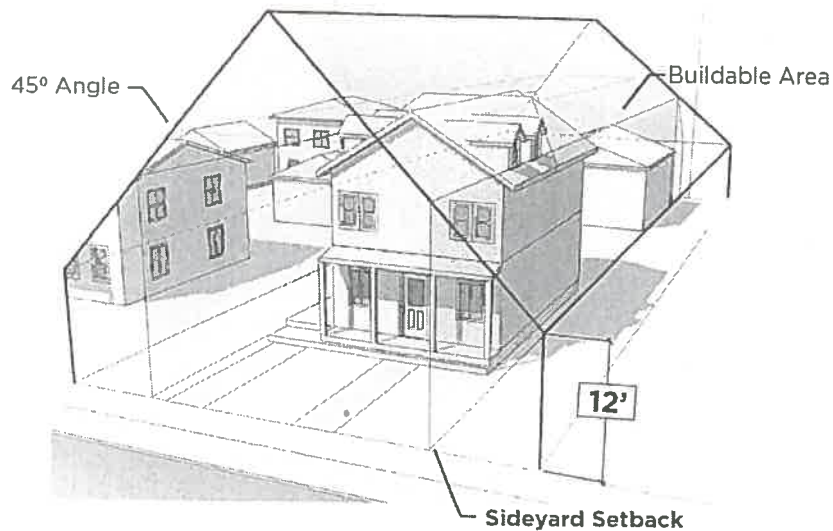


## Lafayette Old Town Neighborhood Overlay District Regulations

### Section 26-18.1-3.d

**Bulk Plane Analysis:** A “bulk plane” analysis shall be applied to define the three dimensional area to which development will be limited. Shown below, the “bulk plane” extends up 12 feet up from each lot line, angling in at 45 degrees from the side lot lines. For lots where the rear lot line does not abut an alley, the “bulk plane” shall apply from the rear lot line. The “buildable area” is the area within the required setbacks and defined bulk plane.



1. Individual dormers may extend up to 6 feet beyond the buildable area, with a maximum width of 8 feet. Dormers that extend beyond the buildable area cannot have a combined width of more than 50% of the length of the roof length.
2. The end(s) of a side-gabled roof may extend up to 5 feet beyond the buildable area. They can have a maximum width of 20 feet or 50% of the length of the home, whichever is less.

## Section 26-18.1-5: Site Plan/Architectural Review Criteria

### All Development:

1. A similar level of design treatment shall be provided on all four sides of a building. Blank walls devoid of windows or other details are prohibited.
2. Between 25 and 30 percent of the front façade shall be occupied by window and door openings. For all other façades, a minimum of 10% is required.
3. Side Wall Articulation: Within 20 feet of each side property line, walls 12 feet or taller in height cannot exceed 30 feet in length. All remaining walls shall:
  - a. Be set back at least 4 feet from walls 12 feet or taller; or
  - b. Not exceed 12 feet tall.

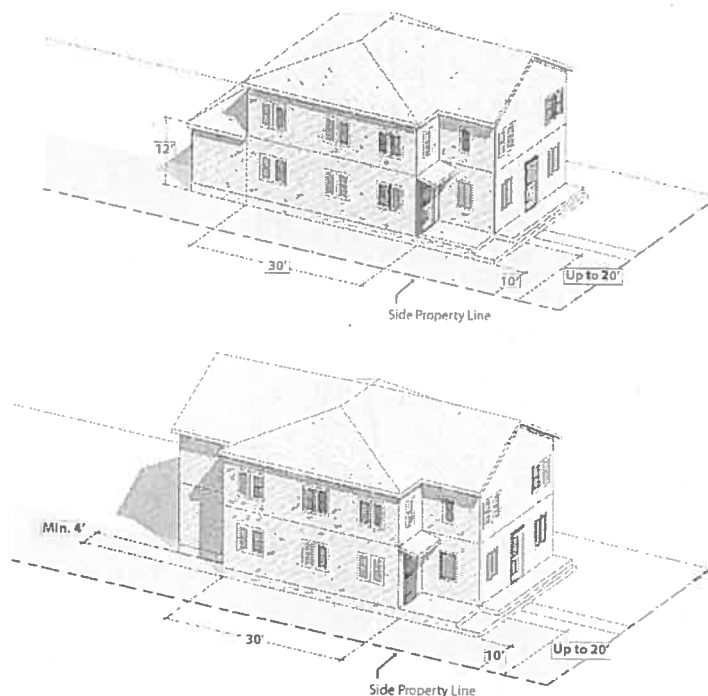
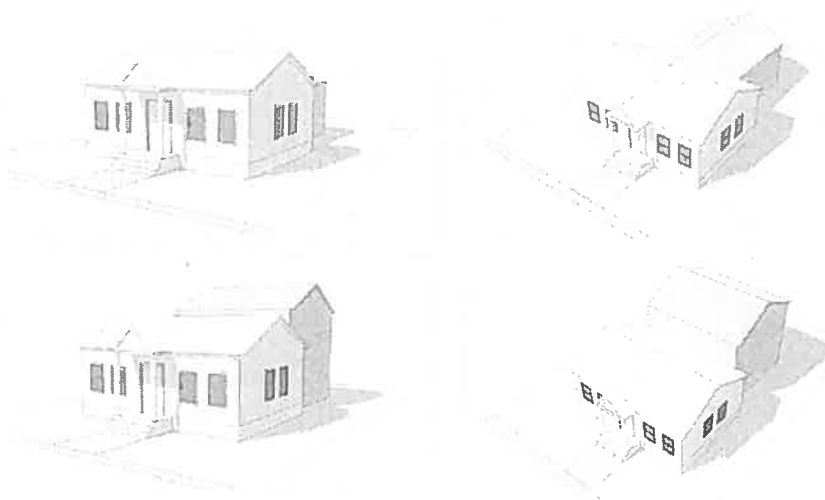


Figure 1—Required side wall articulation through stepdown (top) or variation in wall plan (bottom).

