LOUISIANA LAND USE TOOLKIT: 3.0

CENTER FOR PLANNING EXCELLENCE

IMPLEMENTATION HANDBOOK

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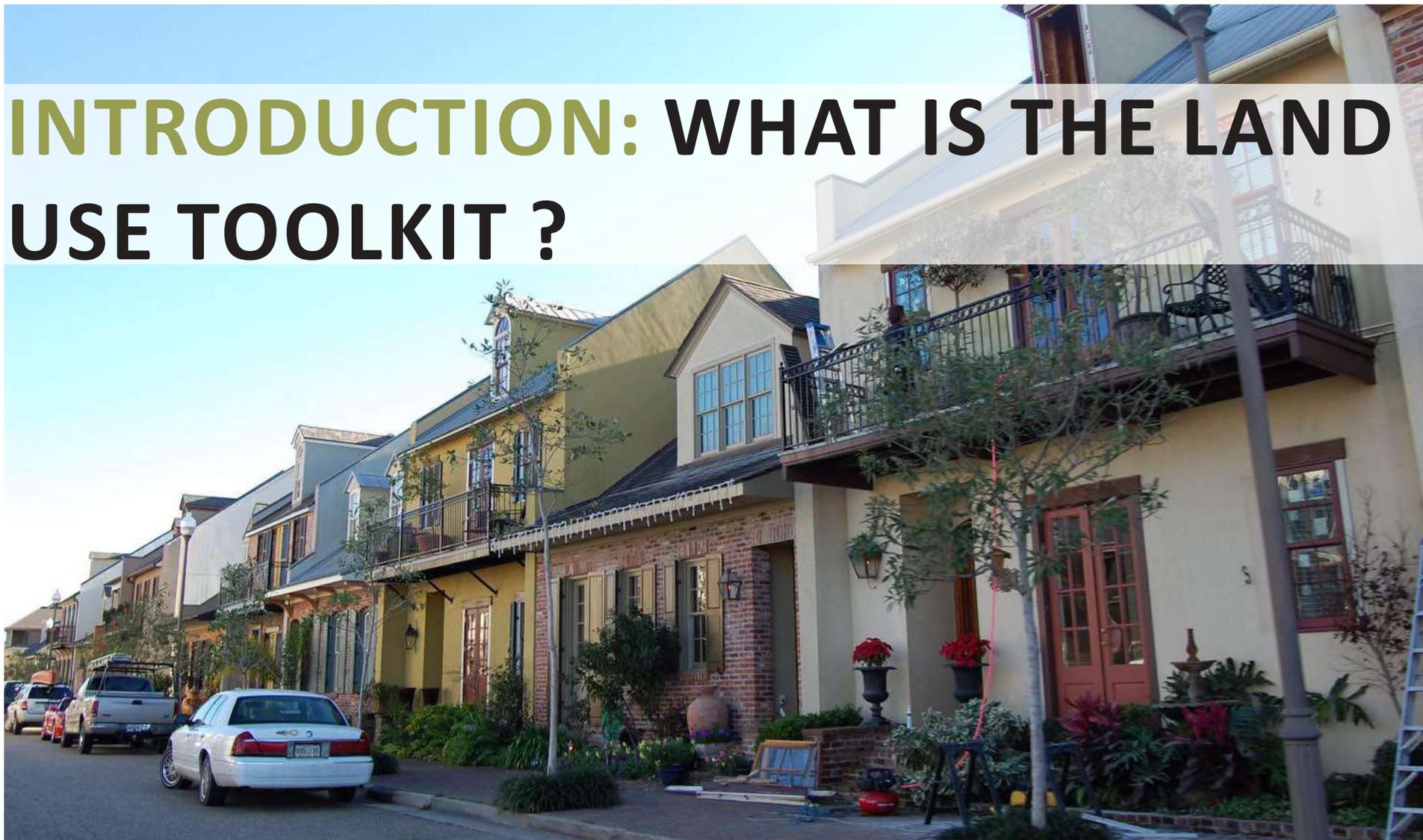
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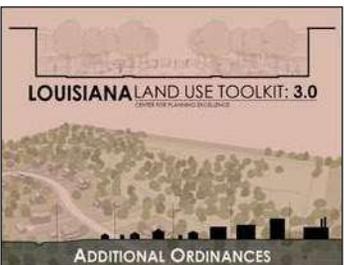
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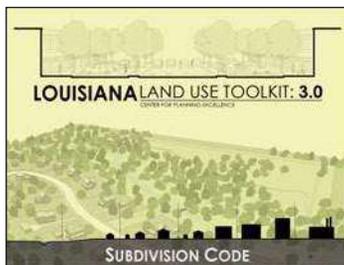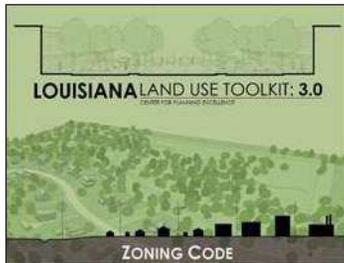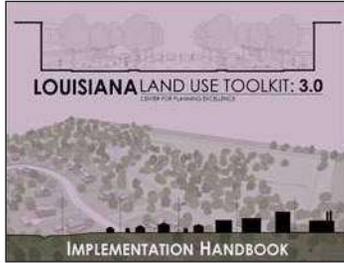
Base maps adapted from Hypo City

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INTRODUCTION: WHAT IS THE LAND USE TOOLKIT ?

RIVER RANCH, LAFAYETTE. WIDELY RECOGNIZED AS A MODEL SMART GROWTH COMMUNITY, A BUILT NEIGHBORHOOD THAT EXEMPLIFIES THE PRINCIPLES OF THE TOOLKIT.

WHAT IS THE TOOLKIT?

The Louisiana Land Use Toolkit (Toolkit) is a model development code rooted in Smart Growth principles. The Toolkit is a shared resource from which parishes and municipalities can adopt a complete development code or select cafeteria-style from individual tools that meet their specific needs. The components of the Louisiana Land Use Toolkit include the:

1. **Implementation Handbook;**
2. **Zoning Code;**
3. **Subdivision Code; and**
4. **Additional Ordinances.**

The Toolkit web site (www.landusetoolkit.com) contains up to date drafts of the modules in both PDF and InDesign as well as administrative forms that can be downloaded and adapted to your community's specific requirements.

The Toolkit recognizes that each Louisiana community has a unique vision for how it will grow and change over time. As a result, each community has distinct needs for land use regulation and varying levels of tolerance for placing controls on private property. The Toolkit provides a basic regulatory framework that allows the community to use additional modules to build up to the degree of controls that are appropriate for their conditions.

The Toolkit may be downloaded free of charge and custom-tailored to provide the right rules for the specific needs of Louisiana communities. With the right planning and Toolkit customization, the resulting development code will help guide future Louisiana growth in a more resilient and sustainable manner.

History

The Louisiana Land Use Toolkit is supported and funded by the Louisiana Department of Economic Development (LED) and the Center for Planning of Excellence (CPEX). The origin of the Louisiana Land Use Toolkit is Louisiana Speaks. In the wake of the destruction caused by Hurricanes Katrina and Rita, Louisiana Speaks was initiated to work towards the development of a sustainable, long-term vision for Southern Louisiana.

The Louisiana Speaks Regional Plan sets out three vision goals: (1) Recover Sustainably; (2) Grow Smarter; and (3) Think Regionally. Each of the three vision goals is supplemented by a series of key strategies each with action items that must be addressed to fully implement the Louisiana Speaks vision. One of the most important action items repeated throughout Louisiana Speaks is a call for model development codes for community development.

Model development and zoning codes were seen as fundamental tools needed to enable communities to grow smarter. A key intent was to develop these codes so they could be tailored to the conditions of Louisiana, including addressing reinvestment in existing communities and development in the coastal environment. Too find out more about Louisiana Speaks see www.cpex.org/work/louisiana-speaks.

The Louisiana Land Use Toolkit is the model code response to this and other similar action items in the Louisiana Speaks Regional Plan.

Right Rules, Right Place

■ Natural   ■ Rural   ■ Suburban   ■ Urban   ■ Center   ■ Special

Why is the Toolkit Special?

There are two attributes of the Toolkit that set it apart from other model land use ordinances. The first is that it has been put together with the unique culture and nuances of Louisiana development patterns in mind. It considers and works with the traditional development patterns and building types in Louisiana and moves new settlement patterns toward a Louisiana version of Smart Growth. Also, the procedural elements of the Toolkit are consistent with the requirements of Louisiana law.

In addition to being Louisiana specific, the Toolkit is organized around an intuitive system of context areas that help communities refine their development patterns to reflect the existing or planned character of the surrounding area.

What are Context Areas?

Context areas help communities get the right rules in the right place. A commercial building in an urban setting is different in character from a commercial building in a suburban setting and streets in rural areas are different than streets in urban areas. These differences create the need for different rules in different places.

The Toolkit responds to this with six context areas: Natural, Rural, Suburban, Urban, Center and Special. Articles within the Toolkit contain specific rules for each context area. This organization allows rural areas to stay rural, while urban areas become more compact.

Who Needs the Toolkit?

The Toolkit was designed with a wide range of users in mind. Obviously, the end users will primarily be Louisiana's parishes, towns, cities, and other municipalities. Further, elected officials, public planners, and planning commission members may find the Toolkit to be a valuable resource when considering planning decisions or as a benchmarking tool when a development is proposed under their existing code.

In addition to these more traditional Toolkit users there is a long list of non-governmental stakeholders who can benefit from the contents of the Toolkit. Private sector developers may use the standards or concepts in the toolkit to help them think about how to propose smarter projects. Neighborhoods may use the Toolkit to help them identify and ask for certain development protections from their governing bodies. Bicycle advocates may use the street design standards or bicycle parking standards to better advocate for bike friendly infrastructure and bike facilities.

RIGHT RULES, RIGHT PLACE. THE TOOLKIT CONTAINS DIFFERENT RULES FOR URBAN PLACES AND FOR RURAL PLACES. THIS ALLOWS A DIVERSE GROUP OF USERS ARE ABLE TO FIND TOOLS TO BENEFIT THEIR COMMUNITY.

WHAT IS SMART GROWTH?

Communities in Louisiana are increasingly concerned that current development patterns — dominated by "sprawl" — are no longer in the long-term interest of our communities. This concern unites them with others throughout the United States who are devoting themselves to growing smarter. Smart Growth is based on ten development principles to cultivate long-term prosperity for our communities.

1.   Create a Range of Housing Opportunities;

2.   Create Walkable Neighborhoods;

3.   Encourage Community Collaboration;

4.   Foster Distinctive, Attractive Communities;

5.   Make Development Decisions Predictable, Fair and Cost Effective;

6.   Mix Land Uses;

7.   Preserve Open Space, Farmland, Natural Beauty and Critical Environmental;

8.   Provide a Variety of Transportation Choices;

9.   Strengthen and Direct Development Towards Existing Communities; and

10. Take Advantage of Compact Building Design.

These principles are introduced briefly on the following pages. Whenever possible, these principles should be considered together as a unified whole, not as a checklist of individual goals. The Smart Growth movement advances alternative growth strategies focused on restoring vitality to city centers and older suburbs. Its leaders believe in growth – yet they reject the dominant sprawl growth patterns because they are too costly: the economic costs of abandoning infrastructure in the city only to rebuild it further out, the loss of working forests and farms through uncontrolled rural development and the time

and money lost to traffic congestion and car dependence represent significant burdens for our communities. Whether you live in a northern parish or a coastal city, the ten principles of Smart Growth can help your community grow more prosperously.

Smart Growth Resources for Louisiana Communities

If you are new to Smart Growth and would like help applying its principles to your community, you're in luck! The Center for Planning Excellence (CPEX) provides services that assist communities with initiating and creating Smart Growth plans at the neighborhood, community, town, city or parish-wide scale. CPEX initiated the Louisiana Community Planning Program in the fall of 2006 after receiving a U.S. Environmental Protection Agency (EPA) Smart Growth grant, secured by Senator Mary Landrieu. The program's mission is to build local capacity in community planning throughout Louisiana using the Smart Growth principles.

Smart Growth Principles

1

Create a Range of Housing Opportunities

Providing quality housing for people of all income levels is an integral component in any Smart Growth strategy. Growing families, single adults, young couples, senior citizens, all demand a variety of housing types and price points—a strong community should offer all of these options.

2

Create Walkable Neighborhoods

Walkable communities are desirable places to live, work, learn, worship and play. They include safe, attractive streets and interesting places to visit.

3

Foster Distinctive, Attractive Communities

Smart Growth emphasizes cultural heritage, activities and events and aesthetic styles that make each community distinct and attractive. Smart Growth encourages communities to set design standards that reflect its collective values and common vision.

4

Encourage Community Collaboration

Growth can create great places to live, work and play—if it responds to a community's own sense of how and where it wants to grow. The best laid plans will likely fail unless they have broad community support.

5

Make Development Decisions Predictable, Fair & Cost Effective

Thriving communities make it easy and profitable for developers and property owners to "do the right thing." No one wins when development plans sit on the shelf gathering dust or when the rules of the game change constantly.

