees and drainage ditches shall have slopes which are not in excess of 2:1 (H:V) and shall have appropriate erosion control as approved by the Public Works Department. End of pipe treatments shall be for both the upstream and downstream end of pipe. Utilization of filter fabric in conjunction with rip-rap may be required. Slope requirements around pipe terminus shall be the same as side slope of channel. Side slopes shall be protected.
- f. Pipe joints shall be wrapped with an approved filter fabric and banded on each end with a non-corroding plastic strap secured by self-sealing buckles.

2. CERTIFICATIONS

The engineer of record responsible for design of the site plan, drainage plan,

or detention facility for any development shall provide a letter of certification to the Capital Improvements Division of the Public Works Department prior to granting Final Plat approval.

The letter shall certify that the improvements were constructed in accordance with the approved construction plans and specifications in addition to requirements stated in Section 17.7 of the City of Lafayette Subdivision Regulations and Section 521 (F) of the Parish of Lafayette Subdivision Regulations, "Procedure for Acceptance of Improvements for Perpetual Maintenance by the City-Parish Government."

3. DRAINAGE CULVERTS

a. SIZE AND TYPE

The minimum size pipes for any culvert shall be fifteen (15") diameter, unless otherwise approved by the Public Works Department. Pipe shall be concrete or other material approved by Public Works Department.

b. ADDITIONAL REQUIREMENTS

Culverts shall be designed and installed in accordance with the Louisiana Department of Transportation and Development's E.D.S.M. II 2.1.1 and II 2.1.6 except as follows.

1. The minimum design service life shall be:

- i. Twenty (20) years for all side drains;
- ii. Fifty (50) years for all cross drains; and
- iii. Seventy-five (75) years for all subsurface sewer systems.

2. Metal culverts may be used only upon approval of the Public Works Department and will only be approved for driveways and outfall termini at channels or as otherwise approved by the Public Works Director. The predicted design service life for metal culverts if approved for use by the Public Works Department shall be determined by calculating the net effect of corrosion from both interior and exterior conditions concurrently.

- i. Storm sewers shall be constructed in accordance with Public Works design standards and with approved materials.
- ii. Lateral drainage ditches from the street to an outfall channel which traverse lots shall be provided by subsurface pipe drain with a minimum twenty (20') foot permanent drainage servitude. Actual width of drainage servitude required will be determined by the Public Works Department based upon pipe diameter, invert elevations, and maintenance issues.
- ii. All roadway cross drains shall be reinforced concrete. No other material (i.e. plastic, metal, etc.) will be accepted unless otherwise approved by the Public Works Department.

510.4 Wiring Improvements

Service wiring shall be according to the standards of the installing utilities system.

SECTION 511 EASEMENTS

511.1 Public Utility Easements

Public utility easements are those easements established within a plat which are designed to accommodate publicly owned or controlled utility facilities necessary to provide various types of utility services to the individual properties within the plat boundaries. Public utility easements may be used for, but not limited to, facilities necessary to provide water, electrical power, natural gas, telephone, telegraph and sanitary sewer services. Storm sewers or open drainage ways must not be constructed within public utility easements unless specifically approved by the City-Parish Public Works Department municipal and/or Parish Engineer and where additional easement width is provided to conform to the standards established herein for drainage easements. (See Appendix A)

511.1(a) Location

A ten (10') foot wide public utility easement must be provided along the front of all lots and in such other locations as determined to be necessary by the City-Parish Public Works Department municipal and/or Parish Engineer and coordinated with the individual private utility companies involved. Public utility easements located along the outer boundaries of a plat must contain the full width required for such easement except in those instances where the adjacent property is within a portion of a previously approved plan and under the same ownership as the property being platted or where additional easement is dedicated by separate instrument by the owner of said adjacent tract. In such cases one-half (1/2) of the required easement width may be dedicated within the plat boundary by separate instrument or through notation on the plat certifying the ownership and dedication of said easement.

511.1(b) Public Utility Easements, Dead-ends

No dead-end public utility easements will be permitted by the Planning Commission unless specifically agreed to by the utility in question.

511.2 Drainage Easements

Where a subdivision is traversed by a water course, drainage way, channel, coulee, or stream, there shall be provided a drainage easement at least twenty (20') feet in width on each side and conforming substantially with the lines of such water course, and such further width or construction, or both as will be adequate for the purpose. The easement shall meet the requirements of the municipal or Parish Engineering Department responsible for drainage services. The Act of Dedication of the drainage easement required herein shall provide for the following:

- A. No permanent building or obstructions shall be placed in the drainage easement.
- B. The property owner shall be permitted to place fences, plantings, or temporary obstructions in the drainage easement provided, however, that upon request, said fences, plantings or temporary obstructions will be removed by the property owner or, in default of said movement, said fences, plantings or temporary obstructions shall be removed by the appropriate authority using said drainage easement. Upon such removal said property owner shall not be entitled to damages and shall not be entitled to recover for any cost of replacing the objects removed from said easement. That upon removal of any objects from the drainage easement, the property owner shall be obligated to permit the items removed to be placed on his property adjacent to said easement.
- C. The property owner shall not permit drainage across the easement into the water course except by natural means. Should drainage across said easement be requested, any drainage structure must be approved by the City-Parish Public Works Department municipal and/or Parish Engineer or other authorized public drainage or flood control official.

(See Appendix A for sample dedication)

511.3 Private Easements, Fee Strips

A. Existing Easements, Fee Strips

All private easements or fee strips created prior to the subdivision of any tract of land must be shown on the subdivision plat of said land with appropriate notations indicating the name of the holder of such easement or fee strip, the purpose of the easement and generally the facilities contained therein, the dimensions of the easement or fee strip tied to all adjacent lot lines, street rights-of-way and plat boundary lines and if available the recording references of the instruments creating and establishing said easement or fee strip. In those instances where easements have not been defined by accurate survey dimensions such as “over and across” type easements, the subdivider should request the holder of such easement to accurately define the limits and location of his easement through the property within the plat boundaries.

If the holder of such undefined easement does not define the easement involved, the subdivision plat must provide accurate information as to the center line location of all existing pipelines or other utility facilities placed in conformance with the easement holders rights, and building setback lines must be established fifteen (15') feet from and parallel with both sides of the center line of all underground pipelines or pole lines involved.

B. Establishment of Special Use Easements

The establishment of special use utility easements may be provided on a subdivision plat when such easement is for the purpose of accommodating a utility facility owned, operated and maintained by a unit of government and is restricted to either water mains, sanitary sewers, storm sewers or for drainage purposes and where it has been determined by the City-Parish Public Works Department municipal and/or Parish Engineer that these facilities cannot or should not be accommodated within a general purpose public utility easement or public street right-of-way. Easements proposed to be established for any private utility company or private organization providing utility services and restricted for their exclusive use may be shown on a subdivision plat, however, such private utility facilities can be accommodated and placed within the general purpose public utility easements, public streets and alleys established within the plat boundary. Nothing herein, however, may prevent such private utility companies or the subdivider from granting and establishing special or exclusive use easements by separate instruments if such arrangements are deemed necessary to properly serve the properties within the plat boundaries.

SECTION 512 BUILDING SETBACK AND CORNER LOT RESTRICTIONS

Building setback restrictions are required by the Planning Commission so as to prevent traffic hazards and to separate residential uses of property from other types of usage. Therefore, the following building setback restrictions are required:

512.1 Major Thoroughfares

Properties adjacent to designated major thoroughfares must have a front building setback from the adjacent major thoroughfare right-of-way of not less than twenty (20') feet. When such lots side on a major thoroughfare, a side building setback of at least twenty (20') feet must be provided. In those instances where such lots back on a major thoroughfare, a rear building setback of not less than ten (10') feet will be required.

512.2 Local Streets

Properties adjacent to local streets must have a front building setback from the adjacent street right-of-way of not less than twenty (20') feet. When such lots side on a local street, a side building setback of ten (10') feet must be provided. In those instances where such lots back on a local street, a rear building setback of not less than (10') feet will be required. Exceptions to this general policy are as follows:

- A. When the lots face local streets classified as Interior Streets, as that term is defined herein, the front building setback restriction may be waived subject to the conditions
 1. That the applicant submit in writing a request to have the building setback lines waived; and
 2. That there be provided on the face of the plat a typical lot layout and notes

restricting the placement of the garage and dwelling unit as follows:

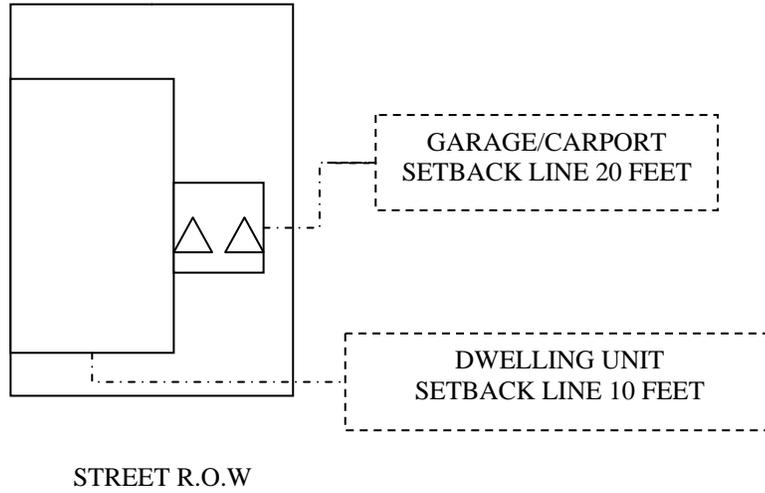


FIGURE A

- B. When the garage or carport is perpendicular to the public street, it shall be set back a minimum of twenty (20') feet from the public street right-of-way line and the dwelling unit shall be setback a minimum of ten (10') feet from the public street right-of-way line. (See Figure A).

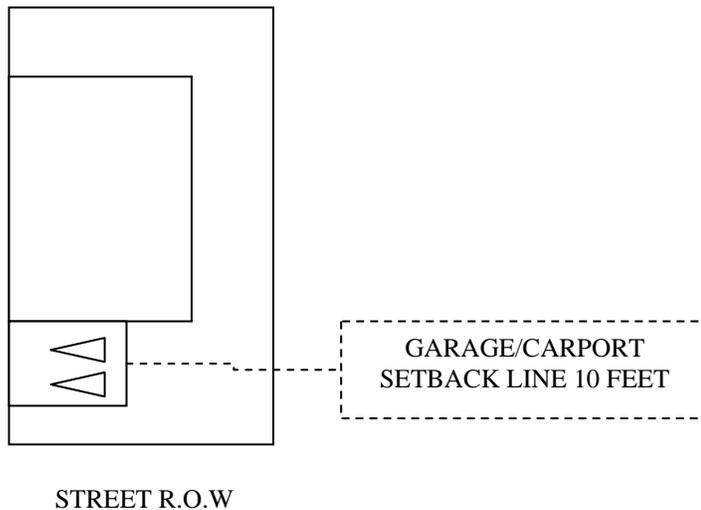


FIGURE B

- C. When the garage or carport is parallel to the public street, the garage or carport shall be set back a minimum of ten (10') feet from the public street right-of-way. (See Figure B above).
- D. Building setback restrictions of ten (10') feet are required, however, on the front and side of all corner lots.

512.3 Corner Lot Restrictions

On a corner lot, no automobile, trailer, sign, movable object, fence, wall, hedge, or other structure or planting other than mowed grass shall be erected, placed or maintained within the triangular area formed by the intersecting lines on a straight line joining said street line to a point which is thirty (30') feet distance from the point of intersection, measuring along said street right-of-way lines. Utilities structures, traffic and/or other signs, where necessary, are excluded from this restriction.

512.4 Building Setback Line Off-Sets and Transitions

In those instances where the required building setback restriction line changes from one tract to another, a transitional building setback line must be provided having a minimum angle of forty-five (45) degrees. Such transitions must take place on the lot or tract having the lesser building setback restriction requirement.

512.5 Pipelines, Railroad Right-of-Way

Where underground pipelines carrying flammable products under pressure through properties within

a plat boundary or where properties within the plat back or side along a railroad right-of-way, a building setback restriction must be provided adjacent to such pipeline easement or fee strip (or the center line of the pipeline facility if no easement is defined) or railroad right-of-way line in accordance with the pipeline or railroad companies policy.

512.6 Substandard Public Right-of-Way

Where lots are created fronting on a substandard public right of way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half (1/2) of the right-of-way deficit and the zoning setback for the applicable zoning district.

SECTION 513 RESERVE TRACTS

Reserve tracts are those individual parcels of land created within a subdivision plat which are not divided into lots, but are established to accommodate some specific purpose such as commercial centers, industrial sites, golf courses or other type of private recreational facilities, schools or church sites or sites for utility facilities such as water wells and storage areas, wastewater treatment plants, electrical power stations, or other activities and land uses which division into lots is not suitable or appropriate. Since the use of reserve tracts may not be completely determined by the subdivider or developer at the time plats are prepared and submitted to the Planning Commission these reserve tracts are often established as unrestricted reserves which allows maximum flexibility in the determination of the ultimate use planned for such properties.

513.1 Public Street Access

Reserves established on any subdivision plat must have frontage on and be immediately adjacent to at least one (1) public street, with such frontage being not less than sixty (60') feet in width. In those instances where the average depth of an unrestricted reserve is more than three hundred (300') feet, said reserve access to all adjacent public streets must be separated by a one-foot reserve placed within the adjacent street right-of-way as provided for in Section 508 herein which will be automatically removed upon the approval and recording of a suitable development plat of the property within said reserve.