4. Air Conditioning Units: Any air-conditioning units or other HVAC equipment mounted at the ground level must mitigate noise and heat impacts on adjacent residents through one or more of the following strategies:
  - a. Locating equipment a minimum of 10 feet from ground level bedroom windows and unenclosed patios or porches on the adjacent home
  - b. Locating equipment in a sound-buffering enclosure
  - c. Using equipment certified with a sound rating of the proposed equipment, not to exceed an A-weighted sound pressure level of sixty-five (65) DBA.
5. The primary entry of single-family homes shall face the primary street frontage.

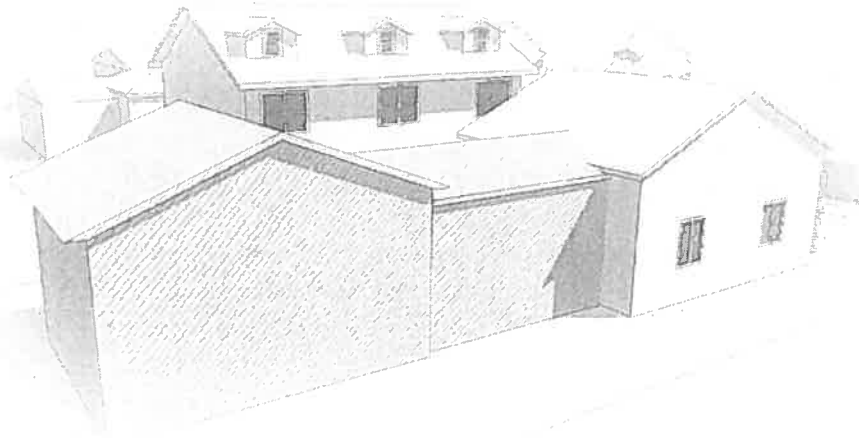
## Additions:

1. Additions shall incorporate roof and building forms similar to those found on the principal building.
2. Additions shall be designed to appear secondary to the principal building in terms of mass and form. This can be accomplished through:
  - a. Concentrating the mass and height of the addition to the rear or side of the principal building
  - b. Using sloped roof forms, dormers, or other creative approaches to accommodate additional square footage on a second story without obscuring the original form and scale of the principal building
  - c. Avoiding building forms that would obscure, remove, or significantly modify the predominant roof form of the principal building
  - d. Incorporating a smaller scale building module or transition between the principal building and a larger addition
  - e. Aligning or stepping down the height of an addition where it meets the principal building.



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

3. For buildings greater than 50 years old, a change in architectural detailing (e.g., materials, color) or offset in the building wall shall be provided where the addition meets the original building.



**Use of change in building massing to provide a subtle distinction where an addition (shown in yellow) meets the original building form.**

### **Duplexes:**

1. At least one primary entrance shall face the primary street frontage. If both entrances face the primary street frontage, an offset in the front façade or other variation in building massing shall be provided to avoid the appearance of an identical or “mirrored” pair of units aligned at the front setback.



**Offsets and variation in building massing should be used to distinguish between entrances in street-facing duplex units (right) to avoid the appearance of an identical or “mirrored” pair of units aligned at the front setback (left).**

**Garages:**

1. Garages shall be located at the rear of the lot and accessed from an alley where one exists.
2. On corner lots, garage doors may face a side street and/or toward an alley where one exists. The number of continuous garage doors facing a side street is limited to two single-car garage doors, or one double-car garage door; however, additional garage doors may face an alley.
3. Developments encompassing two (2) acres or more shall incorporate alley access to allow for alley-loaded garages when feasible and when connecting to existing alleys.

**Section 26-18.1-6: Landscaping Regulations and Guidelines**

**Tree Replacement:** Preservation of significant trees is encouraged. A tree is considered significant if it is:

1. A minimum of 6 caliper inches, measured 12 inches above the soil line for a deciduous tree
  2. A minimum of 10 feet tall for a needled evergreen tree
1. Each significant tree that is not preserved shall be replaced on site in a location that can accommodate the anticipated width of the tree at maturity without pruning.
  2. Replacement deciduous trees shall be a minimum of 2 caliper inches measured 6 inches above soil line. Replacement evergreen tree shall be a minimum of 6 feet tall.

**Section 26-19-5: Landscaping Regulations and Guidelines**

**Street Trees:** Street trees shall include a mix of species and be aligned in straight rows. Street trees shall be placed within the right-of-way tree lawn or within ten (10) feet of the back of curb where no tree lawn exists.

**Section 105-28: Sidewalks Mandatory**

The owner shall install a sidewalk, curb, and gutter in front (street and side street) of property.