Smart Growth Principles

6

Mix Land Uses

By mixing compatible land uses together, communities can create more vibrant, walkable, safe and prosperous places to live, work and play.

7

Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

Open space preservation supports Smart Growth goals by bolstering local economies, preserving critical environmental areas, improving our quality of life and guiding new growth into existing communities.

8

Provide a Variety of Transportation Choices

Providing people with transportation choices to meet all of their weekly needs is a key aim of Smart Growth. Transportation by foot, bike, public transit and personal car should all be viable options in a community.

9

Strengthen and Direct Development Towards Existing Communities

Smart Growth directs development towards existing communities already served by infrastructure, using the resources that existing neighborhoods offer and conserving open space and irreplaceable natural resources on the urban fringe.

10

Take Advantage of Compact Building Design

Smart Growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land consumptive development.

WHY DO I NEED THE TOOLKIT?

Louisiana's parishes and municipalities are competing with each other and with communities in other states to attract industry, businesses and the best and brightest workers from around the region and the country. These assets are attracted to vibrant communities that are willing to implement a shared community vision, place an emphasis on promoting transparent and predictable policies, foster an environment of low-risk investment opportunities, exhibit sound, public, fiscal and growth management, balance the interest of the community and build great places.

If your community is not doing these things then you are in danger of being left behind. While the Toolkit is not a "silver bullet", if properly implemented it is capable of playing a major role in the creation of vibrant, sustainable and resilient communities throughout Louisiana.

Implement Shared Community Vision

Investors in a community want to understand what direction the community is headed. They want to know if the community is planning on staying a predominately rural place with a collection of small villages or if the community vision calls for building complete neighborhoods around an energized town center or some combination of both?

Regardless of the specifics of the community vision, the Toolkit is capable of providing the rules to implement it. One strength of the Toolkit is that it has been developed to be able to respond to a variety of different environments. The Toolkit can be adjusted as necessary, based on the level of tolerance for regulation in your community. The Toolkit's Zoning Code and Subdivision Code provide the contextual framework to organize the model standards, but it is up to your community, with the help of local planning professionals, to customize the final development code.

Transparent, Consistent and Predictable

When a new business or resident relocates and invests in a Louisiana community they should be able to look at the community's regulations and know in advance exactly what is expected of them. They should be able to quickly tell where they can locate, what they can build, how they can build and, if necessary, what steps they must follow if they want to deviate from the rules.

A complete Toolkit implementation helps erase this uncertainty by clearly establishing the land use rules everyone must play by. Further, the Toolkit clearly articulates the procedural requirements any applicant seeking relief from the rules must follow and the review criteria that any final decision is based on.

Risk Reduction

Closely related to predictable land use decisions is the idea of reducing risk for those who have already invested. Why is this important? It is important because when you know what might locate around you, your level of risk decreases, making your investment more secure.

Take for example a community that has few or no land use regulations. If you were to invest your money in a business or a home in this community you might be at risk regarding what could possibly be built on the property next to you. It might be a home or business that complements your investment or it might be a development that decreases the value of your property. What do you think would happen to the value of your property if someone built a crawfish processing plant, a gun range or a gravel mine right next door?

The Toolkit reduces this risk by creating predictability for how the property surrounding your land might be developed in the future. This increased predictability decreases risk and increases security in your investment.

Sound Fiscal and Growth Management

Louisianans want both low taxes and a high quality of life. When a community lacks appropriate growth controls, it often develops into a pattern of sprawling, low-density residential development (½- to 5-acre lots). Over time this pattern will require significant expenditures to extend and maintain sewers, water, utilities, streets, police and fire protection and other expected services to these sparsely settled portions of the community. This expenditure of public dollars often results in one of two things: higher taxes and fees; or lower investment in things like parks, public art, public landscaping, streetscapes and other assets that give a community character, charm and generally make it a desirable place to live.

The Toolkit asks communities to plan and make decisions about their future growth. It asks communities to designate growth sectors and then applies specific rules to help manage where and how growth occurs. Successfully managing growth helps to ensure a balance between low taxes and providing citizens with assets that contribute to a high quality of life.

Balancing Interests

Louisiana's communities must enhance their ability to balance the shared public interests of the community (water and air quality, fiscal stability and attractive places) with private landowner interests. The balance will differ in every community. In some places, "private property rights" are foremost and individual owners are allowed to do what they want with their land even when it negatively impacts the community. In other places

there is greater tolerance to promote the interest of the entire community, even if it means placing some controls of what individuals can do with their property.

To have the type of communities that Louisiana deserves, private property rights must be balanced against the need to pay for public services, the need to maintain our environmental resources and our quality of life. When these interests get out of balance, the result can be fiscal insolvency, environmental damage and abandoned communities. The Toolkit, and the associated planning which must occur to implement the complete Toolkit, provides a sound policy basis for community discussion about this balance of private and community interests.

Making Places

The next generation of young employees are mobile. Many choose where they want to live and find a job once they get there. They are looking for places that focus on providing a high quality of life through the built environment. They are choosing vibrant, mixed use, walkable places over the sprawl-focused "anywhere USA" development patterns of many suburban communities. Ultimately, they are looking to invest and live in complete neighborhoods and not just a subdivision.

The hallmark of a quality development code is to provide the rules that make real places and curb sprawl patterns. The Toolkit accomplishes this by providing communities with a selection of model rules that make great places while allowing existing suburban areas to grow more compact over time.

HOW DO I USE THE TOOLKIT?

The Toolkit was written to be used in two ways. At its simplest, the Toolkit is a resource for a community to adopt a zoning code, a subdivision code, or an individual ordinance. In its more complete form, the Toolkit can be combined and customized to build a complete development code. Both of these approaches are discussed below.

Partial Toolkit Implementation

A significant number of Louisiana's communities do not have any land use regulations and many of the regulations that do exist were written 30, 40 or even 50 years ago. These regulations are often out-of-date with current development trends. Worse yet, many create sprawling, single-use, auto-dominated development patterns.

Despite the lack of effective land use regulations in Louisiana, many communities may not have the tolerance for the degree of private property regulation required to implement local land use plans. For these communities, the Toolkit provides independent regulatory pieces, which may be customized to fit into an existing regulatory framework.

I Just Want a Zoning Code

A small Louisiana community that is just beginning to regulate land use may not be ready for the sophistication of the complete Toolkit. They may want just zoning without the full array of site development standards and additional districts found in a complete development code. The zoning code module provides this basic resource in a framework that can be expanded to accommodate additional tools as a community becomes more comfortable with implementing new planning concepts.

I Just Want a Subdivision Code

Some communities may not be ready to venture down the path of zoning or may have a recent zoning code they are happy with. These communities may choose to customize the subdivision code module. The subdivision code module provides a context-based approach to regulations that promote better connectivity, better streets and guides the right type of infrastructure improvements to the right places. The subdivision code module also provides a streamlined approval process that ensures a community has the infrastructure and public facilities it needs before approving new development.

I Just Want a...

There are other communities that may be satisfied with their existing zoning and subdivision codes but need a sign ordinance, outdoor lighting ordinance, or a historic preservation ordinance. These communities can download these tools from the additional ordinances modules and customize them to fit within their current code of ordinances.

The table on the following page outlines the general content of the Toolkit modules. These modules can be combined and customized to achieve the level of regulation that your community is ready to adopt. This cafeteria approach allows a community to move toward new rules and regulations at a pace they feel comfortable with and can realistically adopt and enforce.

Full Toolkit Implementation

While the Toolkit is designed to allow incremental adoption of its pieces, it performs at its best when all of the individual ordinances work together in a finely-tuned development code. A full Toolkit implementation carefully mapped and calibrated will go a long way towards implementing your community's planning principles and concepts.

What is a Development Code?

A development code combines the zoning code module, subdivision module and additional ordinances module into a one-stop-shop for all development-related regulations. The three Toolkit modules, when successfully integrated will generate a complete development code.

What Do I Need to Use the Toolkit?

While the Toolkit makes the preparation of a complete development ordinance easier, the process will still be challenging. It will take a great deal of time and energy to have the difficult discussions required to right-size the Toolkit for a community. Further, the implementation process will require leadership and support from:

▪ The community's professional planning staff;

▪ A dedicated advisory committee; and

▪ Local elected and appointed officials.

ZONING CODE MODULE

Zoning Code	Full Spectrum of context-based zoning districts including residential, mixed use and industrial districts and administrative process.

SUBDIVISION CODE MODULE

Subdivision Code	Basic requirements for a context-based subdivision ordinance including block, street and utility standards and administrative process.

ADDITIONAL ORDINANCES MODULE

Airport Overlay District	Provides basic standards for regulating height and noise around airports.
Rural Corridor Overlay District	Uses landscaping to protect the character of rural thoroughfares.
Historic Overlay District	A basic historic preservation ordinance, with an overlay district and a procedural component.
Parking	A modern parking ordinance with parking ratios and standards for parking lot design, bicycle parking, site access and off-street loading facilities.
Landscaping	A context-based landscape ordinance, including design and maintenance standards.
Outdoor Lighting	Basic site lighting standards to reduce light pollution.
Outdoor Storage & Display	Basic controls for the storage and display of goods.
Signs	Basic sign regulations that address on-site and off-site signs such as billboards, electronic and digital signs.

TOOLKIT MODULES. THE TOOLKIT MODULES CAN BE COMBINED AND CUSTOMIZED TO ACHIEVE THE LEVEL OF REGULATION THAT YOUR COMMUNITY IS READY TO ADOPT.

WHAT DO I NEED TO GET STARTED?

As with any major initiative, there is a certain amount of preliminary information that must be gathered. If your community has recently adopted a comprehensive plan, then odds are, much of the required information will be present there. In addition to information, there is also a commitment of resources and time that a community must be willing to dedicate. An overview of these required resources is below.

1. Willing Leadership

Any public planning initiative is only as good as the level of support that it receives from the community's leadership. If the leaders of a community do not share the vision established by the public, then it will be difficult to implement with the Toolkit. There are many difficult decisions that need to be made when mapping, customizing and adopting the Toolkit. The community will be asked to carefully balance what is in their best interest and what is in any given property owner's best interest. It will take strong leaders who understand the importance of having these discussions and making the difficult decisions to effectively keep the process on track.

2. A Local Committee of Dedicated Individuals

Much of the "heavy lifting" of making the Toolkit reflect the community's values will come from the community itself. Prior to beginning the implementation process, the community should appoint an advisory committee. The role of this committee is to review various maps and drafts of the Toolkit that will be produced and serve as a sounding board for whether or not the ideas fit the community.

The advisory committee should be made up of a diverse group of citizen stakeholders. Members should be people from all walks of life with various backgrounds including real estate, planners, architects, developers, attorneys, bankers, business owners and engineers, as well as community and neighborhood representatives. Diverse membership helps ensure that all areas of the community receive ample representation.

3. A Staff Planner or Dedicated Administrator

Once adopted, someone must take ownership of the Toolkit. Ideally, this person will be the planning director or other development administrator. In communities without a planning office, this person may be the town manager or equivalent level administrator. Regardless, the community must be willing to invest staff time for the customization and implementation of the Toolkit, but more importantly, for administration and enforcement of the resulting development regulations.

Additionally, while the Toolkit is an intuitive document, there is a learning curve associated with it. If a community wants to hit the ground running once the Toolkit is adopted, the local project manager during the customization and adoption process should also be the individual serving as the Toolkit administrator. This strategy provides the future Toolkit administrator with a thorough understanding of the intent and legislative history of the locally-customized Toolkit.

4. A GIS System with Parcel-Level Land Use Data

To implement the Toolkit, it will require the creation and amendment of several maps. There will be a regional growth sector map, a context area map and a zoning district map. The Toolkit administrator will be responsible for managing the production and modification of these maps during the implementation process.

For zoning purposes, information must be at the parcel level. So that the zoning can be effectively administered, each separately-owned parcel of land must have its boundaries portrayed on the zoning district map.

Geographic Information Systems (GIS) are powerful computerized mapping tools that many communities are already using—often in the parish assessor's office. GIS allows a user to quickly create and modify maps and to display multiple layers of information together.

What if I am Missing a Component?

If your community is lacking one or more of these components, the Center for Planning Excellence (CPEX) may be able to help. CPEX has experience implementing the Toolkit in a variety of settings and understands what is required to get the Toolkit adopted in your community. They may be able to help you think through possible solutions or find the resources necessary to get started.

TOOLKIT ADVISORY COMMITTEE.
PRIOR TO BEGINNING THE
IMPLEMENTATION PROCESS, THE
COMMUNITY SHOULD APPOINT A
TOOLKIT ADVISORY COMMITTEE

HOW DO I USE THE HANDBOOK?

This Handbook is the user's manual and step-by-step guide to the Toolkit. It serves as the instruction manual for converting the Toolkit into a customized zoning code, subdivision code or development code that meets the specific needs of your community. The Handbook identifies what you need to get started, provides an idea of what to expect as you move through the process and allows you to learn from the experiences of the two test communities, West Feliciana Parish and Tangipahoa Parish. The Handbook should be the starting point and should be consulted before beginning the implementation process.