513.2 Identification and Designation

All reserves must be labeled and identified on the plat and a description of the use intended for such reserve must be noted. If the use of the reserve is not restricted for any specific use, the reserve must then be identified and noted as being unrestricted. All reserves are to be identified and designated by alphabetical letters, not numbers, along with an indication as to the total acreage of such reserves must be shown within each reserve boundary.

SECTION 514 LOTS – GENERAL PROVISIONS

The purpose of this section is to provide overall guidelines for the establishment of individual lots

within subdivisions designed to accommodate various types of residential housing schemes without resorting to more specific and detailed standards strictly associated with a particular housing type or market label which may be associated with a subdivision of land containing lots designed to be offered for sale to the general public.

514.1 General Lot Design, Arrangement, Layout

The general lot design within any subdivision should be based upon the concept that such lots are created and established as undivided tracts of land and that purchasers of such lots can be assured that these tracts of land meet the following basic criteria:

- A. That the lot is of sufficient size and shape to allow the construction of a residential dwelling unit which can meet the requirements of established building or construction codes, housing and public health codes, ordinances and accepted family living standards.
- B. That the lot is of sufficient size and shape to accommodate easement for all public and private utility services and facilities to adequately serve any residential dwelling unit constructed thereon.
- C. That the lot is of sufficient size and shape and is so located that direct vehicular access is provided from a public street or through an approved permanent access easement and that the required number of vehicles can be parked on the lot without encroachment within any adjacent public street right-of-way.
- D. That the lot, if not served by a public or off-lot sanitary sewage system be of sufficient size and shape to accommodate the construction and operation of an on-site sewage disposal system meeting the requirements of established public health codes and ordinances.

514.2 Lot Shapes

Lots should be designed, so far as possible, with side lot lines being at right angles or radial to any adjacent street right-of-way line. Where all lots are either perpendicular and at right angles or radial to adjacent street rights-of-way, a suitable notation may be placed upon the plat in lieu of lot line bearings.

514.3 Key or Flag Lots

Key or flag lots are permitted, however, the narrowest part of such a lot, being the staff portion of the flag lot, must not be less than twenty (20') feet in width or have a length of more than two hundred (200') feet. Such lot must also be restricted to prevent the construction of any building, structure, wall or fence within the staff portion of such lot and that the staff portion of such lot will be restricted for access to such lot only. Such restrictions must be shown on the face of the

subdivision plat in the form of a notation or a part of the dedicatory language on the plat.

514.4 Double-front Lots

Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arterials or to overcome specific disadvantage of topography and orientation. A one (1') foot reserve strip across which there shall be no right of access may be required along the line of lots abutting such a traffic artery or other disadvantageous use.

514.5 Street Access Limitations

Rear and side vehicular driveway access from lots restricted for residential dwelling units will not be approved under the following conditions:

514.5(a) When such lots are adjacent to streets designed as:

- A. Major Thoroughfares
- B. Freeways
- C. Highways
- D. Any other public street which carries a traffic volume where additional vehicular driveways would create a traffic hazard or impede the flow of traffic.

514.5(b) Such access restriction as specified above shall be noted directly upon the plat and adjacent to the lots in question.

514.6 Unsewered Lots

Lots established in any plat or subdivision designed not to be served by a public or off-site sanitary sewer system shall meet the requirements of the State Board of Health and Human Resources relative to sewerage disposal and potable water facilities and shall otherwise meet the requirements of the Federal Flood Insurance Program as specified in Section 520 of these regulations.

514.7 Lot Identification

Lots established within a subdivision shall be numbered with said numbers being consecutive within each block and throughout the subdivision. In no case shall two lots in a given subdivision or an extension thereof bear the same identification number.

514.8 Minimum Lot Sizes - General Provisions

A. Non-Residential Uses

Lots to be established in any subdivision plat which are designed or intended for non-residential uses or are intended to be unrestricted, must have a minimum lot area of not less than 5,000 square feet and must have frontage along and adjacent to at least one (1) public street having a right-of-way width of not less than sixty (60') feet. If such lots or tracts proposed to be established have an average depth of more than three hundred (300') feet from said adjacent public street right-of-way, such tracts may not be established and designated as lots, but must be established and designated as reserves and subject to those provisions of these regulations pertaining to reserves. (See Section 513)

B. Residential Uses

1. Radial lots, being those lots adjacent to curved streets or circular cul-de-sacs, must have a width at the front property line of at least twenty (20') feet.
2. When lots are backing on a natural drainage way or open drainage facility, that require a twenty (20') foot drainage easement as provided for herein, permanent improvements on such lots shall be set back at least ten (10') feet from said drainage easement.
3. When lots are facing or backing on a designated major thoroughfare such lots must have a depth at least ten (10') feet deeper than the average depth of lots within the interior of the subdivision having frontage on local streets.

SECTION 515 OPEN SPACE REQUIREMENTS

In the case of all residential developments, including but not limited to, single and multi-family subdivisions, apartments and other housing forms, open space must be established and provided within the plat boundary. Said open space must equal twenty (20%) percent of the gross area of the tract being developed. Open space shall be at least partially planted in grass or other plantings.

Open space is to be considered only those areas not specifically designated as building sites for dwelling units, utility or storage purposes, vehicular parking, carports or garages or driveways thereto or streets, either public or private.

NOTE: This section on open space does not eliminate nor modify the provisions of Section 512 relative to building setback restrictions.

SECTION 516 BUILDING LAYOUT, FIRE HYDRANT LOCATION

All buildings proposed to be constructed within any project containing private streets must be so arranged and located that fire fighting apparatus can park and reach any part of any building with a two hundred (200') foot long hose extending from such equipment. This two hundred (200') foot hose length must be measured as the hose is laid on the ground and may not be measured as the aerial radius from said parked equipment. In addition, fire hydrants where required must be so located and provided within the project boundaries so that five hundred (500') feet of fire hose,

extending on the ground from the hydrant, can reach the furthestmost part of any building within the boundaries of the plat. Entrances to all buildings containing residential dwellings must be illustrated on the plat of any project containing private streets.

SECTION 517 BUILDING DESIGN, FIRE WALKWAYS

All buildings proposed to be constructed within any project containing private streets and which contain residential dwelling units and have an overall length of three hundred (300') feet or more, must be so designed to have one or more open, unobstructed walkways through the building at ground level, having a width of not less than five (5') feet each to allow ready access by fire and police and their equipment and other emergency services to each side of such buildings. In those instances where buildings are to be constructed over and across any private street, the unobstructed overhead clearance must not be less than fourteen (14') feet, measured between the highest point of the private street paving under the structure and the lowest part of the building structure or associated parts thereof and suitable restrictions to this condition must be noted on the plat.

SECTION 518 OFF-STREET PARKING REQUIREMENTS

The following represents the policy of the Planning Commission in the application of off-street parking requirements. All plats or building sites established in any subdivision plat or any development plan must provide space to accommodate the parking of vehicles outside of any public street right-of-way in conformance with the following schedule. Additionally, with the exception of single-family and duplex residential sites, parking shall be arranged in such a manner so as to prevent vehicles from backing out onto a public street. The area of each parking space shall be at least one hundred and eighty (180) square feet with a minimum width of nine (9') feet.

Residential

Single-family (condominiums, townhouses, patio homes, cluster homes, planned unit developments)	Two (2) parking spaces per living unit
Multi-family (duplexes, triplexes, four-plexes, apartments)	Two (2) parking spaces per living unit
Mobile Homes	Two (2) parking spaces per lot or site
Dormitories	One (1) parking space per guest room
Fraternity & Sorority Houses	One (1) parking space per 100 square feet

of gross living area

Commercial

General business establishments, personal services, amusements, medical offices, service stations, repair shops

One (1) parking space for each 200 square feet of building area

Professional offices (excluding medical) containing up to and including 10,000 square feet of gross floor area

One (1) space per 300 square feet of gross floor area

Professional offices (excluding medical) containing more than 10,000 square feet of gross floor area

One (1) space per 350 square feet of gross floor area

Industrial

Industries, manufacturing establishments, oilfield services, warehouses and distribution establishments up to 10,000 square feet of gross floor area

One (1) parking space per 400 square feet of gross floor area

Warehouses and distribution establishments containing more than 10,000 square feet of gross floor area

Twenty-five (25) parking spaces plus one (1) additional space for every three (3) employees

Churches

One (1) parking space per four (4) seats

Clubs (public and private)

One (1) parking space per 300 square feet of gross floor area

Hospitals, sanitariums, convalescent homes, mental, aged, or children's institutions

One (1) parking space per three (3) beds

Hotels and Motels

One (1) parking space per guest room

Libraries, museums, art galleries

One (1) parking space per 300 square feet of

	gross floor area
Restaurants	One (1) parking space per four (4) seats
Schools, Elementary	Two (2) parking spaces per classroom
Schools, Secondary	Seven (7) parking spaces per classroom
Schools, Business Colleges and Trade Schools	One (1) parking space per four (4) classroom seats
Schools, Universities and Colleges	One (1) parking space per ten (10) classroom seats
Theaters, auditoriums, gymnasiums, convention halls	One (1) parking space per five (5) seats, permanent and portable

With the exception of single-family residential sites, the parking spaces required above must not be in tandem and all parking spaces must be illustrated and dimensioned. Where the parking space arrangement, sizes of spaces and/or driveway openings of any municipality are at variance with these provisions, then the standards of the respective municipality shall prevail. Notwithstanding the foregoing provisions of this section, a requirement of one (1) parking space per dwelling unit will apply to residential structures owned or contracted to be owned by a local housing authority. Provided, however, that such exception will not apply unless the plat shall restrict all lots and building sites and certified by the Board of Directors of the Housing Authority containing a covenant to the effect that leases will be made with all tenants of the residential structure that will include a provision that the occupancy of the dwelling unit may continue only so long as the family occupying the same owns or operates no more than one (1) motor vehicle. Provided, further, that in the case of residential structures sponsored or constructed by such housing authority under an arrangement between the authority and the Department of Housing and Urban Development, the occupancy of which structures is to be limited to low-income, handicapped or elderly people, a requirement of one (1) parking space for each three (3) dwelling units shall apply.

Section 519 MOBILE HOME PARKS/SUBDIVISIONS

Mobile Home Park/Subdivision Definitions

ACCESSORY STRUCTURE: Any structure on the same space as the mobile home which includes awning, cabanas, carports, porches, storage cabinets and similar appurtenant structures.

BUILDING: Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or property of any kind.

COMMON AREA: Any area or space designed for joint use of tenants occupying a mobile home development or park.

DRIVEWAY: A minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots or common facilities.

LOT AREA: The total area reserved for exclusive use of the occupants of a mobile home.

LOT LINE: A line bounding the lot as shown on the accepted plat plan.

MANUFACTURED HOME PARK: Any tract of land developed or used for the purpose of accommodating more than four (4) manufactured homes occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodation and/or whether the space is sold, rented, leased and/or occupied.

MANUFACTURED HOME LOT: A parcel of land for the placement of a manufactured home and the exclusive use of its occupants.

MANUFACTURED HOME STAND: That part of an individual manufactured home lot, which has been reserved for the placement of a manufactured home.

MANUFACTURED HOME SUBDIVISION: Any tract of land developed or used for the purpose of accommodating more than four (4) manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and/or whether a space is sold, rented, leased and/or occupied.

MOBILE HOME, MANUFACTURED HOME, OR MOBILE UNIT: A moveable or portable dwelling built on a permanent chassis, designed without a permanent foundation for year-round living, which may or may not be titled through and/or with a State Agency, division, department and/or unit. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable but designed to be joined into one (1) integral unit bearing the permanently affixed seal of the United States Department of Housing and Urban Development. A mobile home is not to be confused with a single-family dwelling.

MOBILE HOME PARK: Any tract of land developed or used for the purpose of accommodating more than four (4) manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and/or whether a space is sold, rented, leased and/or occupied

MOBILE HOME LOT: A parcel of land for the placement of a mobile home and the exclusive use

of its occupants.

MOBILE HOME STAND: That part of an individual mobile home lot, which has been reserved for the placement of a mobile home.

OCCUPANT: Any person who owns, leases, occupies and/or uses a space in a park and/or subdivision.

OCCUPIED AREA: That area of an individual mobile home lot or manufactured home lot, which has been covered by a mobile home or manufactured home and its accessory structures.

PARK OR PARKS: Mobile home parks and/or subdivision and/or manufacture home parks and/or subdivision.

PARKING AREA: The off-street area available within the space for the parking of two motor vehicles and having an area of not less than four hundred (400) square feet and not less than twenty feet (20') in width nor less than twenty feet (20') in depth exclusive of passageways and driveways appurtenant thereto and giving access to a street or alley.

PAVED STREETS: A Street composed of impervious material capable of supporting anticipated traffic loading shall be limited to concrete or asphalt. Aggregate surfaces consisting of gravel, limestone or shell shall not be considered as paved streets and are not acceptable. Minimum acceptable paved street construction requirements for a concrete pavement section are eight inches (8") of concrete on a minimum six inches (6") of properly prepared base; or six inches (6") of reinforced concrete on a minimum six inches (6") of properly prepared base. Minimum acceptable paved street construction requirements for an asphalt pavement section are eight inches (8") of soil cement base plus two inches (2") of asphalt wearing course. All pavement sections shall be based on the design/construction requirements of the site-specific soil conditions.

PERSON: Any individual, firm, trust partnership public or private association or corporation and/or other artificial entity.

