

Section 10. _____ Urban Design Overlay District _____.

DRAFT 1/29/07

A. Purpose.

To provide guidelines for development activity in the designated area as shown in Appendix _____ along Government Street from Interstate 110 to Jefferson Highway and along Jefferson Highway from Government Street to Claycut Road and to strengthen the physical and economic character of the corridor by promoting and encouraging consistency in the quality of design.

The district boundaries as set forth in this Ordinance may be altered only with the affirmative vote of two thirds (2/3) of the members of the Metropolitan Council voting at a meeting in which a quorum is present. The Planning Commission staff shall certify compliance with Urban Design Overlay District ____ (UDOD #____) prior to the issuance of a building permit.

B. Scope.

Any Development within Urban Design Overlay District ____, shall comply with the Unified Development Code requirements imposed based on the zoning classification of the lot upon which the building or other improvement or signage is constructed or reconstructed and in addition shall comply with the additional requirements set forth in this Ordinance. In addition, any Development within this district, with the exception of Small Planned Unit Developments, Planned Unit Developments and Traditional Neighborhood Developments (SPUDs, PUDs and TNDs) shall comply with the additional requirements set forth in this Ordinance.

Waivers of SPUD, PUD and TND Common/Open Space requirements may be granted by recommendation by the Standards Review Committee to the Planning Commission and Metropolitan Council.

C. Urban Design Overlay District Standards Committee

A committee shall be established to oversee the implementation of this Ordinance. The committee shall include the City-Parish Planning Director, the Zoning Enforcement Chief, District 61 State Representative, District 7 Councilmember, District 10 Councilmember, District 11 Councilmember, a representative from Mid City Redevelopment Alliance and two (2) representatives from Mid City Merchants Association.

D. Permitted Uses.

Any lot within Urban Design Overlay District ____ may be used for those uses allowed under its zoning classification.

E. Definitions.

“Building Setback” is defined as the distance between the location of a building and the property line.

“Courtyard” is defined as an outdoor space which is partly enclosed by buildings or walls that is used for dining, entertainment or seating.

“District Boundary” is defined as the boundary of the Urban Design Overlay District ____ and is shown on the map attached hereto as Exhibit A.

“Development” is defined as any new construction, and any renovation, expansion or reconstruction of forty (40%) percent or more of an existing building or structure. A renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

“Front Yard Setback” is defined as the distance between the location of a building and the Front Lot Line.

“Street Yard Planting Area” defined in UDC Chapter 18 as the unpaved area of land located between the property line and any building designated for the preservation and placement of plant materials along all property lines that border a public street.

“Top Plate Height” is defined as the top edge of the highest wall assembly or that point where the eave becomes the roof.

Any other term used herein and not otherwise defined shall have the same meaning as given that term in the Unified Development Code.

F. Landscaping.

Any Development with an existing Building Setback of twenty feet (20’) or more shall include a ten foot (10’) Street Yard Planting Area within the Front Yard Setback. The minimum requirements for the Street Yard Planting Area shall include one (1) Class “A” tree or three (3) Class “B” trees for every forty (40) linear feet of public street frontage, or fraction thereof, measured at the property line.

The Street Yard Planting Area shall also include:

- Shrubs and ground cover plantings to the extent that forty percent (40%) of the street planting area is planted with vegetation other than turf grass.
- Hardscape elements such as courtyards, plazas, planters, benches, fountains and tables, in addition to the required trees may be included.
- A combination of both landscape and hardscape elements is encouraged.

Corner lots with frontage on more than one street must provide a Street Yard Planting Area along the entire frontage of both streets.

Any Development containing twenty-five (25) or more parking spaces shall contain a minimum of two (2) Class “A” trees or four (4) Class “B” trees for every 15 parking spaces, or fraction thereof.

All parking areas shall be required to have a minimum of ten percent (10%) of the total Vehicular Use Area landscaped with trees, shrubs and ground cover other than turf grass.

Any Development containing twenty-five (25) or more parking spaces shall include sunken parking islands with curb cuts or drains that would allow channelization of stormwater to vegetation planted within the island.

Any commercial Development that abuts a lot with residential zoning or residential existing land use must contain a minimum twelve (12') foot wide Bufferyard and the minimum planting as required for a twenty foot (20') Bufferyard Type B. Seventy-five percent (75%) of the required trees in the Bufferyard must be evergreen.

Parking areas that abut a residential lot must include a solid eight-foot (8') fence, constructed with allowable materials, for screening. A fence permit that is in compliance with UDC Section 9.3 must be obtained from the Department of Public Works Inspection Division.

Where gas fueling bays or any portion of a Vehicular Use Area front directly on Government Street, a screen of evergreen plantings shall be provided. The screen shall be a minimum height of two feet (2'), a maximum height of three feet (3') and shall be placed within the Street Yard Planting Area (minimum width of ten feet (10')).

Unless otherwise provided, allowable materials for fences and walls include: natural and man-made stone, brick, aluminum, architectural concrete, or wood. Fencing made of barbed wire, razor wire, plastic, chain link, or vinyl clad chain link is prohibited.

Landscaping must be maintained according to the plan that was approved as part of the Building Permit process.

G. Parking Areas

All parking areas must be located at the rear or side of the primary building or structure. The main entrance must be visually and physically accessible from the public sidewalk and street.

On corner lots, no parking areas may be located between the building or the two (2) front property lines.