Each phase will elicit difficult discussions about the shared community vision, how to grow, where to grow and property rights. If your community has a recently-adopted parish or town plan, then you may already have most of Phase 1 complete. The following chapters of the Handbook provide a series of suggested steps for navigating the complexities of each phase.

What are the Steps to Implementing the Toolkit?

Once you have the pre-requisites in place then you are ready to begin the implementation process. There are four phases that must be completed for a successful Toolkit implementation:

1. **Adopting a Comprehensive Plan.** If there is any single document that is essential to a successful Toolkit implementation, it is a comprehensive plan. Before you get started, it is important that a community-wide vision for future growth be in place.

2. **Mapping the Toolkit.** As important as the specific rules in the Toolkit are, it is the mapping that ties the rules to the ground. The more accuracy and detail that exists in your mapping, the better positioned your community will be.

3. **Customizing the Toolkit.** It is likely that you will need to make modifications to the standards in the Toolkit in order to "right size" for your community. This chapter helps you through calibration process.

4. **Adopting and Administering the Toolkit.** Adopting and administering a new set of land use and development regulations can be difficult. It will take a coordinated and comprehensive effort as you move forward.

CHAPTER 1: ADOPTING A COMPREHENSIVE PLAN

1 + 2 + 3 + 4

Adopting a Comprehensive Plan

STEP 1: *Develop a shared community vision*

STEP 2: *Develop a growth management strategy*

STEP 3: *Create a future land use map*

STEP 4: *Identify barriers to plan implementation*

Mapping the Toolkit

STEP 1: *Map regional growth sectors*

STEP 2: *Map context areas*

STEP 3: *Map zoning districts*

Customizing the Toolkit

STEP 1: *Modify building types*

STEP 2: *Modify allowed uses*

STEP 3: *Review street and block standards*

STEP 4: *Determine applicable site development standards*

STEP 5: *Modify approval procedures*

STEP 6: *Update definitions*

Adopting & Administering the Toolkit

STEP 1: *Hold community meetings*

STEP 2: *Hold public hearings*

STEP 3: *Manage the Toolkit*

HOW DO I DEVELOP A COMPREHENSIVE PLAN?

What is a Comprehensive Plan?

If there is any single document essential to a successful Toolkit implementation, it is a comprehensive plan that:

- Documents a community's shared vision;

- Establishes the guiding principles for how the community will grow and develop;

- Serves as the guide book for all decisions made by the governing bodies;

- Includes issues such as economic development, growth management, schools and public facilities, streets and infrastructure, parks and open space, future land use and development patterns; and

- Is meaningful and accurate represents the desires of the community.

Each decision the community makes should be viewed through the lens of the comprehensive plan. If the decision is not consistent with or does not advance the comprehensive plan, it should be rejected. In the political realm, a comprehensive plan can provide the political support they need to make difficult, but wise, decisions.

What Goes into a Comprehensive Plan?

There is a wide variety of information that may be included in a comprehensive plan. Some comprehensive plans focus only on growth and land use while others may also address issues such as parks, transportation, infrastructure, economic development and schools. Regardless of the plan's form, the ultimate goal is that the plan and the associated public planning process serve as the venue for making many of the difficult decisions about the future of the community.

How Does a Comprehensive Plan Impact the Toolkit?

A comprehensive plan provides the policy basis for how the Toolkit will apply on the ground. It designates where and how to map regional growth sectors, context areas and zoning districts, and helps guide the custom tailoring of specific Toolkit standards. Additionally, a comprehensive plan provides the legal basis for implementing zoning and adopting new land use and development regulations.

What Comprehensive Plan Components are Required to Get Started with the Toolkit?

For the purposes of using the Toolkit to develop a zoning code, a subdivision code or a complete development code, a comprehensive plan must identify a shared community vision, a sound growth management strategy and the location of future land uses. Each of these topics are outlined below.

Shared Community Vision

The values and planning principles contained in a comprehensive plan should be reduced to a shared community vision or set of value statements. The shared community vision is used to guide the difficult decisions that must be made during the course of the using the Toolkit to customize a zoning, subdivision or complete development code.

Growth Management Strategy

The implementation process will require the community to make decisions about where and how a community will grow. It will determine the appropriate level of intensity and the desired character that areas of your community should have in the future. A well thought out and publicly supported growth management strategy will make these decisions much easier.

Typically, growth should occur in areas where infrastructure capacity and an urban level of services is available or will soon be available. Most comprehensive plans include an indication of current service boundaries, as well as anticipated expansions within the planning horizon. This information, in combination with other policy decisions and demographic projections, combine to form the growth management strategy.

Future Land Use Map

The future land use map considers existing land use patterns and evaluates whether these patterns should evolve over time. This map serves as the general image for how the future town, city, or parish is to change. It is important that the zoning map and Toolkit be consistent with the projections of this map. During the customization of the Toolkit, communities may find that amendments to the future land use map are necessary.
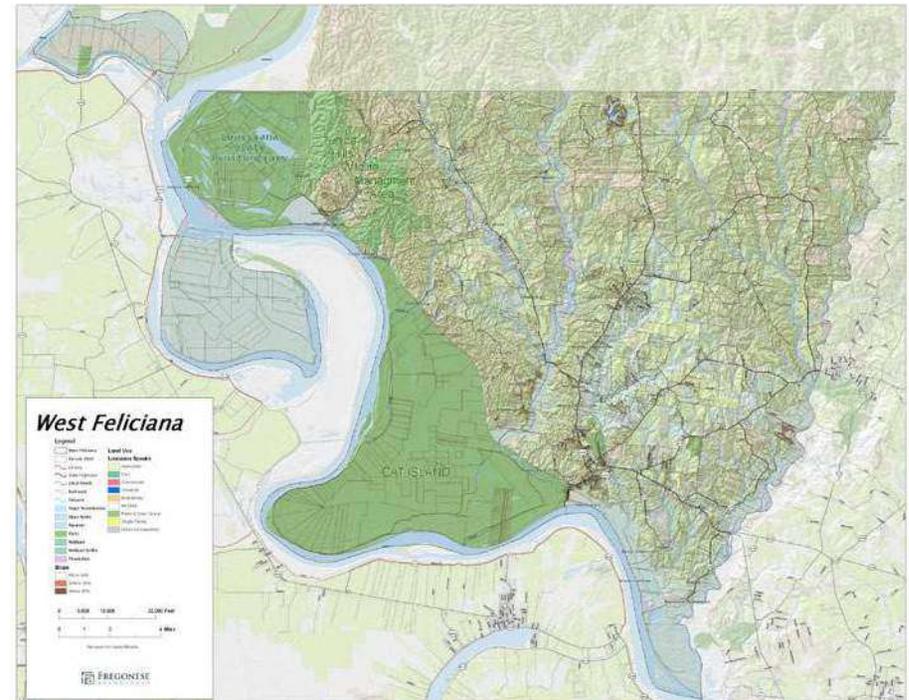
FUTURE LAND USE MAP. SAMPLE FUTURE LAND USE MAP PREPARED FOR WEST FELICIANA BY FREGONESE ASSOCIATES.

STEP 1: DEVELOP A SHARED COMMUNITY VISION

The shared community vision and guiding principles are typically the first step in the comprehensive planning process. There are a number of different methods for developing a vision. Communities have found design charrettes, public workshops, town hall meetings and public polling to be effective ways to get the public participation that is essential for this step. A combination of methods may be best. What is important is that the entire process be as transparent as possible and reach as many people willing to participate as possible.

One factor to consider is that before engaging in any of these public processes it is important that the planning staff or consultants have a firm, fact-based understanding of the existing conditions of the community as well as demographic projections of anticipated future growth. This knowledge will go along way toward keeping the public discussion firmly rooted in real possibilities.

What Should our Shared Vision Look Like?

There is no one correct answer to this but if you are reading this document and thinking about using the Toolkit, then hopefully your community's vision is founded on the Smart Growth principles discussed in the first chapter. These principles offer a good starting point to begin the discussion of how your community will grow in the future.

The format of the vision is less specific. Some plans set it out as a series of formal guiding principles, other communities condense it into short descriptive paragraphs. Still others may integrate pieces of their vision throughout their planning document. Ultimately, there is no right answer so long as your vision is easily identified and it is reinforced by the planning document.

SHARED COMMUNITY VISION. THE SHARED COMMUNITY VISION DEVELOPED THROUGH A THOROUGH PUBLIC PLANNING PROCESS.

STEP 2: DEVELOP A GROWTH MANAGEMENT STRATEGY

One of the most important and difficult decisions a community can make is where and how they allow growth to occur. If a community decides to build a road, open a new school or extend urban services (sewer, water, police & fire) to an area it will almost certainly generate growth in that area. These activities must be coordinated with land use and infrastructure planning and the comprehensive plan is the place to do this.

Economic, Environmental, Political Implications

As unplanned growth occurs, residents often must subsidize the cost of sewers, roads, utilities, police and fire protection and schools. When growth is allowed to sprawl out from existing infrastructure, the community must pay even more to extending services. However, when new growth is focused inward where capacity for services already exists, the costs for the community are reduced. Unplanned and unmanaged growth perpetrates urban or suburban sprawl. Sprawl destroys environmentally sensitive lands. Focusing growth inward preserves the rural and natural lands at the community's edge. The political implications of unplanned growth emerge in public conversations about the location and intensity of new growth. Without a clear growth management strategy, neighbors often oppose everything located in "their backyard."

What Goes into a Growth Management Strategy?

One way to think about growth management is to identify where your community is willing to extend an urban level of services. The urban service "boundary" helps guide planners and decision makers about what level of development is appropriate inside the boundary as opposed to outside the boundary.

How Do We Display Our Strategy?

For the purposes of implementing the Toolkit, your growth management strategy should be summarized as a projected urban services boundary within the planning time frame. If your comprehensive plan is looking 15 years into the future, then your projected urban services boundary must realistically indicate where you plan to extend an urban level of services within this time frame.
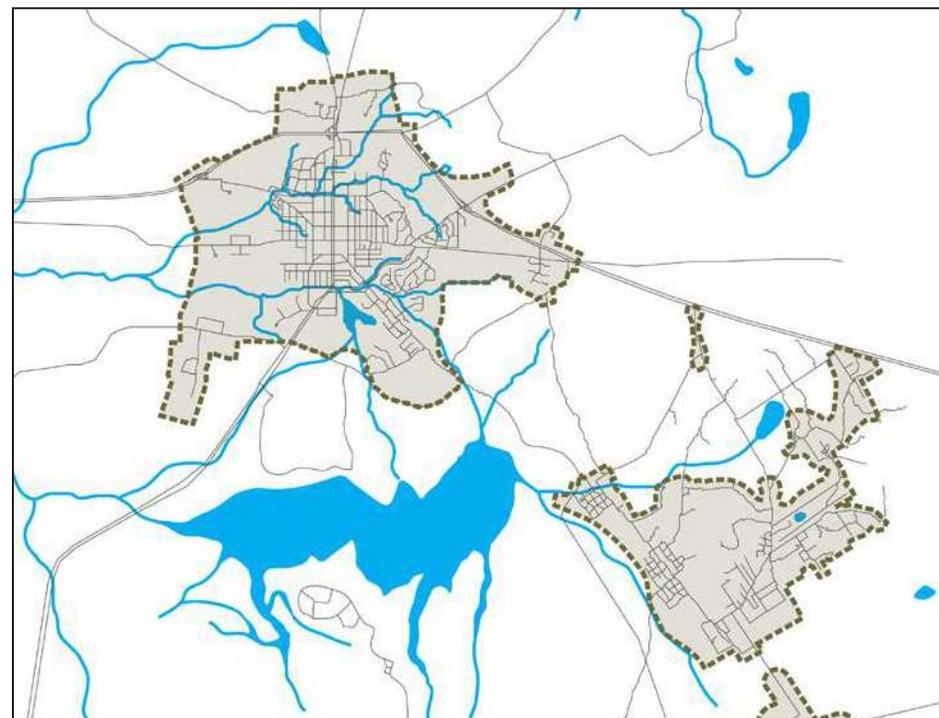
URBAN SERVICES BOUNDARY MAP. SHOWS HOW A MODEL COMMUNITY MIGHT EXTEND THEIR URBAN LEVEL OF SERVICES WITHIN THEIR PLANNING HORIZON.

STEP 3: CREATE A FUTURE LAND USE MAP

What is a Future Land Use Map?

A future land use map graphically communicates the community's vision and projects how the community should develop over the course of the planning time frame. This map doesn't necessarily reflect current uses, but rather the uses desired in the near future.