PRIVATE STREET: A private way, which affords principal means of access to abutting individual sites, common areas, other private ways and/or parts of the park and/or subdivision.

SERVICE BUILDING: A building housing a toilet, lavatory and such other facilities as may be required by this regulation.

SINGLE FAMILY DWELLING: A residential dwelling built, constructed and/or erected as a permanent structure on immovable property (a lot and/or land) with a permanent foundation for year-round living.

SPACE: A plot of ground within a park and/or subdivision designed for accommodation of one mobile home or manufactured home. This term shall also include the term "lot", "stand", and

“stall”.

UNIT: Any mobile home or manufactured home as defined above.

Mobile Home Parks- Requirements

From one (1) to four (4) mobile homes may be placed on property without meeting mobile home park standards, provided that each mobile home is located at least thirty feet (30') from the nearest existing structure, building or other mobile home, with the exception of carports, patios or storage buildings that are accessory structures to the mobile home. In addition, the property upon which the mobile homes are to be placed must be lot size equivalent to 12,000 square feet per mobile home.

An appeal of the requirements for spacing between mobile homes may be made to the Hearing Examiner subject to provisions of Chapter 4A of these regulations.

Submittal requirements:

In order to ensure compliance with this Ordinance, Planning Commission approval of the proposed site plan shall be required concurrent with the subdivision plat approval. In addition to the plat submittal requirements, the following minimum information shall be submitted to the Planning, Zoning & Codes Department in the form of a site plan (24 x 36 inches minimum size).

- A. All existing and/or proposed physical features such as streets, mobile home location on each lot, watercourses easements, parking spaces, sidewalks and location of recreation areas.
- B. The proposed setbacks for any building, mobile home or other structure.
- C. The location of the community treatment system.
- D. Rendering of proposed mobile home to be placed on lot indicating required skirting.
- E. Rendering of required fencing around Mobile Home Park.

Minimum Park and/or Subdivision Areas

Any proposed new park and/or subdivision shall not be less than ten (10) acres in size or area.

Density

- A. Each individual mobile home lot or manufactured home lot area shall measure at least 5,000 square feet.
- B. No mobile home or manufactured home shall be located closer than thirty feet (30') from any other mobile home or manufactured home or permanent building within the park and/or subdivision.

Recreation Area

No less than ten percent (10%) of the total land area shall be devoted to recreational facilities generally provided in a central location. Recreation areas may include space for community buildings and community use facilities such as indoor recreation areas, swimming pools, parks and/or subdivision office and service buildings. Neither drainage, detention/retention facilities, nor setback areas may be included as recreation areas.

Streets

- A. All parks shall be provided with safe and convenient vehicular access from abutting public or private streets to each lot. All streets within the mobile home park/subdivision shall be paved streets.
- B. Entrance streets to parks shall have a direct connection to a public street and shall be designed to allow free movement of traffic on such adjacent public street. The entrance street must be approved by the Public Works Director or his designee and the Traffic and Transportation Director or his designee.
- C. The park and/or subdivision's street system shall provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to 1,500 feet and their closed end shall be provided with an adequate vehicular turn-around (minimum 77-foot diameter cul-de-sac).
- D. Pavement Width. No Street shall be less than twenty-four feet (24') in width. On street parking is prohibited.
- E. Street Grades. Grading and draining of all streets shall be in accordance with the requirements of the Public Works Department.
- F. Street Lights. Street lighting is required in accordance with standards of the utility provider.

Sidewalks

Sidewalks are required in mobile home parks. Sidewalks shall be constructed of concrete or asphalt at a width of four feet (4') and a minimum of four inches (4") thick, or other such requirements as specified by the Americans with Disabilities Act (ADA), and shall be separated from the paving surface of streets by a four-foot (4') green area. Individual sidewalks shall be provided for all mobile home stands and manufactured home stands to streets, driveways or other sidewalks. Such individual sidewalks shall have a minimum width of three feet (3').

Setbacks and Open Areas

- A. There shall be a minimum of thirty feet (30') of distance in all directions between a mobile home or manufactured home and any permanent building. For the purpose of this section, covered patios, carports or individual storage buildings shall not be considered as permanent buildings, provided that no such patio, roof, carport or storage building shall be located closer than three feet (3') to any lot line.

- B. On all property lines, a twenty-foot (20') setback from the property line shall be provided which shall be planted with grasses, shrubs or trees. Plantings in this area shall be maintained in a manner not to obstruct sight distances for vehicles entering and leaving the mobile home park. In addition, no buildings, mobile homes or parking will be permitted in the required twenty-foot (20') setback.
- C. The front setback for a mobile home from a public street shall be a minimum of twenty (20') feet. A setback of ten feet (10') is required on a private street.
- D. At any intersection of public streets bounding a park and/or subdivision, no mobile home or manufactured home, or structure of any kind shall be located within a triangle formed by a diagonal line connecting points on the two street property lines measure thirty (30) feet along the property lines of each of the street corner intersections.
- E. Units together with accessory structures such as storage buildings and roofed-over patios or carports shall not cover more than seventy-five percent (75%) of a space.
- F. Driveways: Paved driveways shall be provided on spaces for convenient access to living units. The minimum width shall be twenty feet (20').
- G. Parking Areas: The design criteria for automobile parking shall be based upon two parking slots for each space.
- H. The boundary line of any park and/or subdivision shall be no less than three hundred feet (300') from any residential subdivision of five (5) lots or more which has been subdivided and approved by the Planning Commission and which a final plat of the subdivision shall be recorded in the records of the Parish.
- I. Fence Required: Each park and/or subdivision shall be enclosed on all boundary lines of such-park or subdivision with a fence no less than six feet (6') high constructed of masonry or other durable solid material, including low maintenance wood, completely screening said park-and/or subdivision from public view. Along public or private streets
 - a combination of any one of the following may be provided:
 - 1. A six feet (6') high fence constructed of masonry or other durable solid material, including low maintenance wood.
 - 2. A row of evergreen trees a minimum of eight feet tall (planted height) and a maximum of ten feet apart.
 Type and combination of fencing material shall be subject to the approval by the Planning Commission.

Water and Sewerage Requirements

Each mobile home park/subdivision shall meet the requirements of the respective water provider and the requirements of the Louisiana Department of Health and Hospitals.

Each mobile home park/subdivision shall provide a community sewer treatment system in compliance with the requirements of the Louisiana Department of Health and Hospitals. Oxidation ponds shall not be allowed.

Electrical Requirements

Each mobile home park/subdivision shall meet the requirements of the respective utility provider.

Skirting Required

Skirting shall be installed around the perimeter of each unit. Skirting shall be made of a durable solid material.

520 RESERVED

521 DEDICATION

A. HOW ESTABLISHED

A public and/or private street, utility or other easement, right-of-way or other right granted to the public, shall be established through the provisions of this section.

A public and/or private street, utility or other easement, right-of-way or other right granted to the public, is established when designated on a Final Plat. This does not establish an obligation of perpetual maintenance by the Governing Body.

B. SUBMISSION CONTENTS

When property is to be dedicated at the time of plat approval, the dedicated property shall be shown on the plat submitted for recordation. The plat shall contain the information required for Final Plats generally, and, with regard to the areas dedicated, shall contain the following additional data:

1. The names, locations, dimensions, boundaries, courses and other geographic data for each street, alley, easement, right-of-way, square, park or other right or property granted or dedicated to the public;
2. The name and number of each lot, square, park or other parcel dedicated to public use;
3. The purpose or use for which the dedication is made (e.g., drainage servitude);
4. A certificate of a Licensed Surveyor or Civil Engineer of the State of Louisiana stating that the same is in accordance with the provisions of L.S.A.-R.S. 33:5051 and with the laws and ordinances of Lafayette Parish;
5. A formal Act of Dedication executed by the owner or owners of the property or their duly authorized agent of the streets, alleys, easements, servitudes, parks, squares or other items or areas to be dedicated to public use.

C. PROCEDURE

A proposal for dedication shall be submitted to the Director in compliance with appropriate submission requirements. The Director will forward the proposal to the Governing Body, which shall either accept or reject the offer of dedication. No plat which dedicates land to the public shall be accepted by the Department for recordation until the offer of dedication has been accepted by the Governing Body.

D. EFFECT OF DEDICATION

A dedication shall irrevocably vest the public with title to the items so dedicated, subject to the right of the Governing Authority to abandon, revoke or dispose of any public property or dedication.

When a private street is established in a subdivision, the designated right-of-passage shall be owned by the developer or another private entity or entities. Nothing contained herein shall operate to negate or alter the provisions of LSA R.S. 33:5051, or any other statutory provisions relative to dedication or the jurisprudence interpreting same.

At least annually, the Planning, Zoning & Codes Department shall submit to the Council a proposed ordinance to amend the Official City-Parish Map to reflect the newly accepted streets.

E. ACCEPTANCE OF IMPROVEMENTS FOR PERPETUAL MAINTENANCE

1. Approval by the Planning Commission of the Final Plat of any development or subdivision shall not constitute an acceptance by the City-Parish Government of the roads, streets, other public lands or improvements for dedication for public use or for perpetual maintenance by the City-Parish Government. The acceptance for perpetual maintenance of any improvements on these lands shall be accepted by the City-Parish only by specific action of the Planning Commission.
2. The developer may wish to submit for Final Plat approval by the Planning Commission of only a portion of the development. The developer shall submit to the Planning Commission a certificate, signed by the City-Parish Engineer, stating that the required improvements are in place and built to acceptable standards. Where only part of the improvements have been satisfactorily completed, certification shall be only as to these improvements and a Letter of Credit to insure complete construction shall be submitted in the amount of 125% of the estimated construction cost of the un-built portion. Final Plat approval will be issued only for those areas having been completed and so certified by the Engineer, unless a letter of credit is provided for the remaining portion.

F. PROCEDURE FOR ACCEPTANCE OF IMPROVEMENTS FOR PERPETUAL MAINTENANCE BY THE CITY-PARISH GOVERNMENT

1. Upon completion of the required improvements, the developer shall notify the Public Works Department, Engineering Division, and Lafayette Utilities System in writing and request an inspection. The Public Works Department and Lafayette Utilities System shall inspect the improvements and shall notify the developer by mail of the findings of the inspection. If the improvements are deficient, the reasons for the deficiency shall be stated and corrective measures shall be outlined in the letter of notification.
2. Until such time as the developer has obtained written acceptance for perpetual maintenance of the improvements by the Planning Commission, the developer shall be responsible for all maintenance and repair to the improvements due to improper

construction. Perpetual Maintenance by the Government shall not be assumed until one (1) year has elapsed since completion and inspection of the improvements, and then only in the event the improvements pass inspection by the Public Works Department and/or Lafayette Utilities System. To receive perpetual maintenance for improvements before the one (1) year warranty period has expired, the developer shall furnish the Lafayette Consolidated Government a Letter of Credit in the amount of ten (10%) of the total cost of the improvements. In the event a failure due to faulty construction occurs within one (1) year of the date of the final inspection (the warranty period), the developer shall perform satisfactory repairs or the Letter of Credit may be called and repairs made and paid for with the proceeds of the Letter of Credit by the Consolidated Government. At the end of the warranty period, an inspection shall be made by the Department of Public Works and/or Lafayette Utilities System and if no failure or problem exists due to faulty construction, the Letter of Credit shall be returned to the developer and the improvements shall be accepted for maintenance by the Commission.

3. After the Planning Commission accepts the improvements for perpetual maintenance a certificate identifying the public street(s) or other improvement which have been accepted for perpetual maintenance shall be recorded with the Clerk of Court of Lafayette Parish.
4. In the Unincorporated Area of the Parish, the foregoing procedure for Acceptance for Perpetual Maintenance shall apply only to those developments that have received Final Plat approval from the Planning Commission.
5. In the City of Lafayette, for any public street, private street, road, alley or driveway for which acceptance for perpetual maintenance is requested, the applicant shall adhere to these procedures for Acceptance for Perpetual Maintenance.
6. Acceptance by the Lafayette Utilities System for the perpetual maintenance of Utilities Systems shall be contingent upon the certification of the Engineer that all improvements are complete and in compliance with LUS standards. This requirement applies to all subdivisions and commercial building sites.

G. CONSTRUCTION QUALITY CONTROL

For a subdivision to be recommended for acceptance by Public Works Engineering and the Lafayette Utilities System, certification must be received from the design engineers that the subdivision and the commercial building site was constructed according to the approved construction plans. The latest edition of the Louisiana D.O.T.D. "Standard Specifications for Roads and Bridges" shall be used as a guide for construction quality and is hereby incorporated in the Development Regulations by reference.

1. The developer shall retain the inspection service of the design engineering firm or independent testing laboratory to assure compliance with construction plans and specifications and standard construction practices for the following non-exclusive particulars:
 - a. Back-fill of culverts or utility lines crossing roadway;
 - b. Compaction of roadway sub-grade;

- c. Processing of road base, including application of lime if deemed necessary;
- d. Installation of storm sewers, especially line and grade;
- e. Roadway surface construction;
- f. Post-construction testing of water and sewerage collection system;
- g. Resident inspection of water, wastewater, and electrical systems for the acceptance of LUS.

The cost of inspection services shall be borne by the developer. All test results shall be reported to the Public Works Engineering with copies to the developer and/or his representative.

A certified inspector shall be present at the asphalt or concrete batch plants whenever material is prepared for use in construction of the development infrastructure and shall certify that the material used was of approved quality and in conformity with the specifications.

The Public Works Engineering office shall be notified when construction of a subdivision commences and when base course (if asphaltic concrete is used) construction is to be done.