Alternative Porous Pavement Parking (UDC Chapter 2) must be utilized for parking spaces over the required number of parking spaces for that Development. Alternative Porous Pavement Parking must also be utilized for parking on lots that abut Wards Creek or Dawson Creek. The use of porous pavement is encouraged throughout the parking areas. Use of vegetated swales and small constructed wetlands to slow and cleanse stormwater runoff are strongly encouraged.

Rooftop parking is encouraged and should be utilized if possible.

Shared drive-ways and parking areas are encouraged to minimize the number of curb cuts along Government Street.

Cross access easements between parking lots are encouraged in site plan review.

Subdivided properties shall utilize shared parking and shared street entrances, which shall be shown on the final plat.

A waiver of the minimum parking requirement as set forth in Chapter 17 Section 8 may be granted by application to the Planning Commission if compliance with other provisions of this Ordinance is not feasible due to parking requirement. Applicant must specify reason for waiver request.

H. Service Areas

Utility areas, mechanical equipment or designated loading spaces shall be located at the rear of buildings. Service areas should be designed to be part of the primary building and should not detract from the aesthetic appeal of Urban Design Overlay District ____.

All dumpsters, exposed storage areas, machinery, service areas, truck loading areas, utility buildings, air conditioning units and other similar structures shall be screened from view from neighboring properties and streets with the same materials, color and/or style as the primary building in order to be architecturally compatible with the primary building.

If the utility area is separate from the building it serves, it must be enclosed by a six (6') foot solid fence constructed with materials authorized under section F of this ordinance. The fence shall be maintained in a structurally sound manner, in good appearance, replaced when necessary and kept free of refuse and debris. Dumpsters may not be located in Building Setback areas.

All roof equipment must be screened from public view so as not to be visible from any public street.

I. Lighting.

All lighting in Urban Design Overlay District ____ must comply with the current Lighting Ordinance (13384) within one (1) year from the date of approval of this Ordinance by the Metropolitan Council.

J. Signage.

1. Except as provided below, and subject to the general requirements of the Unified Development Code only Monument Signs, Wall Signs, Awning Signs and Projecting Signs are allowed in the Urban Design Overlay District ____.
2. All existing signs in use in an active trade or business as of 1/1/07 are grandfathered in, and such signs are exempt from the limitations of this UDOD. If there are any modifications to the grandfathered sign in any way, any renovations to the building or property, or any change in use of the building or property, the sign must be brought into compliance with the new sign regulations contained in UDOD _____. All existing signs not in use as part of an active trade or business as of 1/1/07 must comply with the new sign regulations.
3. Wall signs cannot exceed 36 square feet in sign area.
4. Canopy, awning and projecting signs are not to exceed twelve (12') feet in length.
5. One monument sign is allowed per Frontage.

6. Developments with fifty (50') feet or less of Frontage may only utilize wall, canopy, awning or projecting signs. All signs must be attached to the building.
7. Developments with fifty (50') or less of Frontage with a building setback of at least thirty (30') feet may utilize a monument sign not to exceed six (6') feet in height.
8. Developments with more than fifty (50') feet and less than two hundred (200') feet of Frontage may utilize a monument sign not to exceed six (6') feet in height and 36 square feet per face.
9. Developments with more than two hundred (200') feet of Frontage may utilize a monument sign not exceed ten (10') feet in height and one hundred (100') square feet per face.
10. Pole signs not grandfathered in as stated in Section J.2, off-premise signs, changeable letter signs (except as part of an identification sign), and flagging are prohibited.
11. Temporary signs are allowed in accordance with Section 16.12, Temporary Signs, of the Unified Development Code.
12. An allowed sign may not flash, blink or fluctuate; and may not be animated.
13. No off-premises signs are allowed.
14. All on premise signs that are no longer in use with an active trade or business and that are not in compliance within Urban Design Overlay District ____, must comply with the sign regulations imposed by this Ordinance and the Unified Development Code Sign Ordinance within three (3) years from the date of enactment of this Ordinance by the Metropolitan Council.

K. Building Orientation And Siting

1. Scale and Façade

Facades shall incorporate recesses and projections along at least thirty (30%) percent of the length of the façade.

In order to promote pedestrian traffic, windows, awnings and arcades shall total at least sixty (60%) percent of the façade length facing a public street.

2. Placement

Buildings shall be set back not less than ten (10') nor more than fifteen (15') feet from the front lot line. Building may be set back foot for foot up to thirty (30') feet to accommodate a courtyard.

3. Height

The maximum Top Plate Height of any building in the District Boundary shall be forty (40') feet.

4. Materials

Pre-engineered metal panels shall not exceed twenty (20%) percent of the exterior of any building.

L. Transportation and Design Elements

1. Adequate and safe sidewalks and areas of pedestrian circulation from street and parking areas shall be provided. The sidewalks and circulation areas must be a minimum of five (5') feet in width and distinguished from vehicle use areas by using colored pavement, brick, alternative pavements and/or landscaping.
2. One bicycle parking space for every twenty (20) motor vehicle parking spaces or a rack(s) that will hold ten (10) bicycles (permanently anchored) shall be provided. The bicycle rack(s) must be visually and physically accessible from the public sidewalk and street.
3. Developments with more than four hundred (400') feet of Frontage at designated CATS bus stops may construct a bus shelter which is architecturally compatible with the primary building and may be eligible for a credit against traffic impact fees as determined by the Department of Public Works.