The future land use map is not a zoning map. It does not entitle property with any rights nor does it take any property rights away. The land use classifications are very broad and reflect only general land uses such as mixed use commercial, low density residential, agriculture, industrial or civic. Each category might eventually have multiple context areas and zoning districts implementing it.
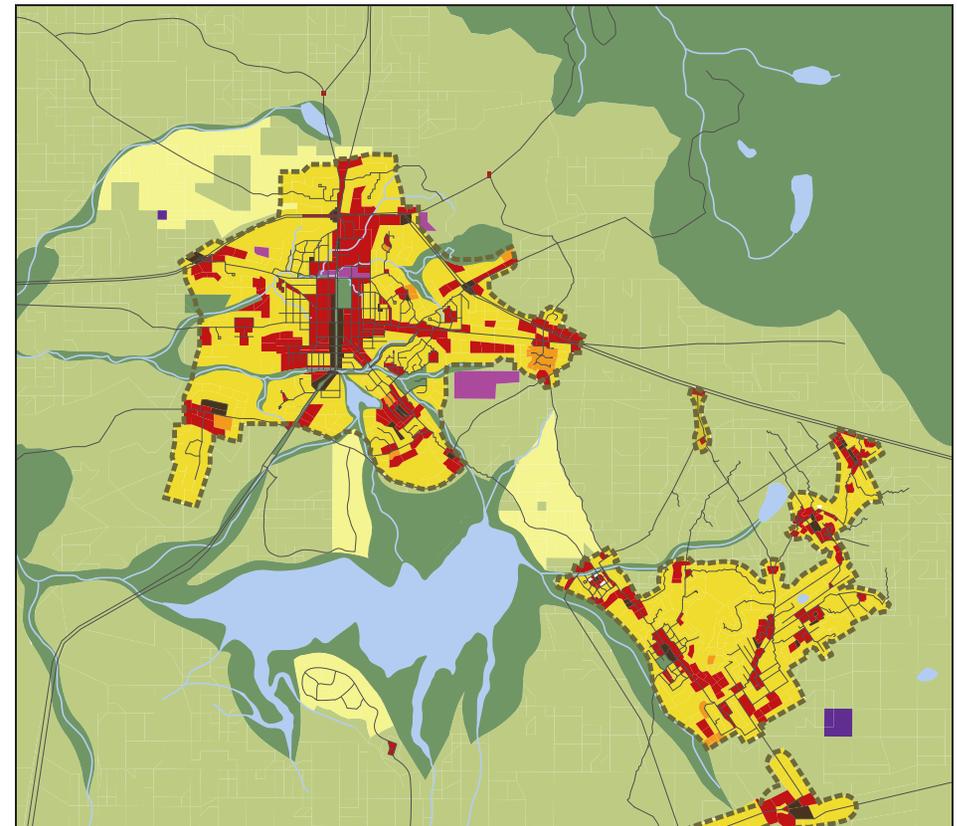
What Purpose Does the Future Land Use Map Serve?

The purpose of this policy map is to guide the mapping of regional growth sectors, context areas and zoning districts during Toolkit implementation (Chapter 2: Mapping the Toolkit). Decisions made during the zoning or rezoning of property must be consistent with this map and may require the governing bodies to amend the future land use map as conditions change. For example, if the future land use map shows an area as low density residential, then you should not re-zone the property to commercial mixed use without amending the future land use map to reflect this change.

Why Must Zoning be Consistent with the Future Land Use Map?

One of the primary roles of the development code is to advance the policies established in the comprehensive plan. If the provisions of the development code are not consistent with the plan, then the rationale behind the zoning is questionable and open to legal attack.

FUTURE LAND USE MAP. SHOWS HOW A MODEL COMMUNITY MIGHT DESIGNATE BASIC FUTURE LAND USES IN THEIR COMPREHENSIVE PLAN.

OPEN SPACE
AGRICULTURE
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL

COMMERCIAL MIXED USE
MAIN STREET COMMERCIAL
CIVIC
INDUSTRIAL
WATER

STEP 4: IDENTIFY BARRIERS TO PLAN IMPLEMENTATION

Either as part of your comprehensive plan or as an appendix to an already prepared plan, consider working with a planning and zoning expert to prepare a report or memorandum identifying all current regulatory barriers to implementing the community vision adopted in your plan. This report should serve as a diagnostic summary of how effective or ineffective your regulations are. In the event that you decide to implement the Toolkit it will be a helpful reminder to staff, the advisory committee and the public of what needs attention.
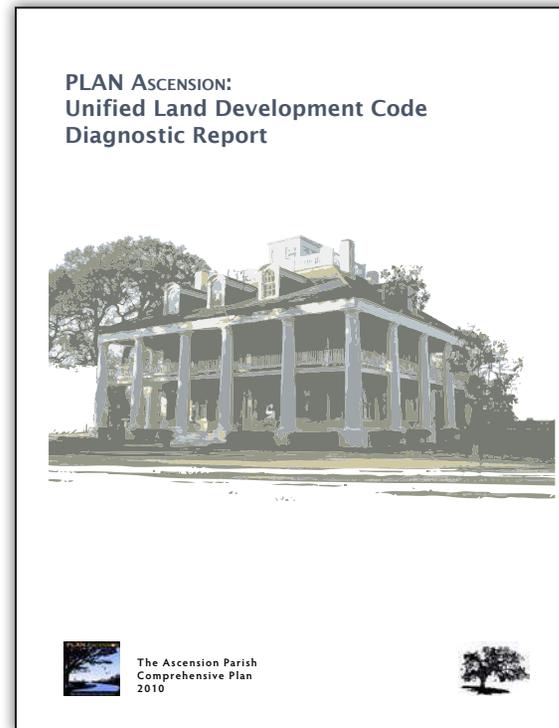
What Types of Barriers?

Ideally this diagnostic will identify specific areas where existing regulations stand in the way of specific plan goals. For instance, if your plan contains a goal of preserving the rural character of the parish, but your zoning allows one acre estate lots throughout the parish, then the lack of a true rural zoning district (20 acre lots or larger) may prevent your rural preservation goal from being implemented.

Another example might be that your plan calls for building vibrant, walkable, mixed use neighborhoods, but your zoning regulations lack mixed use districts or have site dimensional standards that are focused on accommodating the automobile as opposed to the pedestrian.

Who Should Prepare this Report?

If your community is currently preparing a comprehensive plan, then consider asking the author of the plan or perhaps another professional planner or land use attorney to help prepare this report. Another alternative may be the local planning staff; however, they may be too closely involved with the regulations to be able to provide an unbiased opinion. The Center for Planning Excellence may be able to help provide you with contacts of professional planners capable of preparing such a report.

PLAN Ascension:
**Unified Land Development Code
Diagnostic Report**

The Ascension Parish
Comprehensive Plan
2010

DIAGNOSTIC REPORT. PREPARE A REPORT IDENTIFYING CURRENT REGULATORY BARRIERS TO IMPLEMENTING THE COMMUNITY VISION ADOPTED IN YOUR PLAN.

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CHAPTER 2: MAPPING THE TOOLKIT

1 + 2 + 3 + 4

Adopting a Comprehensive Plan

STEP 1: *Develop a shared community vision*

STEP 2: *Develop a growth management strategy*

STEP 3: *Create a future land use map*

STEP 4: *Identify barriers to plan implementation*

Mapping the Toolkit

STEP 1: *Map regional growth sectors*

STEP 2: *Map context areas*

STEP 3: *Map zoning districts*

Customizing the Toolkit

STEP 1: *Modify building types*

STEP 2: *Modify allowed uses*

STEP 3: *Review street and block standards*

STEP 4: *Determine applicable site development standards*

STEP 5: *Modify approval procedures*

STEP 6: *Update definitions*

Adopting & Administering the Toolkit

STEP 1: *Hold community meetings*

STEP 2: *Hold public hearings*

STEP 3: *Manage the Toolkit*

HOW DO I MAP THE TOOLKIT?

There are three maps associated with implementing the Toolkit. The regional growth sector map, context area map and the zoning district map. These maps build on each other with each providing more detail than the next. Collectively, these maps tie the rules in the Toolkit to actual places on the ground. Each Step of the mapping process is intended to highlight different discussions about where and how a community will develop. A successful mapping process should result in maps that effectively communicate the shared community vision established in the comprehensive plan. The regional growth sectors provide policy guidance at the regional level, context areas provide the character of neighborhood and the zoning districts apply specific regulations parcel level.
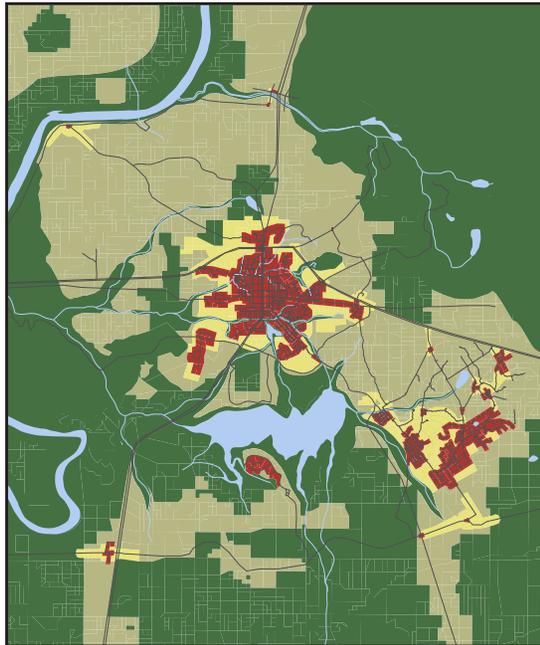
STEP 1: MAP REGIONAL GROWTH SECTORS
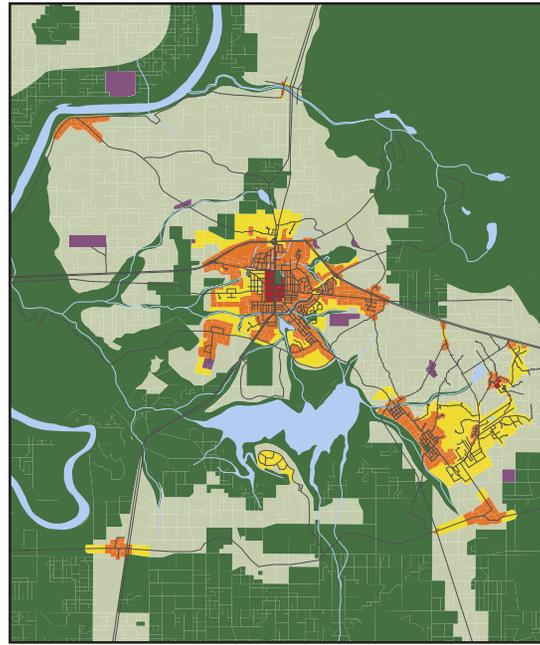
STEP 2: MAP CONTEXT AREAS
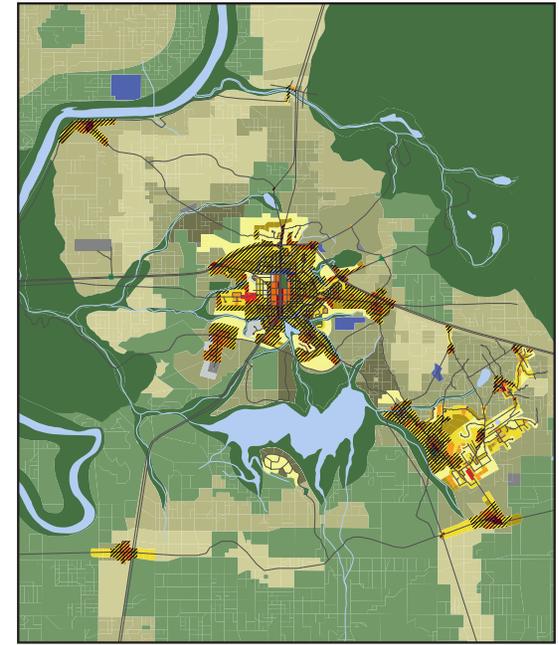
STEP 3: MAP ZONING DISTRICTS

STEP 1: Map Regional Growth Sectors

The regional growth sector map dictates where future growth will occur within a community by considering issues such as environmentally sensitive lands, size of parcels, existing and planned levels of utility service, established and proposed street systems, location and capacity of schools and location of employment centers. The mapping of regional growth sectors serve as the starting point for discussion on the context of a given area today and in the future.

STEP 2: Map Context Areas

Context areas are the primary organizing tool for the Toolkit and are the way to ensure that the community applies the right rules in the right places. The Toolkit is divided into six context areas—Natural, Rural, Suburban, Urban, Center and Special. Each context area contains zoning districts and site development standards that form the character represented by each context. The context area map builds on decisions made in the creation of the regional growth sector map. Only certain context areas are allowed in each growth sector. This helps to ensure that the regional growth sectors develop according to their intended level of intensity.

STEP 3: Map Zoning Districts

The zoning district map applies site development standards at the lot and block level. Within each context area, there are zoning districts that control elements such as allowed building types, site dimensions and uses. The zoning districts carefully "paint" the specific character of each context area by prescribing the patterns for how buildings relate to the public realm.
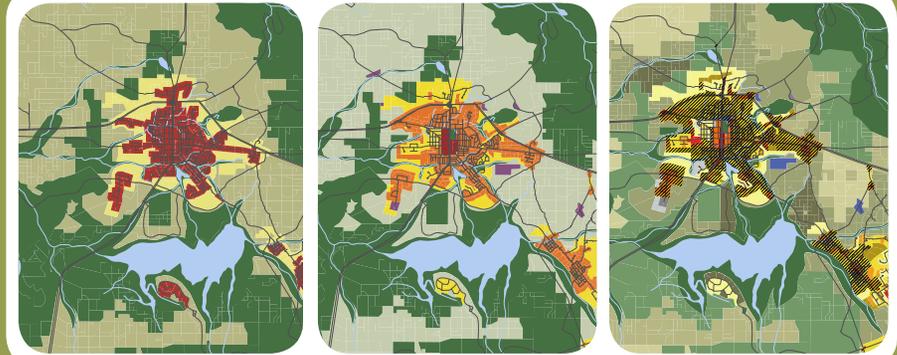
Why are so many maps needed?