- 2. The Developer's Design Engineer shall submit the soil test reports and recommendations to the Public Works Engineering before construction of the soil cement base course.

Laboratory testing reports shall be approved by the Developer's Design Engineer and provided to the Public Works Engineering office. Required reports are as follows:

- a. Atterberg limits of soil at the base course grade;
- b. Lime and/or cement determination for base course;
- c. Compaction tests of road sub-grade and base course;
- d. Design mix for asphaltic concrete;
- e. Design mix for Portland cement concrete;
- f. Compressive strength testing for structural concrete and concrete pavement;
- g. Coring of roadways.

The design engineer shall certify as acceptable and submit to the City-Parish Engineer for approval of materials to be used for storm sewers.

- 3. The Lafayette Utilities System is the approval authority for utilities under its jurisdiction. The cost of inspection services shall be borne by the Developer. All required test results shall be reported to the Lafayette Utilities System.

CHAPTER 6: ADMINISTRATION AND AMENDMENT

The Planning Commission may, from time to time, adopt, amend, and publish rules and instructions for the administration of these regulations to the end that the public be informed and that approval of

plats be expedited. These regulations may be changed or amended by the Planning Commission after a public hearing, due notice of which shall be given as required by law.

CHAPTER 7: VIOLATION AND PENALTY

Section 114 of Title 33 of State Act 300 of the 1946 Legislature of the State of Louisiana reads as follows:

SECTION 114 PENALTIES FOR TRANSFERRING LOTS IN UNAPPROVED SUBDIVISIONS

Whoever, being the owner or agent of the owner of any land located within a Subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of subdivision, before such plat has been approved by a Planning Commission and recorded or filed in the office of the Clerk of Court of the Parish, shall pay a penalty of one hundred dollars (\$100.00) for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lots or parcels by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The parish or municipality, as the case may be, may enjoin such transfer or sale or agreement by suit for injunction, brought in any court of competent jurisdiction or may recover the penalty by a civil action in any court of competent jurisdiction.

SECTION 701 CONTROL OVER PLATTING

- A. No plats relative to land located in the unincorporated areas of Lafayette Parish shall be recorded, or offered for recordation, nor shall any land in the unincorporated area of Lafayette Parish be offered for sale with reference to such plat, until the plat has been approved in writing by the Lafayette Planning Commission or the Hearing Examiner, if appropriate in accordance with these regulations.
- B. No building permit shall be issued or granted for the development or use of any land located in unincorporated Lafayette Parish until a plat of the lot, parcel, or site of the proposed development has been approved by either the Lafayette Planning Commission or the Hearing Examiner, as applicable under the provisions of these regulations or other ordinances of the Consolidated Government relative to the powers of the Hearing Examiner.
- C. The provisions of this Section 701 shall not be applicable to any property for which a subdivision plat or legal description of the property sufficient to determine the exact location thereof was recorded in the Lafayette Parish Clerk of Court's office prior to June 30, 1998, or in any other situation where the plat of the property is otherwise grandfathered or determined to be entitled to be considered as though an approved plat by virtue of local or state law. Furnishing a certified copy of the act from the Lafayette Parish Clerk of Court's office should be sufficient to provide that the plat was filed prior to the grandfather date of June 30, 1998.
- D. The provisions of this Section shall further not be applicable to any property which is five

(5) acres or greater in size and is in actual use as agricultural land or for the purposes of animal husbandry, where the proposed construction is not intended to be used as a residence or dwelling.

CHAPTER 8: WHEN EFFECTIVE

The rules and regulations shall become effective after adoption by the Planning Commission and certification to the Lafayette City-Parish Government and/or appropriate municipal governing body(ies) and recordation with the Clerk of Court of Lafayette Parish, Louisiana, as provided by law.

CHAPTER 9: VALIDITY

If any section, clause, paragraph, provision, or portion of these regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision, or portion of these regulations.

CHAPTER 10: ABANDONMENTS

ABANDONMENT PROCEDURES

10.01 Purpose

All requests for the abandonment of any alley, right of way, street, servitude or easement in favor of the City of Lafayette, Parish of Lafayette or Lafayette City-Parish Consolidated Government shall be submitted to the Planning, Zoning & Codes Department. The Planning, Zoning & Codes Department shall be charged with the responsibility of providing the applicant by mail with all information relative to meeting dates, abandonment requirements, objections to the abandonment and any other information which may be pertinent to the application.

10.02 Procedure

All abandonment requests, other than those initiated by the Lafayette City-Parish Consolidated Government, shall be subject to the following procedures:

A. The applicant shall provide the following:

1. A formal request for abandonment of a particular alley, right of way, street, servitude or easement and a brief explanation of the basis and reason for the request.
2. A filing and recording fee of \$100.00, payable to the Lafayette City-Parish Consolidated Government for abandonment requests.
3. Twenty (20) copies of a plat of survey, no larger than 11" x 17", prepared specifically for an abandonment request, which plat of survey shall contain the following information:
 - a. A legible survey with adequate graphics clearly showing the request for

action and the area of concern, including dimensions, bearings, benchmarks, townships, range, etc.;

- b. A vicinity map with a scale no greater than 1" = 2,000';
- c. The name, mailing address, phone number of the requestor and/or the applicant;
- d. Certification of the plat by a land surveyor;
- e. Date prepared;
- f. The scale of the plat shall be no greater than 1" = 100';
- g. A north arrow; and
- h. Names and mailing addresses of all property owners abutting the area requested for abandonment when a public right-of-way is at issue.

B. Upon receipt of an application, the Planning, Zoning & Codes Department shall circulate the requested abandonment to the Utilities Department, Public Works Department Traffic Division, Public Works Department-Engineering Division, the Lafayette Fire Department and such other governmental departments as may be appropriate, based upon the nature of the requested abandonment. Each department shall submit to the Planning, Zoning & Codes Department its recommendations, objections or comments relative to the abandonment. Thereupon, the Planning, Zoning & Codes Department shall submit to the Lafayette City-Parish Council in ordinance format the proposed abandonment request, together with such pertinent information as may have been provided by the various departments, such as comments, objections, proposed amendments or restrictions to the abandonment and such other information as is pertinent.

1. The proposed abandonment shall be placed upon the agenda of the Lafayette City-Parish Council for review as any other ordinance and, if approved, shall be forwarded to the Office of the Lafayette City-Parish President for action.
2. Upon passage of an abandonment ordinance by the Council and its subsequent approval or the lack of a veto thereof by the City-Parish President, the abandonment ordinance shall be recorded in the Office of the Clerk of Court by the Planning, Zoning & Codes Department and copy thereof shall be provided to the applicant.

10.03 Extent of Abandonment

Any and all abandonments issued by the Lafayette City-Parish Consolidated Government shall be exclusively of the rights of the government in the item abandoned, and shall in no way affect any easements, servitudes or other rights which may have vested in or been acquired by other providers of utilities, such as any gas companies, pipeline companies, electricity providers, telephone companies, cable companies or the like.

10.04 Government-Initiated Abandonment Requests

Abandonment requests initiated by the Lafayette City-Parish Consolidated Government shall be submitted first to the Planning, Zoning & Codes Department for review and consultation with other

pertinent departments in order to confirm that the abandonment is of property or rights not actually being utilized or needed by the Government. The Planning, Zoning & Codes Department shall submit its response within thirty (30) days of any governmental request for abandonment and shall prepare with its submission in ordinance format an abandonment if it is found that the abandonment is appropriate. If the Planning, Zoning & Codes Department feels that the abandonment is inappropriate, it shall submit its report within said thirty (30) day period explaining the basis for its objection to the abandonment.

CHAPTER 11: APPEAL PROCEDURE

Section 11.01 APPLICABILITY

The within appeal procedures shall apply to any appeal of any Planning Commission action concerning the approval or denial of a proposed subdivision.

Section 11.02 STANDING

- A. Definition of Standing: A right to appeal based on the determination that a person has a substantial stake or interest in the decision or its impact.
- B. All appeals by nonapplicants/owners shall be submitted, after filing, to legal counsel of the Planning, Zoning & Codes Department, who shall review the appeal and issue an opinion as to the standing of the appellant, based upon the facts submitted in the appeal. Standing shall be presumed to exist for the owner and applicant (if not the owner) and Consolidated Government empowered ADRC members (i.e., Atmos, Board of Health).
- C. To the extent that legal counsel of the Planning, Zoning & Codes Department shall determine that the appellant lacks standing to appeal the action of the Planning Commission relative to the approval or denial of the proposed subdivision, the appellant shall nevertheless have a right of appeal to the Council limited to a determination by the Council of the issue of standing only, based upon the facts submitted in the appeal. The Council shall preliminarily rule on the issue of standing only. In the event that the Council determines that the appellant has standing, the actual appeal shall thereafter be submitted to the Council for review.

Section 11.03 APPEAL DELAY

All appeals shall be received by the office of the Development Manager Planning, Zoning & Codes Department, by hand delivery, within (5) days, exclusive of legal holidays as defined in the Louisiana Code of Civil Procedure, from the date of distribution of the PZC action letter which advises of the approval, denial or other action taken by PZC The Planning Commission. The date set forth on the PZC action letter shall be presumed to be the actual date of distribution of the said letter. Failure to file an appeal within the above referenced time frame shall preclude any subsequent appeal.

Section 11.04 APPEAL FORMAT AND ATTACHMENTS

The appellant shall furnish the following items/information as the formal appeal to the Development Manager.

- A. Statement of the action of the PZC complained of;
- B. If nonapplicant, statement of why or how appellant has standing,
- C. Appellants argument as to why the action of the Planning Commission should be modified or reversed;
- D. Appellants statement of the ramifications of the approval of the appeal;
- E. Filing fee of \$100.00; and
- F. Fifteen (15) copies of the plat of survey upon which action was taken by the Planning Commission, unless the appellant is not the applicant or owner, in which the Director of the Planning, Zoning & Codes Department shall make the necessary arrangements to obtain copies of the plat.

Failure to submit the above items shall be cause to reject the appeal as having been improperly filed. In addition to the above submissions, the appellant may also include other pertinent information, such as identifying past actions of the Planning Commission regarding similar situations.

Section 11.05 SUBMISSION OF APPEAL TO COUNCIL

- A. In the event that standing is an issue to be resolved with regard to the appeal, the Development Manager shall, within five (5) days from receipt of the appeal, exclusive of legal holidays, request in writing from legal counsel for PZC an opinion relative to the standing of appellant, unless such opinion is unnecessary under Section 26.2(a).
- B. Within five (5) days, exclusive of legal holidays, legal counsel shall issue in writing an opinion relative to standing. Failure to issue an opinion shall be deemed as legal counsels determination that standing exists.
 1. Within five (5) days, exclusive of legal holidays, of receipt of the opinion of legal counsel relative to standing, the Development Manager shall, in the event that standing is not found to exist, notify the Appellant, who shall have five (5) days to advise the Development Manager of Appellants desire to have the issue of standing decided by the Council in which event the Development Manager shall take the necessary steps to set the issue of standing on the agenda of the next available City-Parish Council meeting. Failure to timely request that the Council decide the issue of standing shall cause the appeal to be rejected based on a lack of standing.
 2. In the event that standing is not an issue, the Development Manager, within five (5) days exclusive of legal holidays, shall have the actual appeal placed on the agenda of the City-Parish Council to be set at either a regular or special Council meeting, as may be determined by the Chairman of the

Council considering the complexity of the issues, anticipated time to review and such other considerations as are appropriate.

Section 11.06 SCOPE OF APPEAL

The Council shall only consider those issues specifically raised by the appellant. To the extent that there is no disagreement between the appellant, the Commission and/or any opponents to the subdivision application, those matters shall not be before the Council. However, to the extent that any decision of the Council to modify or reverse action of the PZC raises additional issues or concerns, whether previously voiced in opposition or support of the application, the Council shall have the right to act upon same.

Section 11.07 NOTICE OF APPEAL HEARING DATE

The Development Manager shall provide the same notice relative to the date set for the hearing of the appeal as is required by the Subdivision Regulations for notice to adjacent property owners relative to a proposed subdivision.

Section 11.08 ACTION OF COUNCIL

The City-Parish Council shall review the appeal and, after public hearing, shall, by motion, second and a vote of a majority of the Council members present, provided that a quorum of the authorized membership is present, approve, disapprove, or modify the action of The Planning Commission.

Section 11.09 APPEAL OF COUNCIL ACTION

Appeal of any Council action shall be to the appropriate District Court.

CHAPTER 12
TRADITIONAL NEIGHBORHOOD/NEW URBANIST DEVELOPMENT

For brevity throughout these regulations, the terms “Traditional Neighborhood Development” or “TND” are used in place of “Traditional Neighborhood/New Urbanist Development.”

GENERAL PROVISIONS – PURPOSE AND INTENT

Purpose. The purpose of a Traditional Neighborhood/New Urbanist Development is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A TND diversifies and integrates land uses within close proximity to each other and provides for the daily recreational and shopping needs of the residents. A TND is a sustainable, long-term community that provides economic opportunity and environmental and social integration for the residents.

Design. A TND is designed to ensure the development of land as a traditional neighborhood. A TND is characterized by the following design elements:

1. Neighborhoods that are limited in size and oriented toward pedestrian activity;
2. A variety of housing types, shopping, services, and public facilities;
3. Residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity;
4. A network of interconnecting streets and blocks that maintains respect for the natural landscape;
5. Natural features and undisturbed areas that are incorporated into the common open space of the neighborhood;
6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;
7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of the populace;
8. Civic buildings, common open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity;
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;
10. Private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior;
11. Architecture and landscape that are harmonious and respond to the unique character of the region; and
12. Provides an increased range of options than are allowed by conventional zoning.

