
**Unified Zoning Ordinance Amendment 87
FORM-BASED OVERLAYS AND CENTENNIAL FORM-BASED OVERLAY**

**Staff Report
October 13, 2016**

BACKGROUND:

In November of 2012 the Area Plan Commission adopted the *Historic Centennial Neighborhood Plan* as an amendment to the *Comprehensive Plan*. In December of 2012 the common council of the City of Lafayette adopted the amendment. Central to the plan is the future land use plan and map, which lays out a future land use strategy for the neighborhood rooted in the vision, goals and objectives outlined in the plan. To realize this vision, an implementation strategy – found in the plan – was included that recommended zoning changes, specifically “form-based” zoning (a type of zoning that includes attention to architectural and site details). After a neighborhood-wide rezone was adopted in 2015, which changed some of the conventional zoning districts, staff embarked formally into developing a form-based overlay with city staff that could be integrated into the Unified Zoning Ordinance. The end result, after numerous months working with Lafayette city staff, the Ordinance Committee, architects, attorneys and neighborhood residents is the new “Chapter 7”.

With Chapter 7, form-based zoning is integrated into the Unified Zoning Ordinance as an “overlay” whereby certain geographically described neighborhoods contain additional regulations designed to address architectural and site details so that any new construction is of a character in keeping with the historic context of the neighborhood. In a redevelopment scenario, the underlying zones remain to control uses while the development standards are governed by the overlay specific to that neighborhood. Certain types of development (modest expansions of existing structures, planned developments, etc.) are exempted from the new provisions. Chapter 7 is designed to be expanded to include other neighborhoods that might seek to make use of this innovative type of zoning.

After numerous meetings including individual briefing meetings with Lafayette City Council members and a follow-up neighborhood resident meeting, the Ordinance Committee on August 10, 2016 recommended this amendment be favorably forwarded to the full plan commission.

PROPOSAL

Section 1 provides additions to Chapter 1 Definitions for terms that are mostly specific to form-based overlays.

Section 2 creates Chapter 7 Form-Based Overlays and provides a general administration section applicable to all form-based overlays (Chapter 7-1) and a neighborhood specific section which pertains to only the Historic Centennial Neighborhood (Chapter 7-2).

Section 3 creates Appendix J and provides additional, primarily graphic information that pertains to all overlays including building types, parking types and private street frontage types.

RECOMMENDATION:

Approval

UZO Amendment #87
Staff Report ADDENDUM

October 19, 2016

BACKGROUND:

An issue concerning the parking provisions was raised by the Historic Centennial Neighborhood Association just after the final draft of the UZO amendment was distributed. After consultation with APC and city staff, we have agreed to modify the parking provisions as shown in this addendum accordingly. The changes limit the lower residential parking ratios available to qualifying projects to largely the western half of the neighborhood.

PROPOSED CHANGES:

7-2-9 PARKING & LOADING

- (a) Required off-street parking within the **Form-Based Overlay** shall conform to the following schedule. Required parking for **uses** not specifically mentioned in the chart below shall be determined by the **Administrative Officer**. Loading and bicycle parking shall conform to UZO standards unless waived by the **Administrative Officer**.
- (b) Properties developing under within the **Form-Based Overlay** provisions shall abide by existing UZO parking requirements, unless a less restrictive standard that permits less minimum required parking in a **Development Sector** is available in this chapter.
- (b)(c) Parking for residential uses in the Residential, Residential Transition, and Neighborhood Mixed-Use 1 **Development Sectors** shall abide by existing UZO parking requirements and may only reduce minimum required parking through the administrative modification provisions found in this chapter.
- (c) ~~**Non-residential uses** for the purposes of assigning required parking shall be determined by APC staff in consultation with the **Administrative Officer**.~~

7-2-11 GENERAL PARKING REDUCTIONS IN THE NEAR DOWNTOWN AND NEIGHBORHOOD MIXED-USE 2 SECTORS

STAFF RECOMMENDATION: Approval