As important as the specific rules in the Toolkit are, it is the mapping that ties the rules to the ground. The more accuracy and detail that exists in your mapping, the better positioned your community will be to manage growth and provide predictability. It is ultimately the mapping that guarantees the right rules are applied in the right places.

Three maps are required for successful implementation of the Toolkit. A regional growth sector map, a context area map and a zoning district pap. The maps range in scale from the regional, to the neighborhood, to parcel level, with each map building on decisions from the prior maps.

STEP 1: MAP REGIONAL GROWTH SECTORS

Prior to talking about how you want to grow, your community must first identify where it is appropriate to grow. Identifying "where we grow" will directly impact the fiscal stability, environmental conditions and quality of life of your community. These will be difficult decisions and the debate can be rigorous; however, if you have recently been through a comprehensive planning process, then you should have already made most of these decisions.

A regional growth sector map serves as an extension of the growth management policies established in the comprehensive plan. You might look at it as the coupling that binds the growth management strategy and the Toolkit together.

In preparing a regional growth sector map, communities should consider the location of environmentally sensitive lands, size of existing parcels, established and proposed street systems, location of schools and employment centers, location of critical infrastructure and planned and existing urban service boundaries. Urban services include wastewater connections, police service and water lines capable of sufficient pressure for fire flows.

Generally, the more sprawling a community's development pattern, the more expensive it is to provide and maintain services. Serving residential development in the rural and suburban areas is often a fiscal drain on the community when compared to providing services in more urban areas.
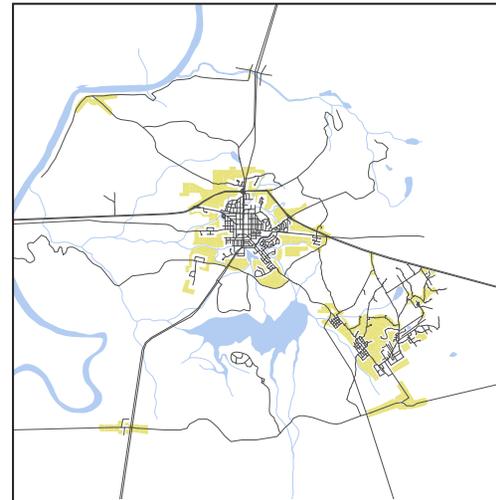
The Toolkit requires a community to identify four regional growth sectors.
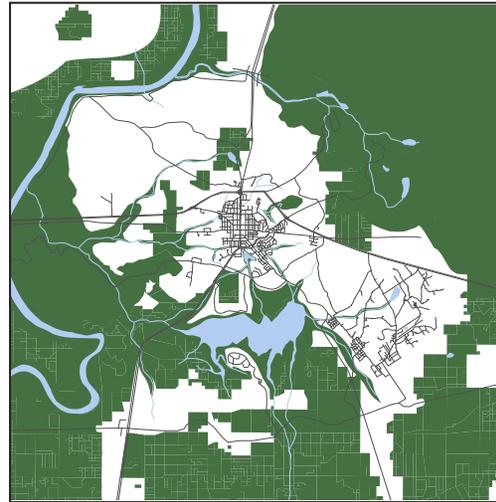
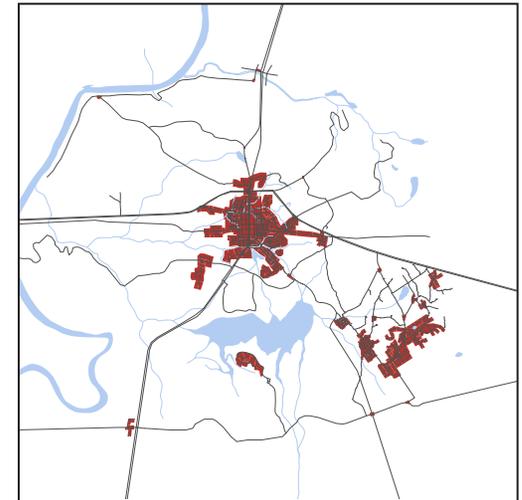**PRESERVATION SECTOR.** Environmentally sensitive or other areas in need of protection.
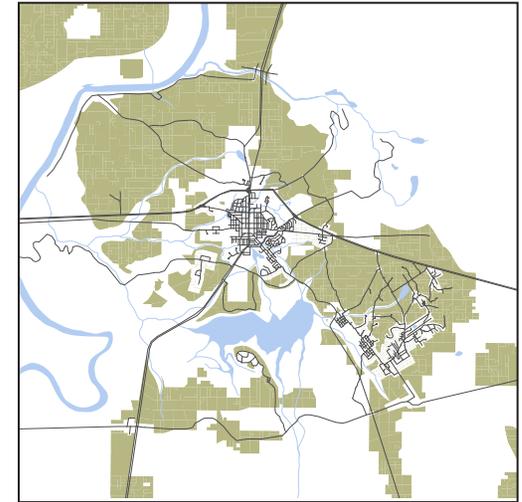
RESTRICTED GROWTH SECTOR. Agricultural and farmland not anticipated to receive urban services in the foreseeable future.

ANTICIPATED GROWTH SECTOR. New greenfield areas that are easily connected to existing urban services.

INFILL GROWTH SECTOR. Areas already receiving an urban level of services.

PRESERVATION SECTOR — RESTRICTED GROWTH SECTOR — ANTICIPATED GROWTH SECTOR — INFILL GROWTH SECTOR
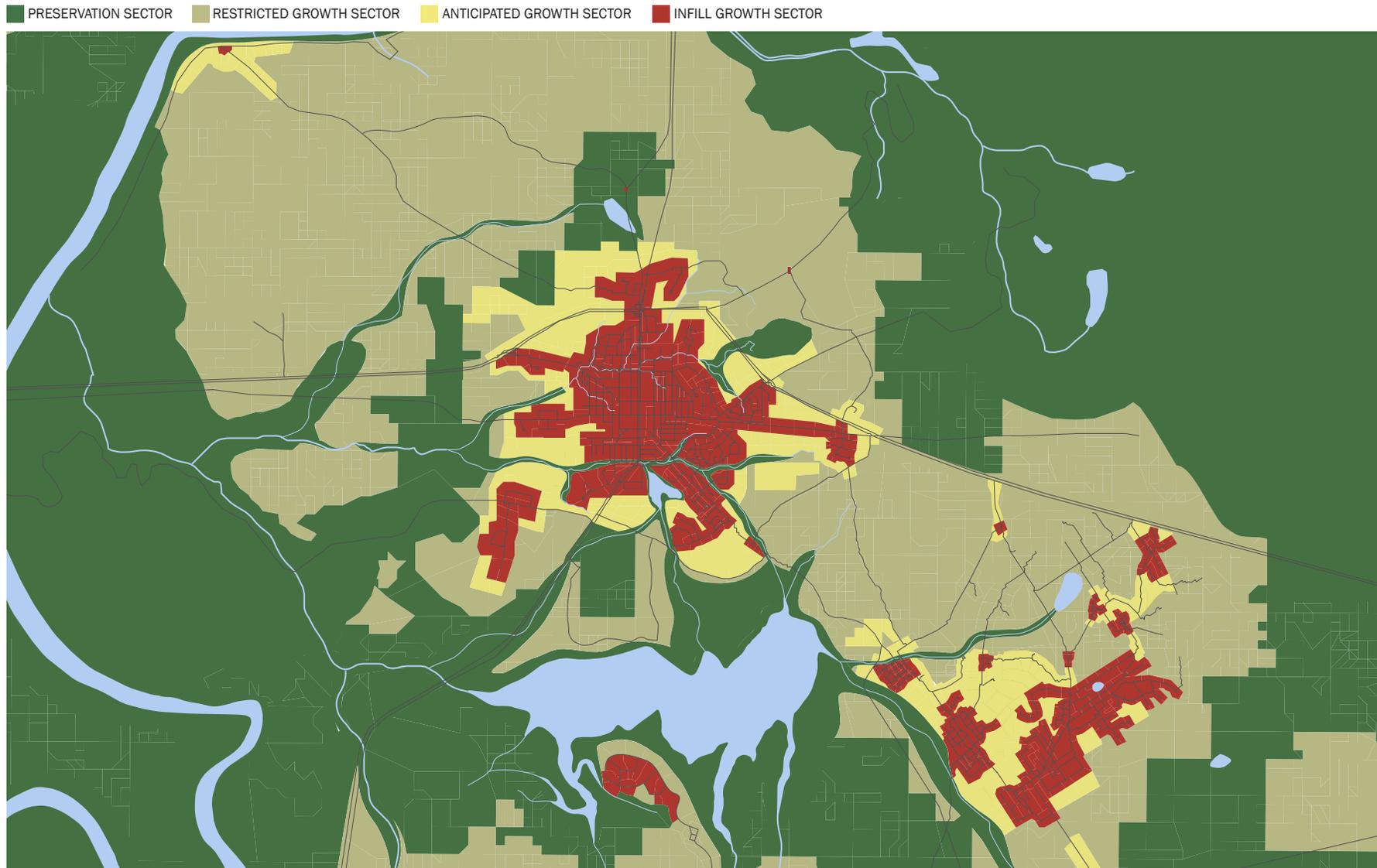
SAMPLE REGIONAL GROWTH SECTOR MAP. THIS MAP COMBINES THE FOUR REGIONAL GROWTH SECTORS.

Preservation Sector

In every community, there are lands not suited for development. These lands may be located in a parish, state or federal park or preserve or may be under private ownership. 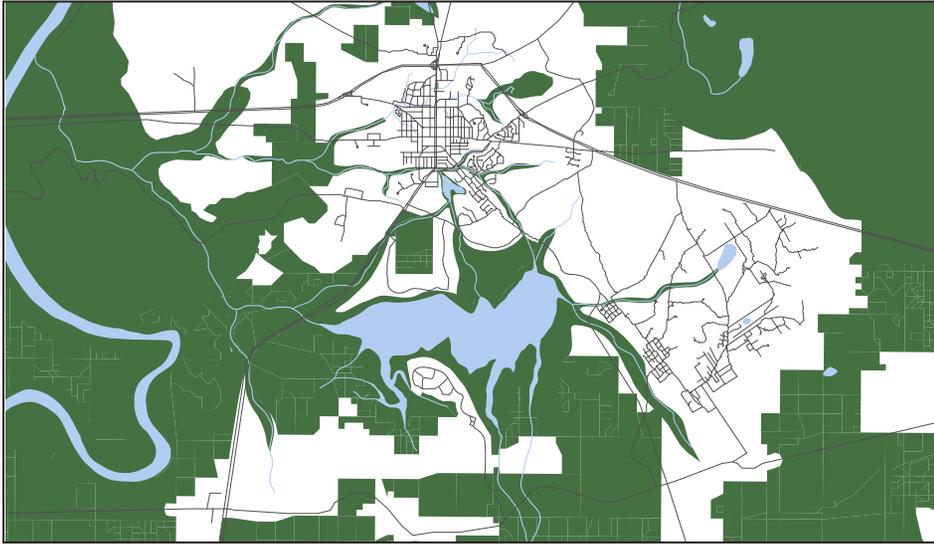Often these areas are environmentally sensitive due to the presence of wetlands, steep slopes, bodies of water, old growth forests, or the presence of threatened or endangered species.

The majority of the Preservation Sector is likely to be located outside the developed portion of the community. Typically there is no plan to ever provide an urban level of services to these areas. There are exceptions to this. It is acceptable and encouraged to include large urban parks, major lakes and waterways and wetland areas that are within the planned or existing urban services boundary in the Preservation Sector. The Preservation Sector may contain large tracts of land or it may contain narrow corridors of environmentally sensitive creeks, streams, rivers and lands.