OVERVIEW

1. **SIZE.** A TND consists of an area of not less than fifty (50) contiguous acres. In this Ordinance, property is considered contiguous even if separated by a public roadway.

2. **AREAS WITHIN THE TND.** A TND is divided into at least two types of areas. A TND shall have one Neighborhood Center Area (sometimes referred to as a town center or village center) and at least one Mixed Residential Area. A TND may also have a neighborhood edge area, civic spaces and green spaces.
3. **NEIGHBORHOOD CENTER AREA.** A Neighborhood Center Area serves as the focal point of a TND, containing retail, commercial, civic, and/or public services, and, to a secondary extent, residential uses, to meet the daily needs of community residents. A Neighborhood Center Area is pedestrian-oriented, and is designed to encourage pedestrian movement. A square may be located in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. Neighborhood Center Area uses include, but are not limited to, retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings and to a lesser degree single-family detached dwellings.
4. **MIXED RESIDENTIAL AREA.** A Mixed Residential Area includes a variety of residential land uses including single-family residential, duplex, townhouse, and multi-family. Residential scale retail and commercial uses are permitted within a Mixed Residential Area with architectural and land use controls. Retail and commercial uses in a Mixed Residential Area are required to blend into the residential character of the neighborhood. A Mixed Residential Area includes common open spaces such as small squares, pocket parks, community parks, and greenbelts. A Mixed Residential Area promotes pedestrian activity through well-designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed Residential Area uses include single-family homes, condominiums, townhouses, apartments. Non-residential uses may be considered for approval in the Mixed Residential Area. Nothing shall preclude the imposition of restrictive covenants to limit or eliminate retail or commercial uses. Mixed Residential Areas often utilize alleys either public or private. Varying lot sizes are encouraged within the Mixed Residential Area.
5. **NEIGHBORHOOD EDGE AREA.** A Neighborhood Edge Area is the least dense portion of a TND, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to the street is permitted. Only single-family residential dwellings are permitted. A Neighborhood Edge Area is appropriate along the perimeter of the neighborhood. A portion of a TND that adjoins existing or platted conventional low-density housing shall be designated as a Neighborhood Edge Area.
6. **CIVIC USES.** Civic uses that are oriented to the general public are permitted in a Neighborhood Center Area and Mixed Residential Area. These uses are essential components of the social and physical fabric of a TND. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses should be designated on the overall development plan at the time of approval. Civic spaces should be integrated in residential and commercial

areas in the TND.

7. **COMMON OPEN SPACE.** Common open space is a significant part of a TND design. These spaces serve as areas for community gathering, landmarks, and as organizing elements for the neighborhood. Common open space includes squares, plazas, greens, preserves, parks, and greenbelts.
8. **STREETS AND ALLEYS.** A TND is designed to be pedestrian oriented. To accomplish this goal, street pattern and design is used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets and alleys is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.

DEFINITIONS

ACCESSORY BUILDING: A subordinate building or a portion of the main building on a lot, the use of which is customarily incidental, secondary, or minor to that of the main or principal building.

ALLEY: A public or private roadway which affords only a secondary means of access to the rear of abutting property.

APPLICATION: An application filed by the developer for TND zoning and or subdivision of property.

BUILDING SCALE: The relationship between the mass of a building and its surroundings, including the width of street, common open space, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.

BUILDING SETBACK, FRONT: The distance from the street right-of-way line to the closest point of the foundation of a building or projection thereof.

CHARRETTE: A technique for consulting with stakeholders in a particular planned development. Charrettes typically involve intense and possibly multi-day meetings, involving municipal officials, developers, and residents.

COMMON OPEN SPACE: Shared use space not utilized for enclosed improvements, including squares, plazas, greens, preserves, parks, and greenbelts, but excluding vehicular use areas.

CONCEPT PLAN: An informal map of a proposed subdivision or a site plan of sufficient accuracy to be used for the purpose of discussion and classification.

CURB RADIUS: The curved edge of streets at an intersection measured at the outer edge of

the street curb or of the parking lane.

GREEN: A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.

GREENBELT: A series of connected common open spaces that may follow natural features such as ravines, creeks, or streams.

LINE OF SIGHT: The clear sight distance area at an intersection required by motorists, pedestrians, bicyclists and others to view a conflict, make a decision and react to that decision.

LOT LINE: Any of the property lines bounding the lot.

LOT WIDTH: The horizontal distance between side lot lines measured at the front setback.

NET ACRE: An acre of land excluding street rights-of-way and other publicly dedicated improvements such as parks, common open space, and stormwater detention and retention facilities.

PRIVATE OPEN SPACE IMPROVEMENTS: Manmade non-horticultural improvements to open space and to include swimming pools, tennis courts, basketball courts, sports fields, recreation centers, and community meeting halls.

PARK: A common open space, available for recreation, its landscape tending to consist of paths and trails, some open lawn, trees, open shelters, or recreational facilities.

PLAZA: A common open space at the intersection of important streets, set aside for civic purposes and commercial activity, including parking, its landscape tending to consist of durable pavement and formal tree plantings.

PRESERVE: Common open space that preserves or protects a tract of land from development, including without limitations, floodplains, wetlands, protected habitats, environmental or natural features.

PRINCIPAL BUILDING: A building in which the primary use of the lot on which the building is located is conducted.

PUBLIC OPEN SPACE: Common open space that is owned and maintained by the Lafayette Consolidated Government.

RESERVE: A tract of land kept in reserve for future development.

QUEUING: The use of one travel lane on local streets with parking, usually an intermittent

parking pattern, on both sides.

SECONDARY DWELLING UNIT: An additional dwelling unit located within the principal dwelling on the lot, in a freestanding building or above a residential garage.

SERVITUDE: A right by which something, as a parcel of land, is subject to a specified use or enjoyment by another (servitude for utilities, access, construction, drainage, etc.)

SQUARE: Common open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscape tending to consist of paved walks, lawns, trees, and civic buildings.

STREETSCAPE: The area within a street right-of-way that contains sidewalks, street furniture, landscaping, or trees.

TND: A compact, walkable, mixed-use neighborhood where residential, commercial and civic buildings are located within close proximity to each other.

PROCEDURE

The submittal requirements in the City of Lafayette Subdivision Regulations and/or the Lafayette Parish Subdivision Regulations apply to the TND, except to the extent inconsistent with or augmented by this section and, in particular, the following:

1. A pre-application conference with the Planning, Zoning & Codes Department is required prior to submittal of a Concept Plan. At the pre-application conference, there will be consideration of densities of residential and commercial uses, common open space requirements, and other development related issues. The applicant should hold the pre-application conference prior to conducting a Charrette.
2. If the property is located within the City of Lafayette it must be classified as a TND Zoning District. The Concept Plan must be submitted with the request for zoning assignment.
3. Property located in the City of Lafayette must follow the requirements for rezoning as outlined in the Lafayette Zoning Ordinance. The applicant/developer must provide a Concept Plan indicating the areas proposed for the Neighborhood Center Area, Mixed Residential Area, Neighborhood Edge Area, civic use, and common open space. The Concept Plan does not have to be an official plat of survey.
4. Once a TND zoning district is assigned and approved by the Lafayette City-Parish Council, changes to the Concept Plan may be approved by the Lafayette Zoning Commission. The Concept Plan shall be recorded in the Lafayette Parish Clerk of Court's office.
5. Property located within the unincorporated area of Lafayette Parish or the Area of Influence

shall meet the general requirements of a TND listed in the Overview Section in order to be considered for approval under the provisions of this Ordinance.

6. Property within a TND shall be subdivided.
7. If located within the City of Lafayette, an application for preliminary plat approval of a TND may only be filed after the rezoning has been approved by the Lafayette City-Parish Council.
8. An overall development plan must be submitted for a TND for approval by the Planning Commission. The overall development plan will be considered the preliminary plat. The overall development plan may be separated into phases for purposes of construction plan submittal and final plat approval. The overall development plan is intended to reflect the overall development concept, and in particular, the communication of traffic, utilities and other improvements between phases.
9. Lots, streets, common open spaces, and other property divisions shall be platted as required by the City of Lafayette Subdivision Regulations or the Lafayette Parish Subdivision Regulations, whichever applies.
10. A final subdivision plat may not be approved unless there has been compliance with the provisions of this Ordinance relating to creation of a Property Owners Association and Land Use Allocations.
11. If a reserve tract is proposed, then the TND must provide for a temporary use until changed. Any change in the temporary use, including a change to a permanent use, must be approved by the Lafayette City-Parish Council.
12. Development Agreement. All TNDs that have received preliminary plat approval according to the provisions stated herein shall be subject to a Lafayette Consolidated Government/applicant agreement prior to or contemporaneous with submittal of construction plans to the Public Works Department.

This agreement is designed and intended to reflect the agreement of the Lafayette Consolidated Government and the applicant as to the Development, including without limitation the phasing of construction to insure the timely and adequate provision of public infrastructure improvements. This agreement is also intended to insure balanced intensity of development to avoid overloading existing public facilities during the construction phase. This agreement will be individually negotiated for each phase, but should address the following issues:

- a. Any agreement on cost sharing for the installation or over-sizing of major utility systems, lines or facilities.
- b. Any agreement for encroachment of overhangs into servitudes.

- c. Any agreement on cost sharing for the installation of interior or perimeter roadways or street network.
- d. Any agreement as to a mandatory construction or dedication schedule for common open space area or improvements, school site(s), landscaping or greenbelt development or other comparable items to be dedicated or constructed for each acre of property within the TND. This requirement is intended to allow the Lafayette Consolidated Government to insure that pre-planned public facilities, improvements or amenities are installed concurrently with other development on the basis of a negotiated formula.

13. In order to insure that the required common open space is allocated for the entire development, in a properly phased fashion as outlined in the development agreement, the Planning Commission staff may discontinue the issuance of building permits until the required common open space is constructed and/or dedicated.

LAND USE ALLOCATIONS

Land use allocations. Each lot within a TND must be allocated particular permitted land use categories. The identification of permitted land uses within all or a portion of a TND may be made by reference to other zoning districts available within the Lafayette Zoning Ordinance.

Neighborhood uses. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses throughout the TND and not to separate uses. A TND shall consist of a mix of residential uses, a mixed-use area, and common open space as provided below:

1. Mixed Residential Area. For new construction or infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the TND by including some and/or all of the following:
 - a. Single-family detached dwellings;
 - b. Single-family attached dwellings, including duplexes, townhomes, row houses;
 - c. Multi-family dwellings;
 - d. Secondary dwelling units;
 - e. "Special needs" housing, such as community living arrangements and assisted living facilities;
 - f. Residential units above commercial uses, which shall be considered multi-family units.
2. Mixed-use areas, of commercial, residential, civic or institutional, and common open space

uses as identified below. Most of the residences should be within approximately one-quarter (1/4) mile distance from existing or proposed commercial, civic, and/or common open space areas.

3. Commercial uses may include the following:
 - a. Food service (including without limitation, neighborhood grocery store; butcher shop, bakery, restaurant (including the sale and consumption of alcohol), cafe, coffee shop, neighborhood tavern/bar/pub, deli, ice cream parlor, specialty food and/or outside dining patio and sitting area). A drive-thru facility for food service is prohibited;
 - b. Retail use (including without limitation, retail sales, florist, nursery, fuel sales, store selling hardware, stationery, books, drugs, apparel, antiques, furniture, music, pets, toys, and gallery, studio, shop of artist/artisan, and farmers' market);
 - c. Service (including without limitation, child care center, music/dance/exercise studio, office (including professional/medical/financial office and bank), medical clinic, barber/salon, laundromat, educational, dry cleaning, health/fitness, tailor shop, and postal);
 - d. Accommodations (small hotel/inn);
 - e. Club/organization (including fraternal organization).
4. Residential uses may include the following, for sale or rent:
 - a. Single-family attached dwelling, including duplex, townhome, row house;
 - b. Multi-family dwelling;
 - c. Residential unit/s located on upper floors above commercial uses or to the rear of storefronts;
 - d. Live/work unit that combines a residence and the resident's workplace;
 - e. "Special needs" housing, such as community living arrangement and assisted living facility.
5. Civic or institutional uses may include the following:
 - a. Municipal office, fire station, library, museum, community meeting facility, and post office;
 - b. Place of worship;
 - c. Transit shelter;

- d. Philanthropic institution;
 - e. Educational facility.
6. Office uses may include the following:
- a. Art gallery and studio;
 - b. Bank;
 - c. Child care center;
 - d. Club;
 - e. Office;
 - f. Medical clinic.
7. Common open space uses may include the following:
- a. Central square;
 - b. Neighborhood park;
 - c. Recreational facility;
 - d. Playground.

UTILITY AND DRAINAGE SERVITUDES

Servitudes for public utilities and drainage ways shall be provided in the widths and locations deemed necessary by the appropriate Department of the Lafayette Consolidated Government. The servitudes shall be dedicated to the Lafayette Consolidated Government for its use and benefit, as well as for the benefit of such utility providers as the Lafayette Consolidated Government may authorize to utilize same.

Encroachments including but not limited to balconies and overhangs shall not be allowed in any servitudes that include or may include major utility equipment (i.e., transformers, fire hydrants, major valves, switching cabinets, etc.)

GUIDELINES FOR GARAGES AND SECONDARY DWELLING UNITS

Garages and secondary dwelling units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the secondary dwelling unit shall be no larger than five hundred (500) square feet. Garage doors shall have a minimum setback of twenty feet (20') behind the façade of the principal structure when accessed from the front property

line.