In addition to natural preservation areas and hunting and fishing preserves, large farm or ranch lands with farm houses on parcels of 40 acres or larger may be seen through-out. The Preservation Sector should be mapped before any of the other growth sectors. In many communities this sector will contain the most acreage.
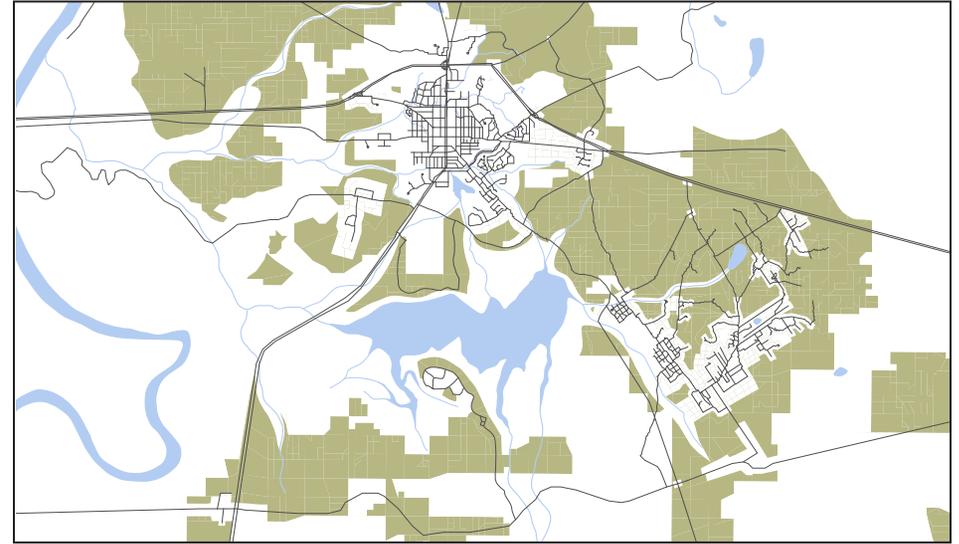
Restricted Growth Sector

The Restricted Growth Sector could be viewed as a developable land bank. The land is less ripe for development than other portions of the community, but it may develop at some point in the distant future. This growth sector primarily consists of large tracts of land 10 acres or more in size, but some five-acre lots may be present. All of these lands are outside of the existing urban services boundary and are not anticipated to be included within the urban services boundary for 20 or more years. This is the area of the community that will not be developed until more efficiently located land has been developed first. Property in this area of the community is typically rural in nature, with much of it containing agricultural or agricultural support activities.

The Restricted Growth Sector is predominately made up of large parcels with farms and homesteads. The established pattern should primarily be 40-, 20-, or 10-acre lots; however some smaller five acre lots may be included if there is a need to legitimize an existing pattern of development. The Restricted Growth Sector should be the second growth sector mapped. In many communities it will be the second largest in geographical extent.
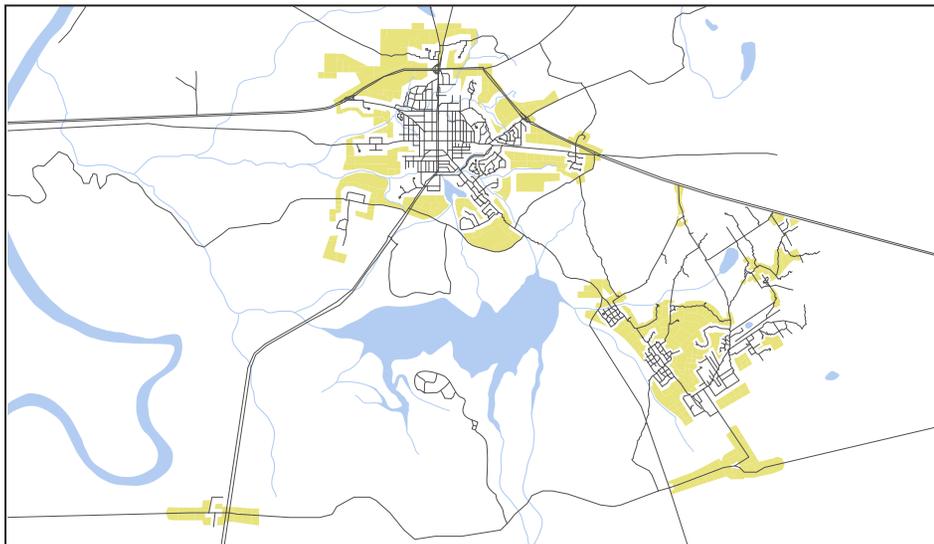
Anticipated Growth Sector

The Anticipated Growth Sector represents portions of the community that are ready for development. This growth sector is intended to absorb most of the development anticipated to occur within the planning horizon of the comprehensive plan.

Typically, Anticipated Growth Sector abuts existing developed areas and lies either within the urban services boundary or in such close proximity to existing facilities that expansion of the urban services boundary is anticipated in the near future.

Additionally, the Anticipated Growth Sector may be located in close proximity to major employment centers with ½-mile nodes at employment centers and ½-mile long corridors extending from these nodes. The Anticipated Growth Sector may also occur at major undeveloped intersections.

In many communities, the Anticipated Growth Sector will contain less geographical area than the Restricted Growth Sector. The current pattern of this sector is typically sparse suburban and estate-sized homes with occasional larger rural tracts that are prime for development.
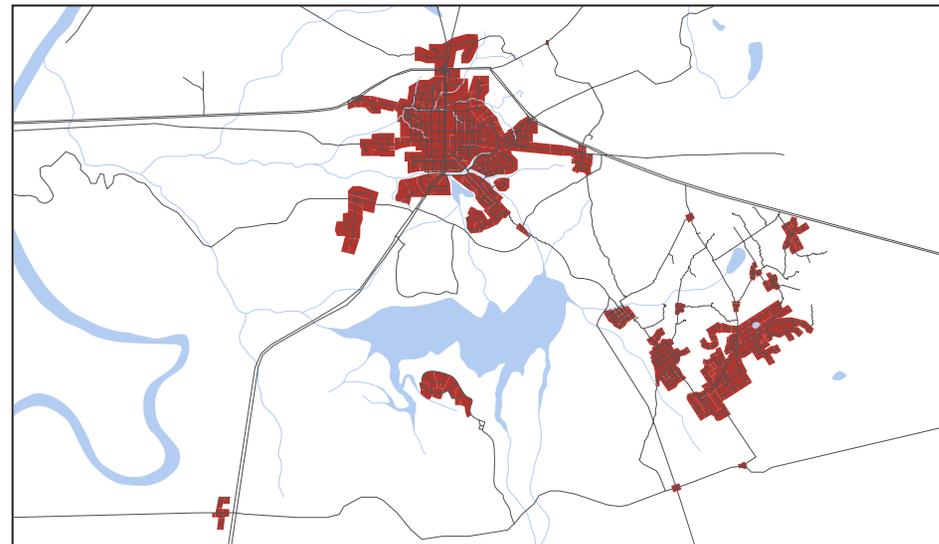
Infill Growth Sector

The most efficient area to develop is within the existing urban service boundaries. The Infill Growth Sector lies within this area and allows for the most compact development patterns. Typically, the existing street grid is already established with block perimeters 3,000 feet or shorter.

This area has been previously developed and includes existing town centers, urban areas, commercial corridors, suburban and urban neighborhoods, office parks and employment centers within the urban service boundary.

# General Questions about Mapping Growth Sectors

How Detailed Should the Regional Growth Sector Map Be?

The regional growth sector map should avoid specifics. It should use major landscape features such as rivers, streets and large lots for guidance. Eventually these maps will nest inside each other. The regional growth sector map guides the application of context areas. It influences future decisions made with the Toolkit, so there should be a consensus among the planning staff and the advisory committee as to the realities of where growth should occur.

What Pattern Should the Regional Growth Sector Map Take?

Given the uniqueness of Louisiana's communities, there is no one correct pattern that will be seen. Most communities should find that their map is varied—not just a simple series of concentric circles emanating out of the town centers. Some communities may find their maps result in a more speckled pattern, while others may find an Infill Sector abuts a Restricted Growth or Preservation Sector. Ultimately, there are no firm rules to establishing a regional growth sector map, but be careful not to fall prey to individual property interests that seek to classify too much land as an Anticipated Growth Sector. This will only result in the community committing to providing public services to these areas.

PRESERVATION SECTOR   ANTICIPATED GROWTH SECTOR

RESTRICTED GROWTH SECTOR   INFILL GROWTH SECTOR
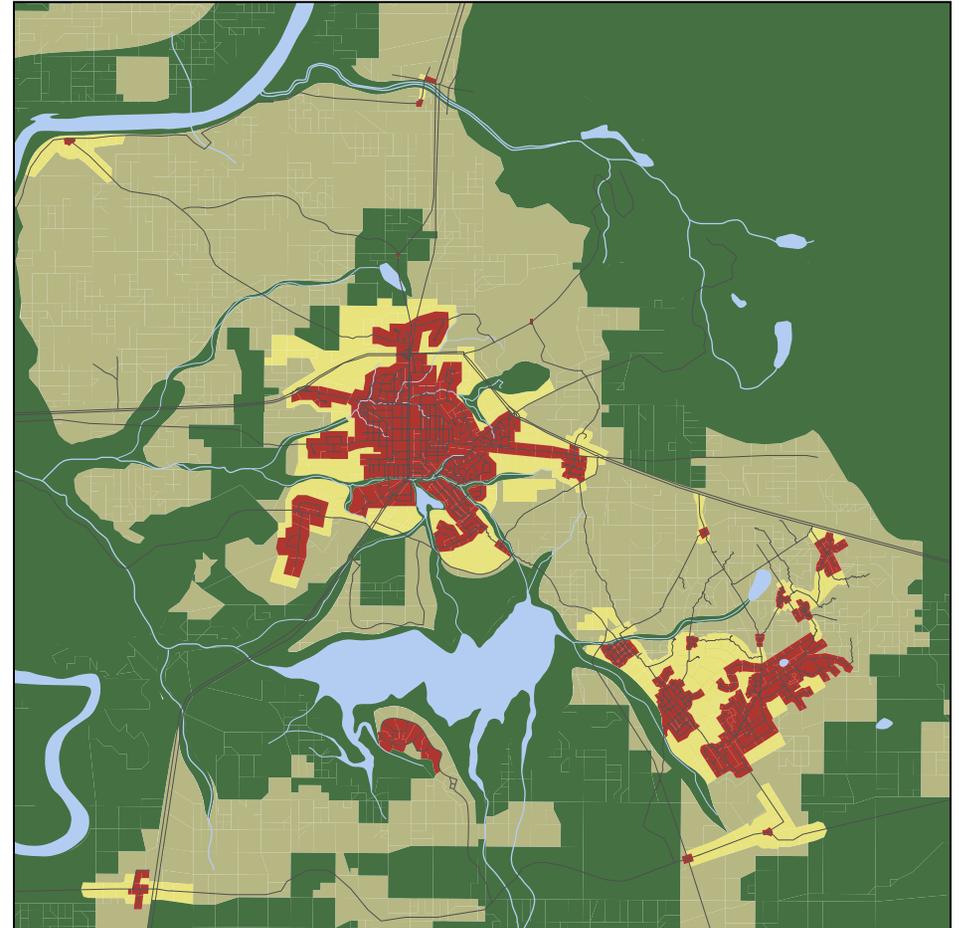
SAMPLE REGIONAL GROWTH SECTOR MAP

STEP 2: MAP CONTEXT AREAS

The context areas refine the regional growth sectors to make sure that the right levels of growth occur in each sector. Context areas also provide the organization for the Toolkit. The majority of the rules—from zoning districts and building types to site development standards and roads—are organized by six context areas.

As you move across the spectrum from Natural and Rural to Urban and Center, the level of density and intensity of development increases. This allows a community to first decide where it wants to grow using the regional growth sectors and then apply the rules that will allow it to stay within the desired limits using the context areas. Since only certain context areas are allowed within each growth sector, Preservation and Restricted Growth sectors maintain low density rural type developments, while more intense compact development is allowed in the Anticipated Growth and Infill sectors using the Urban and Center context areas.

Context areas describe a certain character or feel of an area. When someone says "rural", it elicits an image of a built environment with a certain character such as narrow roads with ditch and swale cross-sections, low-density lots with gracious setbacks and primarily residential or agricultural uses. However, if someone says "urban" it brings forth a much different image of neighborhoods with connected streets, short walkable blocks and compact development with a mix of residential and commercial uses. The rules that create the rural charm are different than the rules that create vibrant mixed use neighborhoods. The context areas organize and apply the right rules in the right places.

The six context areas work together to provide the complete spectrum of the built environment. From the rural countryside to urban town centers and historic downtowns, context areas provide rules that allow each place to develop according to its desired character. The community's job is to decide where these places exist today, where they should exist in the future and map the community accordingly.

Preservation Growth Sector
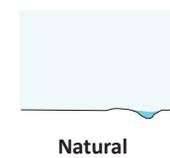
Restricted Growth Sector
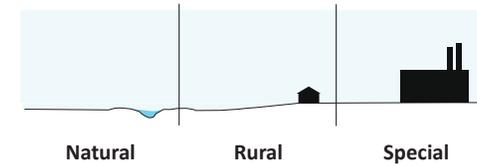
Anticipated Growth Sector

Infill Sector
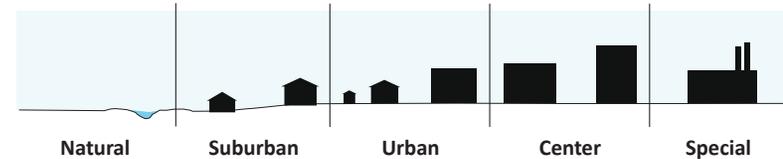
CONTEXT AREAS BY GROWTH SECTOR. THE TOOLKIT ONLY ALLOWS CERTAIN CONTEXT AREAS TO BE MAPPED WITHIN EACH GROWTH SECTOR.