PROPERTY OWNERS ASSOCIATION

1. Conditions, covenants, and restrictions for the property located within a TND must be filed in the Office of the Lafayette Parish Clerk of Court by the owners before a final subdivision plat may be approved, a lot sold, or a building permit issued.
2. Conditions, covenants, and restrictions shall contain the following:
 - a. Create a property owners association with mandatory membership for each property owner;
 - b. Establish architectural standards that are in conformity with the requirements of this Ordinance;
 - c. Create an architectural control committee to review development for compliance with the architectural standards and issue certificates of approval;
 - d. Provide for the ownership, development, management, and maintenance of private open space (except those owned by individual property owners), community parking facilities, and other common areas and facilities;
 - e. Provide for the maintenance of the landscaping and trees within the streetscape;
 - f. Require the collection of assessments from members in an amount sufficient to pay for its functions;
 - g. Be effective for a term of not less than 50 years;
 - h. Require that the property owners association address the disposition and management of private open space, community parking facilities, and other common areas before it may be dissolved.

ARCHITECTURAL STANDARDS

1. The conditions, covenants, and restrictions should establish architectural standards for the property within a TND. The standards should comply with this section.
2. The architectural standards shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;

- c. Integration of uses;
- d. Encouragement of pedestrian activity;
- e. Buildings that relate to and are oriented toward the street and surrounding buildings;
- f. Residential scale buildings in mixed residential areas;
- g. Buildings that contain special architectural features to signify entrances to the Neighborhood Center Area and important street intersections; and
- h. Neighborhood Center Area buildings that focus activity on the neighborhood square.

COMMON OPEN SPACE

The following common open space requirements apply within a TND. At least twenty percent (20%) of the gross acreage of the TND District must be common open space. However, depending on the overall size of the development and the densities proposed, the Planning Commission may reduce the amount of required open space to no less than fifteen (15%) percent.

Ninety percent (90%) of the lots within the areas devoted to mixed residential uses shall be within a one-quarter (1/4) mile distance from common open space. At least twenty-five percent (25%) of the common open space shall be dedicated as parkland.

1. The following uses may account for common open space with the stated limitations:
 - a. Parks, open greenbelt areas, and other recreational space which are readily accessible must account for not less than twenty-five percent (25%) of the common open space.
 - b. Trees along thoroughfare types located within designated landscape common areas or landscape servitude and located within a street right-of-way may only constitute twenty-five percent (25%) of the common open space. There should be a minimum average of one (1) street tree on each side of the street per forty feet (40') of frontage. Depending upon the type of street tree, the spacing may be greater than described above. However, common open space within vehicle use areas or any noncontiguous green area of less than five hundred (500) square feet may not be included.
 - c. Unpaved lakes, ponds, bayous, streams, or creeks, including stormwater retention basins provided that they are designed so that a minimum of twenty percent (20%) of the abutting shoreline is made accessible for the common use of the development, but in no event less than three hundred feet (300') of frontage.
 - d. Storm water detention basins of not less than one (1) acre; but may not exceed twenty-five percent (25%) of the common open space and must be designed to provide for acceptable

maintenance and upkeep of the detention basin.

- e. Golf courses may account for up to fifty percent (50%) of the common open space provided that the course is open to the public. If a golf course is proposed as part of the TND it shall be designed to adhere to the concepts stated herein with regards to the street network to the extent practical.
 - f. Natural wetlands shall not exceed fifty percent (50%) of common open space plus any natural wetlands reasonably visible from interpretive walkways provided in and through the wetland.
 - g. Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to twenty-five percent (25%) of the common open space.
 - h. Servitudes with existing below ground utilities and/or facilities with a width of not less than thirty feet (30').
 - i. Electrical transmission line servitudes with a width not to exceed one-hundred fifty feet (150') in commercial and residential areas only, and must be improved, recreational use areas available to the public. Construction plans for said improvements shall be approved by the owner and operator of said transmission lines prior to construction beginning.
 - j. School sites, library sites, outside hard surface recreational areas, not to exceed twenty percent (20%) of the common open space, excluding the area devoted to buildings.
 - k. An existing building or buildings that have historical or cultural significance may be located in a common area space; however, the enclosed building area may not be included in the common open space requirement.
2. Common open space shall not include:
- a. Required elements such as:
 - i. Yards which are not accessible for the common use of the development;
 - ii. Parking areas, unless consideration is given to pervious surface treatment;
 - iii. Drives, unless consideration is given to pervious surface treatment;
 - iv. Except as provided in Subsection 1, i. above, utility with above ground improvements or road servitudes;
 - v. Paved coulees or creeks.
 - b. Structures (unless a part of the common open space such as gazebos);
 - c. Required unimproved drainage ditches or canals; and

- d. Areas reserved for the exclusive use and benefit of an individual tenant or owner.
3. Common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the TND through covenant, deed restriction, common open space servitude, or similar legal instrument; or, if agreed to by the Lafayette Consolidated Government, the common open space may be conveyed to the Lafayette Consolidated Government for the use of the general public.
4. In the event land shown on a preliminary plat (as hereinafter defined) as common open space is dedicated to the Lafayette Consolidated Government, the government may, but shall not be required to, accept the common open space provided: (a) such land is accessible to the residents of the Parish; (b) there is no cost of acquisition other than the costs incidental to the transfer of ownership; and (c) the Lafayette Consolidated Government agrees to and has access to maintain such lands.
5. Common open space shall be protected against building development and environmental damage by conveying to the Lafayette Consolidated Government, association, or land trust a common open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features.

DRAINAGE

Applicable drainage provisions. The drainage provisions of the City of Lafayette Subdivision Regulations or the Lafayette Parish Subdivision Regulation apply to development in a TND.

Planning and engineering. Drainage planning and engineering for a TND shall be for the development as a whole.

Design. In designing drainage facilities, impervious cover calculations shall assume maximum impervious cover for each lot within the TND.

Plat approvals. A final plat may not be approved unless a master drainage plan for the entire TND has been approved by the Director of the Public Works Department or his designee. A final plat shall not be approved unless adequate drainage facilities are provided for all property within the plat.

LANDSCAPING

The Public Works Department shall have the right to dictate types of trees that may be planted in the public right-of-way for any development, whether in the City or Parish of Lafayette. In addition, plantings in the public right of way at intersections shall be reviewed for the appropriate line of sight distance, according to Chapter 86, Article VIII, Section 86-102 Sight Triangle - Obstruction of View at Intersections of the Lafayette Consolidated Government Code of Ordinances.

Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this Ordinance, it shall be at least three feet (3') in height, unless otherwise specified. Required screening shall be at least fifty percent (50%) opaque throughout the year. Required screening shall be satisfied by one (1) or some combination of a decorative fence not less than fifty percent (50%) behind a continuous landscaped area, a masonry wall, or a hedge.

1. A comprehensive landscaping plan, which establishes coordinated landscaping guidelines, is required for the entire TND and shall be provided by a licensed landscape architect.
2. Trees along streets.
 - a. A minimum of one (1) deciduous canopy tree per forty feet (40') of frontage, or fraction thereof, shall be required. Trees may be clustered and need not to be evenly spaced, subject to further provisions as set forth herein.
 - b. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete.
 - c. Native shade trees which grow to a minimum height of forty feet (40') at maturity should be planted along all streets at a minimum average spacing which is appropriate for the specified trees.
 - d. Trees shall have a minimum caliper of two and one-half inches (2 ½") at the time of planting.
3. Parking area landscaping and screening for surface parking lots.
 - a. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or users, should provide a landscaped area at least five feet (5') wide along the public street or sidewalk; screening minimum of forty-two (42") inches in height and not less than fifty percent (50%) opaque; and one (1) tree for each twenty-five linear feet (25') of parking lot frontage.
 - b. The corners of parking lots, "islands," and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation may include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
 - c. For all parking lots with more than six (6) spaces, the landscaped area shall be comprised of a minimum of twenty percent (20%) of the total parking lot area.
4. A landscaping plan is required for structured parking.

SETBACKS

1. Building setback, front – Mixed-Use Area. Structures in the Mixed-Use Area have no minimum setback except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches). Commercial and civic or institutional buildings should abut the sidewalks in the Mixed-Use Area except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches).
2. Building setback, front – Mixed Residential Use Area. Single-family detached residences shall have a building setback in the front between zero (0') and twenty-five feet (25') except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches). Single-family attached residences and multi-family residences shall have a building setback in the front between zero (0') and fifteen feet (15') except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches).
3. Building setback, garage – In residential areas, garage doors which face the front of a lot shall be placed a minimum of twenty feet (20') beyond the setback of the principal structure.
4. Building setback, rear – Mixed Residential Use Area. The principal building on lots devoted to single-family non alley-loaded detached residences shall be setback no less than five feet (5') from the rear lot line except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches).
5. Side setbacks. Provision for zero (0') lot line single-family dwellings should be made, provided that a reciprocal access servitude is recorded for both lots and townhomes or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure and provided that there are no utility servitudes required. If utility servitudes are required, the minimum setback shall be behind the said servitude (including niches).
6. Side setbacks. All side setbacks shall meet the minimum required by the most current addition of the applicable building code – International Building Code or International Residential Code.

LOT AND BLOCK STANDARDS

1. Local Streets. Blocks shall not exceed eight hundred feet (800') in length along local streets. The minimum block length for local streets shall be two hundred feet (200') or be sufficient to accommodate two (2) tiers of lots.
 - a. For any development wherein lots are subdivided and a Public or Private Street is proposed which equals or exceeds eight hundred feet (800') in length, provision for cross streets extending to the property line within each eight hundred foot (800') interval, thereby creating two (2) or more blocks shall be provided and constructed. In the case of Public Streets, said cross streets shall be dedicated to the public.

b. For any development in which lots are being created along the length of an existing Public or Private Street, and the cumulative length of frontage for said lots equals or exceeds eight hundred feet (800'), a cross street extending to the rear property line of said lots, thereby dividing said lots into two or more blocks shall be provided for each eight hundred feet (800') in frontage.

2. Collectors. Blocks shall not exceed two thousand feet (2,000') and shall not be less than one thousand feet (1,000') along collector streets.

For any development in which lots are being created along the length of an existing Public Street, and the cumulative length of frontage for said lots equals or exceeds two thousand feet (2000'), a cross street extending to the rear property line of said lots, thereby dividing said lots into two or more blocks shall be provided for each two thousand feet (2000') in frontage.

3. Arterials - Major and Minor. Blocks shall not exceed five thousand feet (5,000') and shall not be less than two thousand feet (2,000') in length along major arterials and/or minor arterials.

For any development in which lots are being created along the length of an existing Public Street, and the cumulative length of frontage for said lots equals or exceeds five thousand feet (5000'), a cross street extending to the rear property line of said lots, thereby dividing said lots into two or more blocks shall be provided for each five thousand feet (5000') in frontage.

4. Measurement Criteria. Block lengths are to be determined by the measurement along the face of a block (i.e., congruent with street right-of-way lines) from street intersection to another street intersection, where such streets provide cross traffic circulation (not cul-de-sac streets or loop streets).
5. Lot widths. Lot widths should create a relatively symmetrical street or road cross section that reinforces the public space of the street or road as a simple, unified public space.
6. Access to alleys. Direct vehicular access from a lot to an alley in the TND is permitted and preferred. Direct vehicular access from a lot to a street is not permitted, except as provided in this section.
7. Exception. Direct vehicular access from a lot to a street is permitted in situations where topographical conditions and/or insufficient lot depth to permit the use of an alley exists, or where the Commission otherwise deems it appropriate.
8. Lot arrangements. The side lines of lots in subdivisions shall be approximately at right angles to straight street lines or radial to curved street lines, unless site conditions dictate otherwise. An arrangement placing adjacent lots at right angles to each other shall be avoided.
9. Lots front streets. Each lot, except a lot that fronts on a common open space and abuts an alley, shall front a Public or Private Street.

STREET NETWORK

1. The circulation system shall allow for different modes of transportation.
2. The circulation system shall provide functional and visual links within the residential areas, mixed-use area, and common open space of the TND and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes, especially off-street bicycle or multi-use paths or bicycle lanes on the streets where required and ADA-approved crosswalks and sidewalks, control through traffic, provide adequate transit stops, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the TND.
3. The street network of the TND shall be connected to existing street. TND streets should be laid out to allow extensions to future neighborhoods. Dead-end streets are prohibited unless topographical conditions offer no practical alternative for connectivity, as determined by the Director of the Traffic and Transportation Department or his designee.
4. Design of streets.
 - a. General.
 - i. Streets consist of moving lanes, parking lanes, curbs or swales, planters, trees, streetlights and sidewalks.
 - ii. Street types shall be designated in the overall development plan.
 - iii. Streets passing from one (1) use area to another shall change appropriately except those designated as a collector in the overall development plan.
 - iv. The exact locations of trees and lights along streets may be adjusted for specific conditions, such as building entrances.
 - v. Streets that exist in or near a TND at the time of rezoning, and are consistent with the intent of this Ordinance, may become an approved standard for use in that TND. An example of such a condition is commonly found in a nearby historic neighborhood.
 - vi. Striping on formal parked streets is required. Striping shall be completed prior to final plat approval.
 - vii. The full width of all alleys shall be designated a utility servitude. Only in the absence of alleys and where deemed necessary by the appropriate Department of the Lafayette Consolidated Government are utility servitudes permitted elsewhere.
 - viii. All streets within a TND shall terminate at other streets, forming a network. Cul-de-sacs shall be granted only when justified by site conditions.
 - b. Design of streets in commercial areas.
 - i. All lots shall front on a street, except that a maximum of twenty percent (20%) of lots

served by a rear alley may front on a common open space.

- ii. Streets may intersect at no less than a 60-degree angle.
- c. Design of streets in civic areas. Streets affronting civic buildings or civic spaces shall follow the standards of the underlying use area.

CORNER RADII

The roadway edge at street intersections shall be rounded by a tangential arc with a minimum radius of ten feet (10') for local residential streets, fifteen feet (15') for local commercial streets and twenty-five feet (25') for intersections involving collector or arterial streets. Deviations from these minimum standards must be approved by the Director of the Traffic & Transportation Department or his designee.

GEOMETRY

1. Street jogs and offsets shall be permitted as follows, with deviations from these minimum standards requiring approval by the Director of the Traffic & Transportation Department or his designee:
 - a. along residential streets a minimum of seventy-five feet (75');
 - b. along commercial streets a minimum of one hundred feet (100')
 - c. along arterial and collector streets a minimum of one hundred twenty-five feet (125').
2. On TND local streets, the permitted centerline radius for streets with a design speed of twenty-five (25) mph and no superelevation is one hundred fifty feet (150'). The minimum length of the centerline curve shall be seventy-five feet (75').
3. On TND local streets, the permitted minimum centerline radius for streets with a design speed of twenty (20) mph and no superelevation is ninety feet (90'). The minimum length of the centerline curve shall be seventy-five feet (75').

LINE OF SIGHT

All intersections shall be reviewed for the appropriate line of sight distance. The line of sight shall be based upon the Chapter 86, Article VIII, Section 86-102 Sight Triangle - Obstruction of View at Intersections of the Lafayette Consolidated Government Code of Ordinances. No buildings, structures, parking or plantings shall be allowed within the line of sight.

PEDESTRIAN CIRCULATION

Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides. The following provisions also apply:

1. Sidewalks in Residential Areas. Sidewalks shall be a minimum five feet (5') in width. Sidewalks shall be provided along both sides of each street in residential areas. For pedestrian safety, sidewalks shall be separated at least three feet (3') from the curb in areas of single-family detached dwelling units. In areas of multi-family and attached single-family dwellings, pavement may extend between the required pedestrian sidewalk and the street curb, provided a minimum five-foot (5') unobstructed pedestrian sidewalk is provided.
2. Sidewalks in Mixed-Use Areas. Sidewalks shall be a minimum of five feet (5') in width. Sidewalks shall be provided along both sides of each street type located within a Mixed-Use Area. Within Mixed-Use Areas, pavement may extend between the required pedestrian sidewalk and the street curb provided a minimum five-foot (5') unobstructed pedestrian sidewalk is provided, and that there be a minimum six-foot (6') street tree buffer between the pedestrian sidewalk and the curb on both sides of the roadway.
3. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the ADA.
4. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials or texture at the edges.

BICYCLE CIRCULATION

Bicycle circulation should be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site should be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, five-foot (5') bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be fourteen feet (14').

PUBLIC TRANSIT ACCESS

Where public transit service is available or planned, convenient access to transit stops should be provided. If provided, access to the transit stops should be within a five (5) minute walk from all residences. Where transit shelters are provided, they should be placed in highly visible locations that promote security through surveillance, and should be well lighted.

MOTOR VEHICLE CIRCULATION

Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as queuing streets, curb extensions, traffic circles, and medians should

be used to encourage slow traffic speeds.

JOINT ACCESS DRIVEWAYS

A system of joint uses driveways and cross access servitudes shall be established wherever feasible within the TND. Building sites shall incorporate the following:

1. An access and circulation system that includes coordinated or shared parking areas wherever feasible.
2. Stub-outs and other design features to make it visually obvious that the abutting properties must be tied in to provide cross access via a service drive.

PARKING REQUIREMENTS

The requirements for parking spaces shall be as listed elsewhere in the Lafayette Zoning Ordinance or the Lafayette Parish Subdivision Regulations unless stated otherwise herein. Parking areas for shared or community use should be encouraged. In addition:

1. In the Mixed-Use Area, the primary parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in paragraph 9, below.
2. A parking lot or garage in most instances should not be adjacent to or opposite a street or intersection.
3. In the mixed-use area, a commercial use must provide one (1) parking space for every four hundred feet (400') of gross building area.
4. Parking lots or garages must provide not less than one (1) bicycle parking space for every ten (10) motor vehicle parking spaces.
5. Adjacent on-street parking may apply toward the minimum parking requirements.
6. In the Mixed Residential Areas, parking may be provided on-site. A minimum of one (1) off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit.
7. Multi-family uses must provide one (1) parking space for every first bedroom and 0.5 parking spaces for each additional bedroom.
8. In Residential Areas, garage doors which face the front of a lot shall be placed a minimum of twenty feet (20') beyond the setback of the principal structure. However, the Planning Commission may modify this requirement for no more than twenty percent (20%) of the dwelling units if warranted by topography or other environmental conditions.
9. In Non-Residential Areas, parking lots in most instances should be located to the rear or side of

buildings. Side parking lots shall account for no more than twenty-five percent (25%) of parking per site, and shall be screened from sidewalks by a combination of low walls or fences and landscaping.

10. In the case of commercial or office uses which have shop or store fronts adjacent to sidewalks and streets, parking along the street directly in front of the lot shall count toward fulfilling the parking requirements.
11. The required number of spaces for commercial and office uses may be further reduced by demonstrating the use of shared parking.
12. If a developer desires additional customer parking for non-residential uses, it shall be provided on grassy, pervious surfaces (of reinforced/plastic grid, reinforced block or similar material) which are adequate to sustain parked vehicles.
13. Non-residential off-street parking should be located in parking lots located behind the buildings, internal to the block.
14. Parking shall be accessed by alley or rear lane, when available. However, there shall be no parking in an alley or lane.
15. Parking shall be prohibited within thirty feet (30') of intersections to enable public service and emergency vehicles adequate turning radii, and in mid-block sections such that emergency vehicles can park and operate within one hundred twenty-five feet (125') of all buildings on the block.
16. Required parking must be provided within a five (5) minute (one-quarter (1/4) mile) radius of the site which it serves.
17. The location of permitted parking along streets should be coordinated to allow access to mail boxes. A central mail delivery location for all or a portion of the lots may be provided as opposed to individual deliveries to lots.
18. Parking lots greater than two (2) double loaded parking rows should be carefully arranged to minimize breaks between pedestrian destinations.
19. Shared parking.
 - a. If an office use and a retail use share parking, the parking requirement for the retail use may be reduced by twenty percent (20%), provided that the reduction shall not exceed the minimum parking requirement for the office use.
 - b. If a residential use shares parking with a retail use other than lodging uses, eating and drinking establishments or entertainment uses, the parking requirement for the residential use may be reduced by thirty percent (30%), provided that the reduction does not exceed the

minimum parking requirement for the retail and service use.

- c. If an office and a residential use share off-street parking, the parking requirement for the residential use may be reduced by fifty percent (50%), provided that the reduction shall not exceed the minimum parking requirement for the office use.
- d. The required number of spaces for commercial, office, civic, and multi-family uses may be further reduced by demonstrating the use of shared parking.

20. Parking structures may have adjacent commercial uses.

SIGNAGE

Comprehensive sign guidelines are required for the entire TND. Such guidelines shall be submitted to the Planning Commission. Signs within the TND shall share a common style as to sizes, shapes and material permitted.

LIGHTING

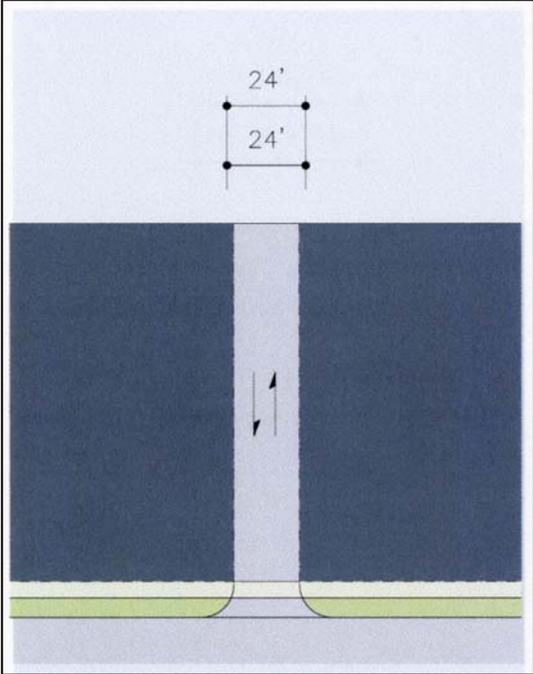
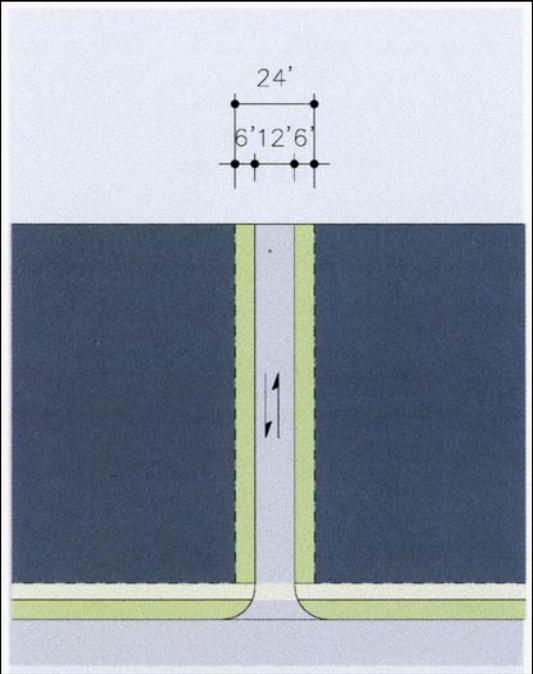
Lighting along streets, including pedestrian scale lighting, shall be provided along all streets. Streetlights shall be installed on both sides of the street at intervals of not greater than seventy-five feet (75'). Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. However, for all TND's with Lafayette Utilities System electrical facilities, the Lafayette Utilities System Standards for Arterial Street Lighting "Red Book" shall be adhered to at all times.

Lighting structures should be architecturally compatible with the surrounding area. Lighting shall be shielded and directed downward in order to reduce glare onto adjacent properties.

STREET CROSS SECTIONS

TND street cross sections are featured in Attachments 1-6. The applicant may propose additional street cross sections specific to the proposed development with the Preliminary Plat. All pavement construction requirements shall be in accordance with the City of Lafayette Subdivision Regulations. Any proposed street cross sections differing from those contained in the attachments shall be required to be reviewed and approved by the Planning Commission.

STREET ASSEMBLIES



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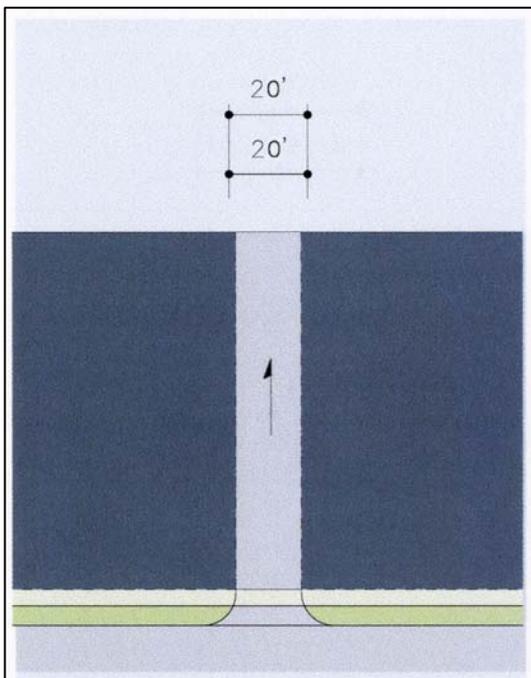
REAR LANE/ALLEY – PRIVATE

REAR LANE/ALLEY – SECONDARY ACCESS

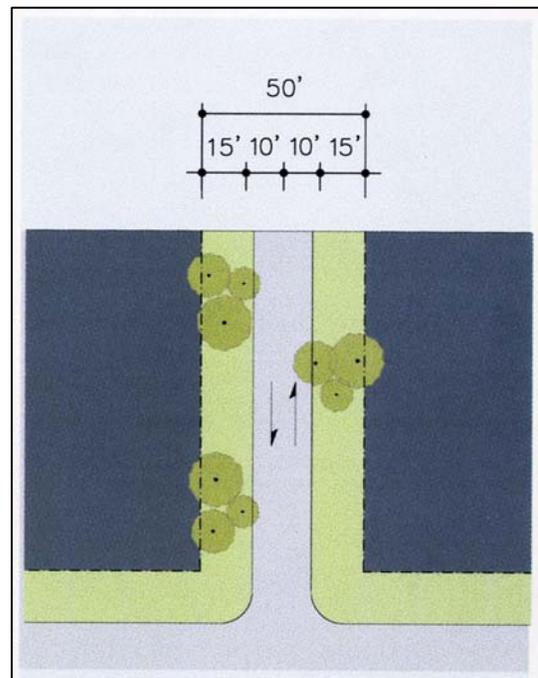
<i>24 feet</i>	Right-of-Way Width	<i>24 feet</i>
<i>12 feet</i>	Pavement Width	<i>24 feet</i>
<i>10 MPH</i>	Design Speed	<i>10 MPH</i>
<i>3.5 seconds</i>	Pedestrian Crossing Time	<i>6.5 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>none</i>	Parking Lanes	<i>none</i>
<i>none</i>	Curb Type	<i>none</i>