Context Areas Defined
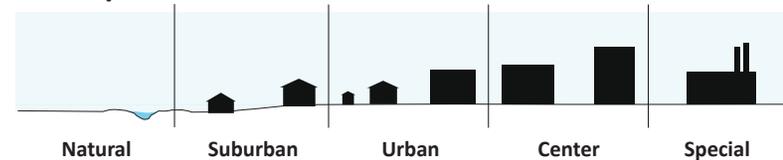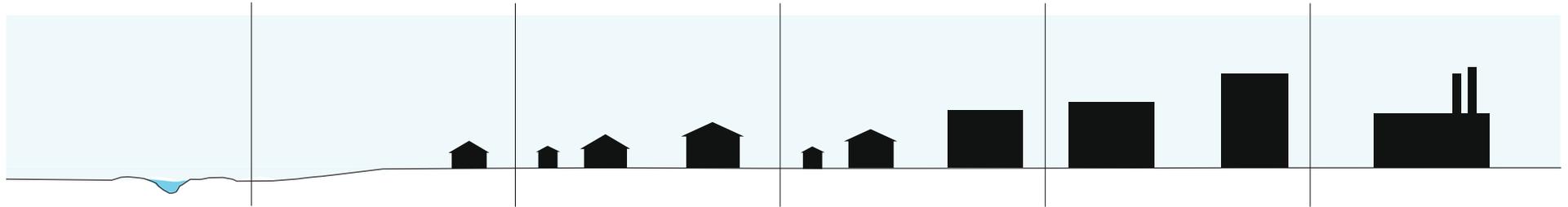

Natural (N-) ◼

Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with agricultural use often present.

Rural (R-) ◼

Consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated centers.

Suburban (S-) ◼

Consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.

Urban (U-) ◼

Consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.

Center (C-) ◼

Consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. The highest pedestrian and transit activity is encouraged.

Special (SP-) ◼

Consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may also occur within other context areas in smaller concentrations.

Do We Have to Map All the Context Areas?

No, you only need to map the context areas that are appropriate for your community. If you are applying the Toolkit to a historic downtown, you might only use the Center and Urban context areas and possibly the Natural Context Area, if there is a major park in your downtown. Likewise, if you are a rural parish with no urbanized areas, then you may decide not to map the Center Context Area.

Even if your community is not ready for all the context area, it is recommended that you leave the text for the other context areas intact and simply not map them. They would be available upon request and at the time of request your community can decide whether or not to apply them.

How Do We Map the Context Areas?

Using the future land use map and community vision for guidance, map the context areas within each regional growth sector. The most effective way to do this is to focus on one regional growth sector at a time.

The favored approach for mapping context areas is to apply them at the block or multi-block level, leaving the context's tools (zoning districts, building types and site development standards) to provide the texture at the individual parcel level. Under this approach, the planning staff and advisory committee examine each block and intersection within a regional growth sector and apply a context to existing blocks or even block faces. This may result in three or more contexts being applied within most neighborhoods. The exception to this approach is the Natural and Rural context areas, which may be applied in large contiguous areas.

A less specific approach is to apply context areas in larger tracts. Some communities, especially those that have never regulated land use, may find this approach more manageable. While this may be an easier approach, it is not ideal.

A complete neighborhood may have elements of multiple context areas. There might be some section of small lot residential with a corner store that resembles an Urban Context Area adjacent to larger lot residential resembling a Suburban Context Area. The downside to the less specific approach is that it can result in block after block of one context area, making the development of a complete neighborhood difficult.

While there is no hard and fast rule for mapping context areas, each community should try to map the Suburban, Urban and Center context areas in a fine grained pattern. The following pages provide some guidelines to get you started in the context mapping process.

Can We Change the Context Areas Later?

Absolutely, planning is not static and neither are land use regulations. At any time, a property owner may request a change in their property's designation.

As communities evolve over time, their regulations must change in response. A Suburban context area may become more compact, eventually transitioning to an Urban or even Center context area. Likewise, if a developer building a traditional neighborhood development (TND) in a Rural Context Area is willing to install appropriate infrastructure and community facilities, they may request a map change to reflect a more intense development pattern.

Context Mapping by Growth Sector

The following pages outline one approach to mapping context areas. This approach splits the regional growth sector map into individual growth sectors and explains how a community might map available context areas in each regional growth sector.

Preservation Growth Sector

As previously discussed, the Preservation Growth Sector will likely be the largest of the growth sectors in terms of total acreage. Also, because the Natural Context Area is the only context area allowed within the Preservation Sector, it is the most straightforward to map. All Preservation Sectors directly convert to the Natural Context.

Natural Context

Natural is the only context area that is permitted in all the regional growth sectors. The Natural Context Area contains zoning districts that allow agricultural, hunting, fishing preserves, retreats and camps, but the context's primary focus is on the conservation and preservation of natural resources.

NATURAL CONTEXT   SUBURBAN CONTEXT   CENTER CONTEXT
RURAL CONTEXT   URBAN CONTEXT   SPECIAL CONTEXT
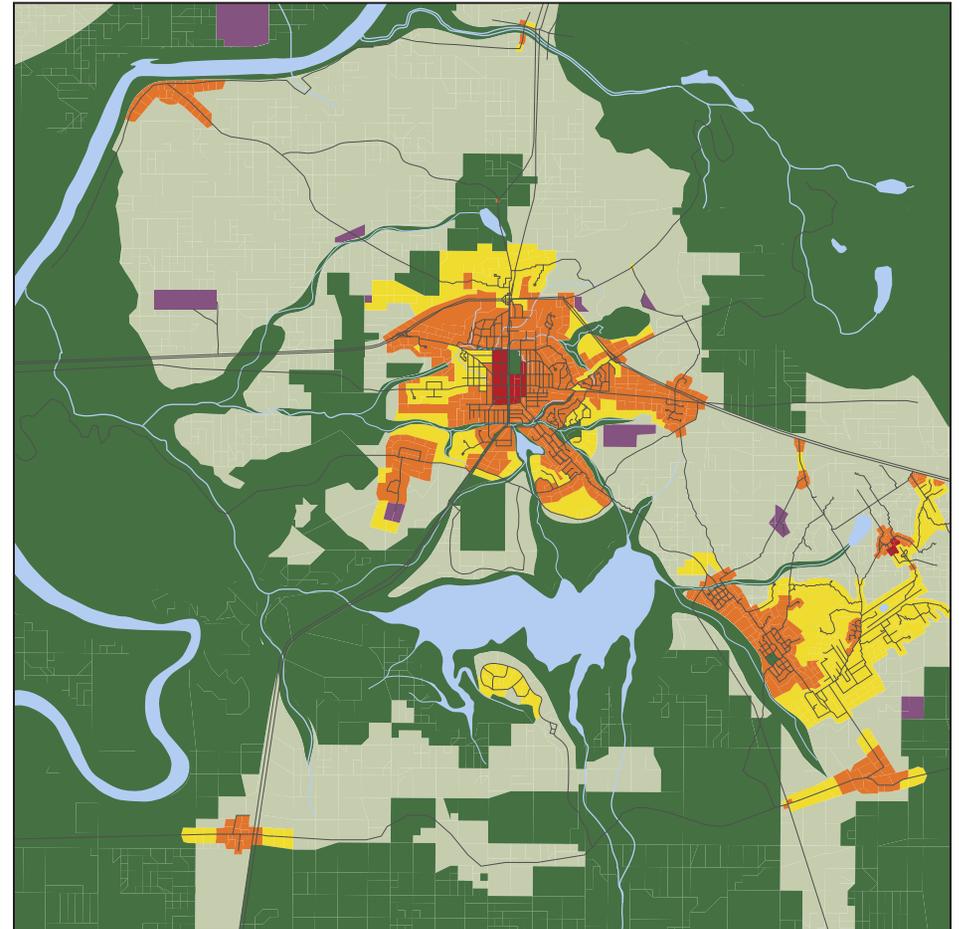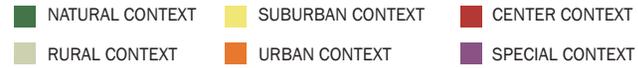
SAMPLE CONTEXT AREA MAP. THIS CONTEXT MAP IS AN EXAMPLE OF A PATTERN THAT A COMMUNITY MIGHT SEE IN A CONTEXT AREA MAP. NATURAL AND RURAL OCCUPY THE MOST ACREAGE WITH THE MORE INTENSE CONTEXT AREAS CLUSTERED IN SPECKLED PATTERNS AROUND GROWTH NODES.

PRESERVATION SECTOR

NATURAL CONTEXT
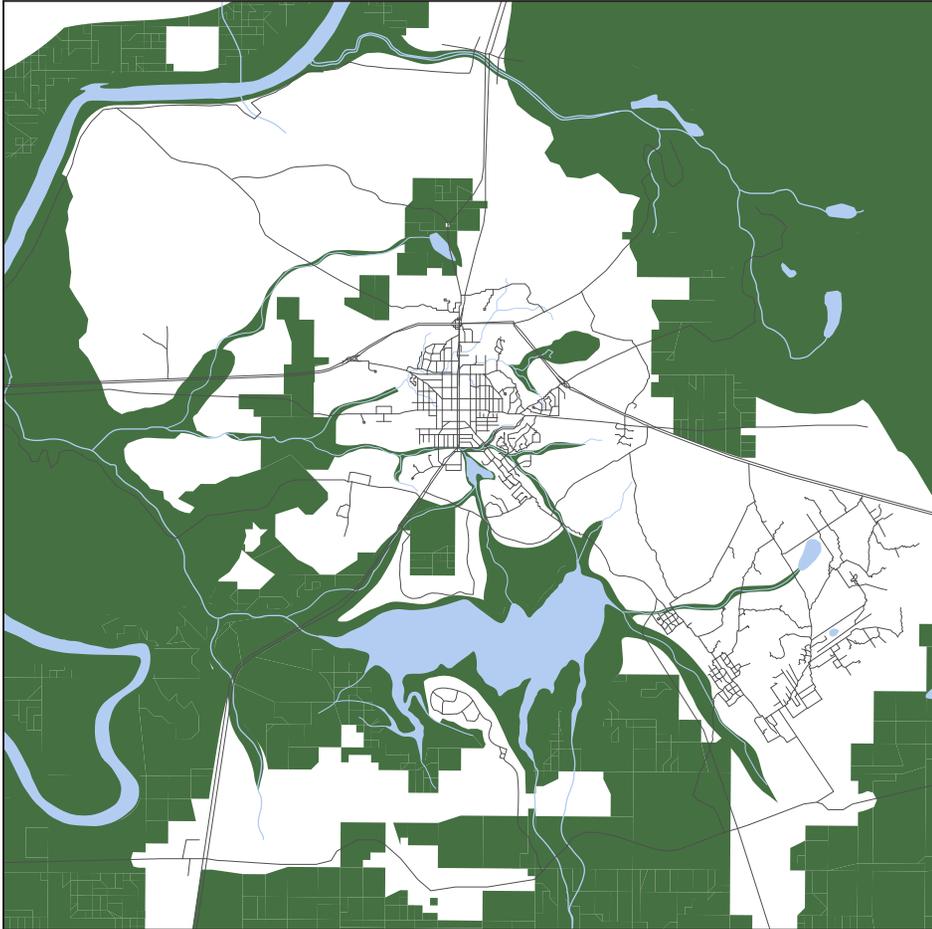
PRESERVATION SECTOR MAP. THIS MAP IDENTIFIES JUST THE AREA DESIGNATED AS THE PRESERVATION SECTOR. IT IS MADE UP OF ENVIRONMENTALLY SENSITIVE LANDS SUCH AS WETLANDS, STEEP SLOPES, OLD GROWTH FORESTS, RIVER AND STREAM BUFFERS, IT ALSO INCLUDES PARKS, AGRICULTURAL LANDS AND HUNTING AND FISHING PRESERVES.
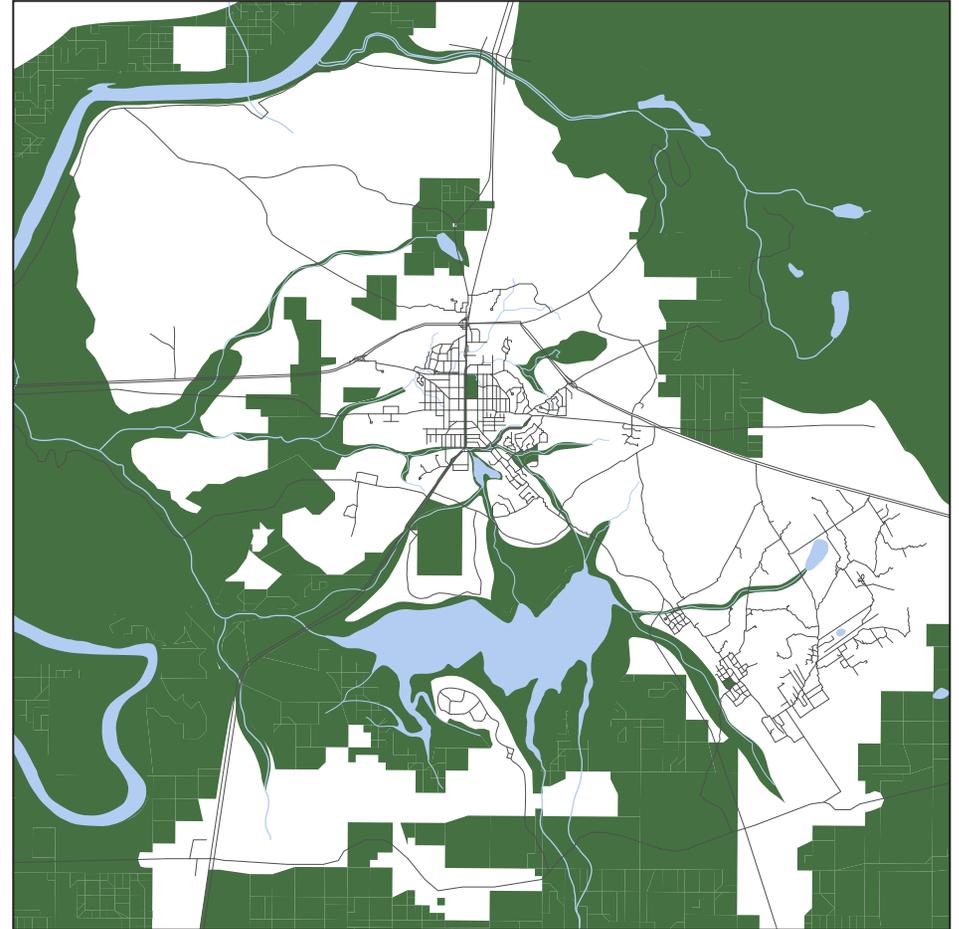
NATURAL CONTEXT MAPPED IN THE PRESERVATION SECTOR. THE NATURAL CONTEXT IS THE ONLY CONTEXT ALLOWED IN THE PRESERVATION SECTOR. THE MAP REPRESENTS A DIRECT CONVERSION FROM THE PRESERVATION SECTOR TO THE NATURAL CONTEXT.