****On street parking is not allowed****

STREET ASSEMBLIES



**PRIVATE STREET – ONE WAY
PRIMARY ACCESS**

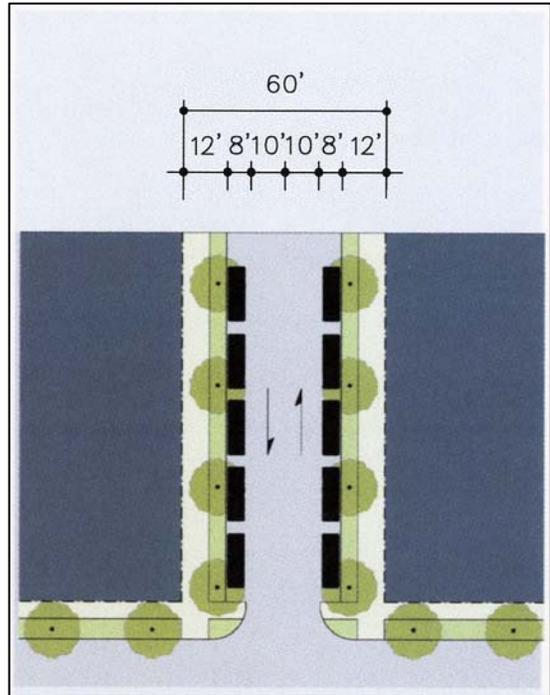
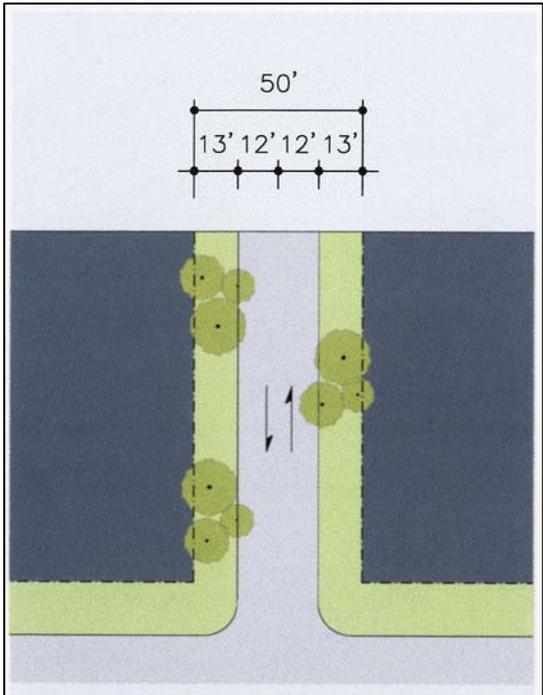


RESIDENTIAL STREET

20 feet	Right-of-Way Width	50 feet
20 feet	Pavement Width	20 feet
10 MPH	Design Speed	15 MPH
6.5 seconds	Pedestrian Crossing Time	5 seconds
1 lane	Traffic Lanes	2 lanes
none	Parking Lanes	none
none	Curb Type	barrier
none	Sidewalks	5 foot

On street parking is not allowed

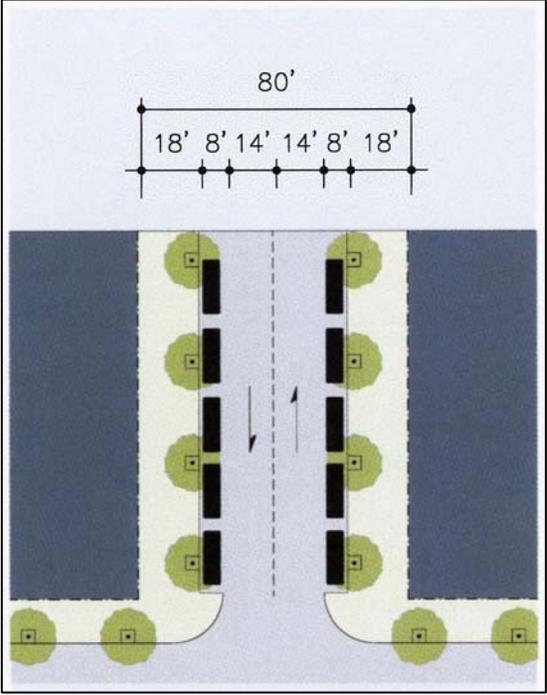
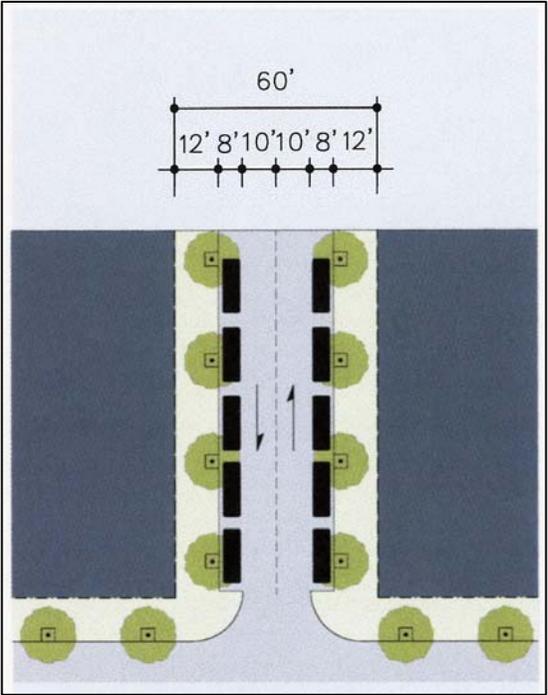
STREET ASSEMBLIES



RESIDENTIAL OR COMMERCIAL STREET

<i>50 feet</i>	Right-of-Way Width	<i>60 feet</i>
<i>24 feet</i>	Pavement Width	<i>36 feet</i>
<i>20 MPH</i>	Design Speed	<i>20 MPH</i>
<i>6.5 seconds</i>	Pedestrian Crossing Time	<i>5.5 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>allowed – not striped</i>	On Street Parking	<i>both sides @ 8 feet marked</i>
<i>mountable</i>	Curb Type	<i>barrier</i>
<i>5 foot</i>	Sidewalks	<i>5 foot</i>

STREET ASSEMBLIES

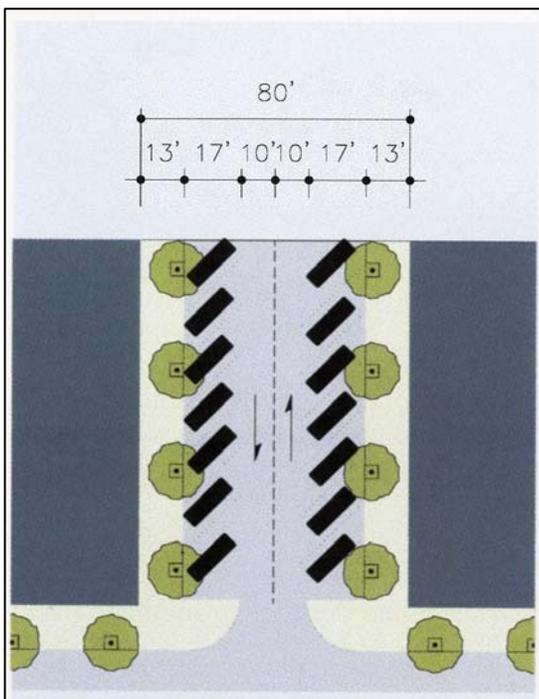


COMMERCIAL OR RESIDENTIAL STREET

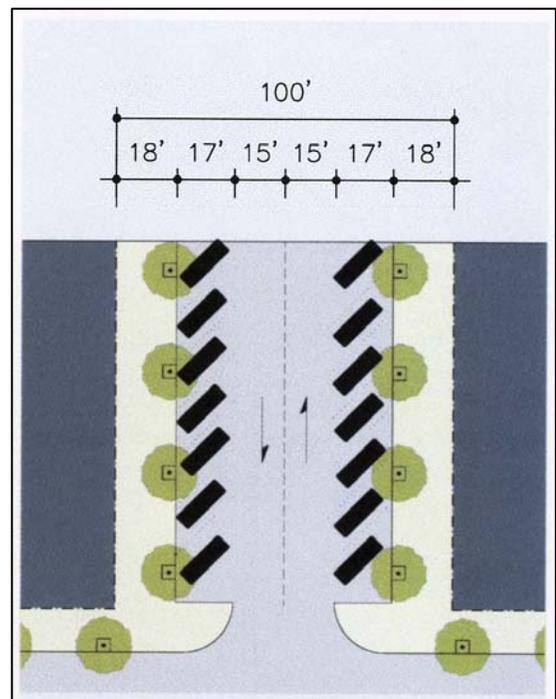
COMMERCIAL OR RESIDENTIAL STREET

<i>60 feet</i>	Right-of-Way Width	<i>60 feet</i>
<i>36 feet</i>	Pavement Width	<i>36 feet</i>
<i>25 MPH</i>	Design Speed	<i>20 MPH</i>
<i>10 seconds</i>	Pedestrian Crossing Time	<i>5.5 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>both sides @ 8 feet marked</i>	On Street Parking	<i>both sides @ 8 feet marked</i>
<i>barrier</i>	Curb Type	<i>barrier</i>
<i>12 foot</i>	Sidewalks	<i>18 foot</i>

STREET ASSEMBLIES



COMMERCIAL STREET

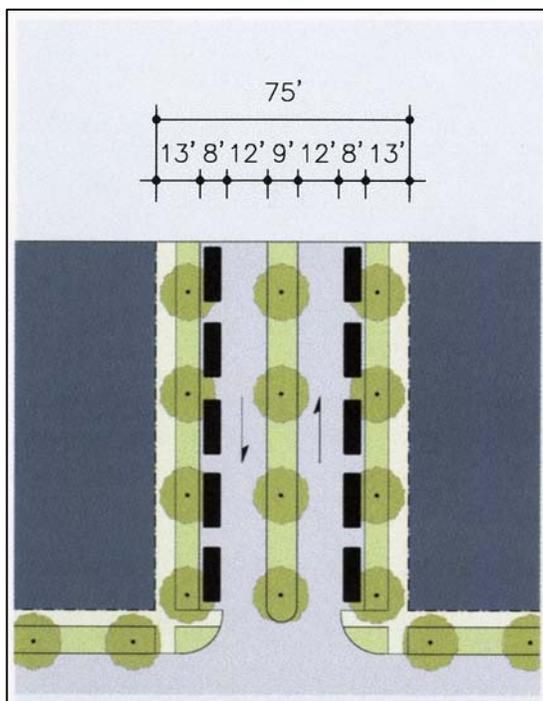


COMMERCIAL STREET

80 feet	Right-of-Way Width	100 feet
54 feet	Pavement Width	64 feet
25 MPH	Design Speed	25 MPH
8 seconds	Pedestrian Crossing Time	8 seconds
2 lanes	Traffic Lanes	2 lanes
both sides @ 17 feet marked	On Street Parking	both sides @ 17 feet marked
curb	Curb Type	curb
13 foot	Sidewalks	18 foot

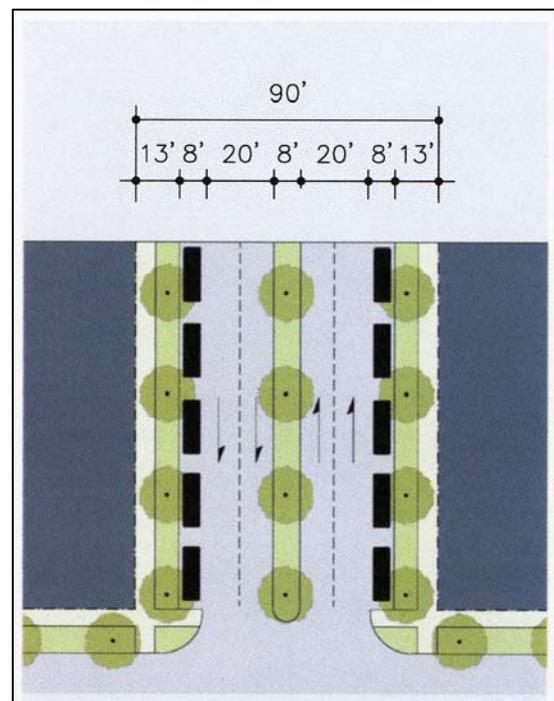
90° parking is not allowed. Angled parking shall be between 45° and 60°

STREET ASSEMBLIES



COMMERCIAL OR RESIDENTIAL STREET

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COMMERCIAL OR RESIDENTIAL STREET

<i>75 feet</i>	Right-of-Way Width	<i>90 feet</i>
<i>40 feet</i>	Pavement Width	<i>56 feet</i>
<i>25 MPH</i>	Design Speed	<i>25 MPH</i>
<i>13 seconds</i>	Pedestrian Crossing Time	<i>13 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>4 lanes</i>
<i>both sides @ 8 feet marked</i>	On Street Parking	<i>both sides @ 8 feet marked</i>
<i>barrier</i>	Curb Type	<i>barrier</i>
<i>5 foot</i>	Sidewalks	<i>5 foot</i>

****Median plantings are not allowed within the required line of sight distances at intersections.*

****U-turns are not allowed with an 8 foot median.*

****Turnlanes in medians must be approved by the Traffic and Transportation and Public Works Departments. Widening of median may be required.*