Restricted Growth Sector

Once the Preservation Growth Sector is mapped, it is time to map the Restricted Growth Sector. The Restricted Growth Sector consists of large areas of land located outside of the urban service boundary that are not anticipated to develop at urban intensities for a long time. It serves as a land bank, securely storing land for future development.

Three context areas are allowed within the Restricted Growth Sector: Rural, Special and Natural. The opportunities for mapping each are discussed below.

Rural Context

The Rural Context Area allows for a range of zoning districts from agricultural to mixed use rural services to industrial districts.

The Rural Context Area protects future developable land by maintaining sizeable tracts of land under single ownership. This has the added benefit of preserving rural character while providing a viable economic outlet for current landowners.

Almost all of the Restricted Growth Sector will likely be mapped as a Rural Context.

Special Context

The Special Context Area differs from the other context areas in that it is not focused on the distinct character of a place, but applies to large uses that do not fit in any of the other context areas. Possible examples of this are: airports, large industrial sites, correctional facilities, colleges, universities, hospitals, or other large scale uses that typically have long term campus master plans. The Special Context Area should appear in a speckled pattern on the context map and be relatively infrequent in the Restricted Growth Sector.

The Natural Context

Since the Restricted Growth Sector will develop over the long term, there may be lands within it that are in need of the conservation afforded by the Natural Context Area.

These could be privately-owned hunting and fishing preserves or timber lands that, while not anticipated to be developed in the near term, could be developed in the future. Additionally federal, state and parish passive park lands should be designated as Natural.

RESTRICTED GROWTH SECTOR

RURAL CONTEXT   SPECIAL CONTEXT
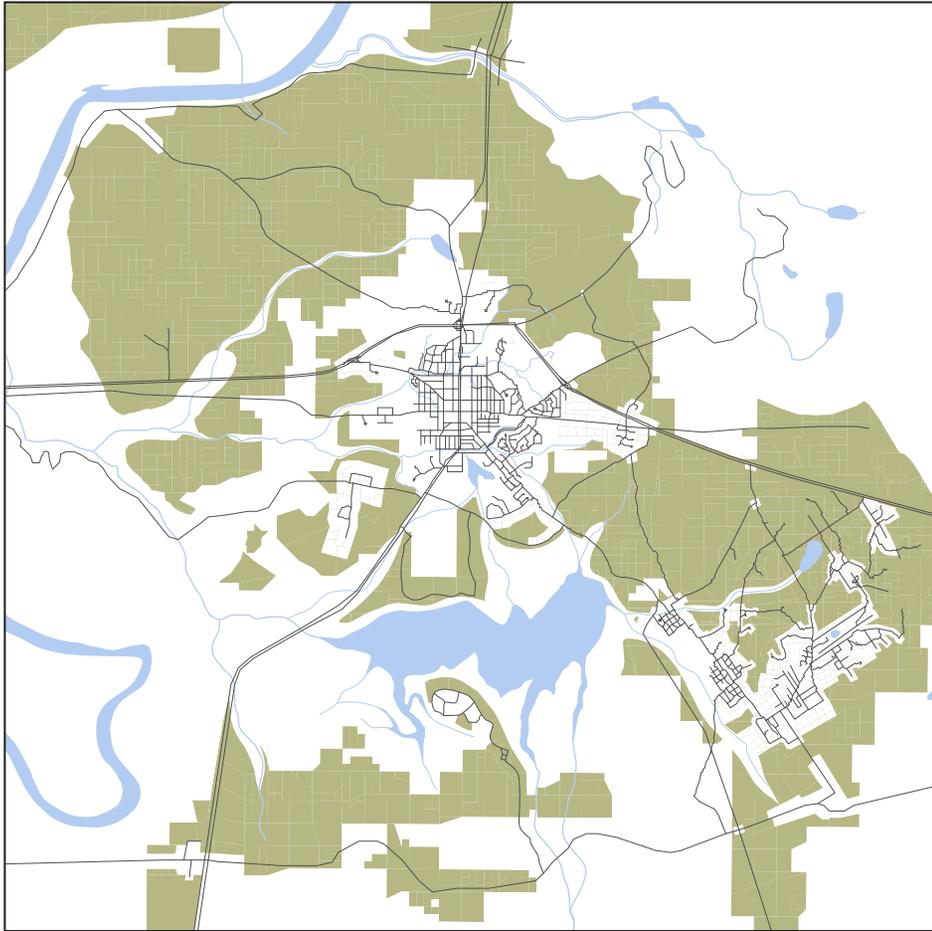
RESTRICTED GROWTH SECTOR MAP. THIS MAP IDENTIFIES JUST THE AREA DESIGNATED AS THE RESTRICTED GROWTH SECTOR. IT IS MADE UP OF PREDOMINATELY RURAL AREAS. THIS GROWTH SECTOR IS NOT EXPECTED TO RECEIVE URBAN SERVICES WITHIN THE PLANNING HORIZON OF THE COMPREHENSIVE PLAN.

RURAL AND SPECIAL CONTEXTS MAPPED IN THE RESTRICTED GROWTH SECTOR. THIS MAP HIGHLIGHTS THE SELECTIVE USE OF THE SPECIAL CONTEXT TO SITE-SPECIFIC AREAS WITHIN THE RESTRICTED GROWTH SECTOR. THE REMAINING AREA BECOMES PART OF THE RURAL CONTEXT.

Anticipated Growth Sector

The Anticipated Growth Sector is mapped in areas within or immediately outside the urban services boundary or immediately surrounding major employment centers. These are the areas designated in the comprehensive plan as anticipated to experience most of the community's new development. Five context areas allowed within the Anticipated Growth Sector: Natural, Suburban, Urban, Center and Special. The opportunities for mapping each are discussed below.

Center Context

The Center Context is the easiest place to start. Within the Anticipated Growth Sector the Center Context will likely only be applied to designated new town centers. Your community may choose not to map any of these areas initially and reserve the Center Context for application in the Infill Growth Sector.

Urban Context

There are a number of ways to map the Urban Context Area. There may or may not be one continuous band of Urban around the Center Context Area but likely there will be nodes of Urban at key intersections, along major thoroughfares and in town centers throughout the community.

If your comprehensive plan and future land use map identify future growth nodes, then you should start there. Use the guidance of the comprehensive plan to identify those areas that should develop in a more compact, walkable, mixed use neighborhoods. In the event your comprehensive plan and future land use map do not address future growth nodes, consider the following guidelines.

1. Identify areas urban in character and map them Urban or possibly Center.

2. Identify key existing or proposed intersections and any existing or proposed major employment centers and classify these areas as Urban nodes with approximately ¼- to ½-mile radius.

3. Consider designating adjacent corridors an additional ¼ mile from these nodes as Urban Context Area. The resulting pattern can be seen in the image to the right.

Don't be concerned if your resulting pattern does not appear in neat concentric circles of Center, Urban or Suburban. If you see this pattern, you are likely over-simplifying the process and not representing the complexities of your community. The final pattern is more likely to be speckled, with pockets of Urban mapped where neighborhoods exemplify an urban character. There may also be portions of your community that are currently suburban or even rural in character today but that are designated to become more compact and intense in the near future.

Suburban Context

The Suburban Context Area is characterized primarily by single-family residential lots and nodes and corridors with commercial and retail activities. The commercial and retail development that exists may be built to the street, but may also be set back to allow a small amount of parking between the building and the street. The Toolkit contains Suburban zoning districts that encourage walkable, mixed use development and these districts should be used when conditions are appropriate to make existing commercial corridors more pedestrian friendly.

ANTICIPATED GROWTH SECTOR

SUBURBAN CONTEXT   CENTER CONTEXT

URBAN CONTEXT   SPECIAL CONTEXT
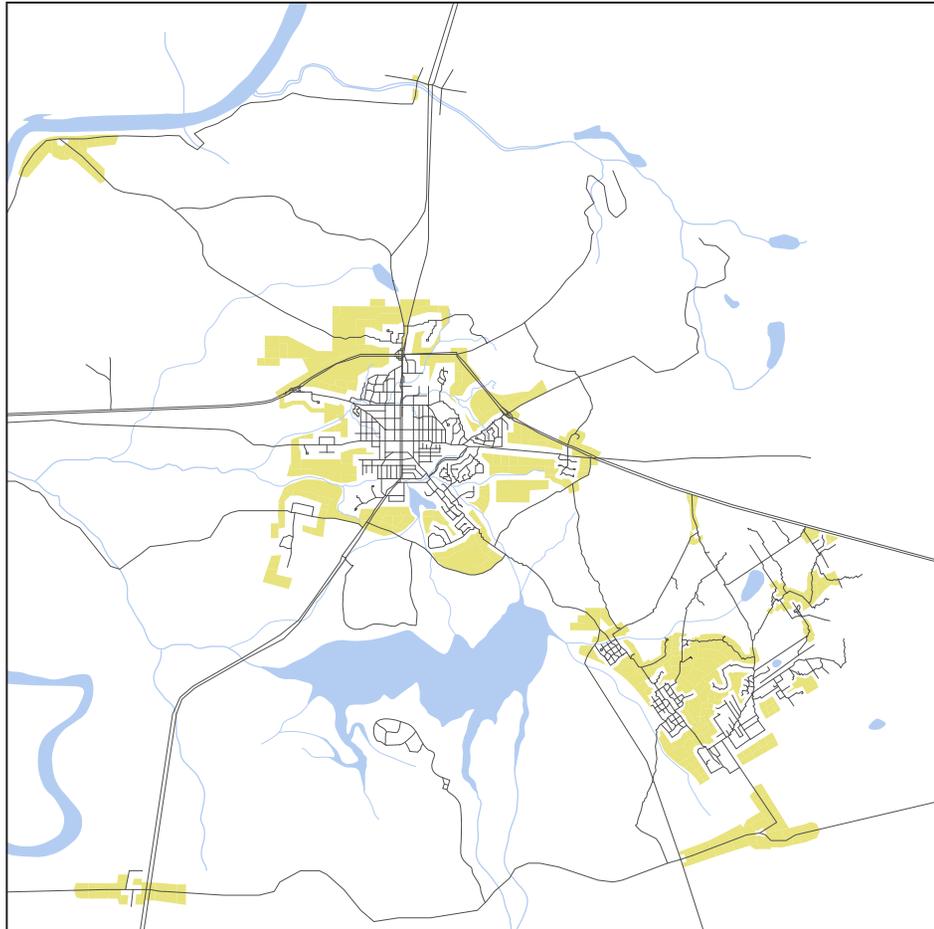
ANTICIPATED GROWTH SECTOR MAP. THIS MAP IDENTIFIES THE AREAS THAT ARE ANTICIPATED TO EXPERIENCE SIGNIFICANT GROWTH OVER THE PLANNING HORIZON. THESE ARE AREAS THAT HAVE ACCESS TO EXISTING INFRASTRUCTURE AND PUBLIC SERVICES OR THAT ARE LOCATED WITHIN CLOSE PROXIMITY (1/2 MILE) OF MAJOR EMPLOYMENT CENTERS.
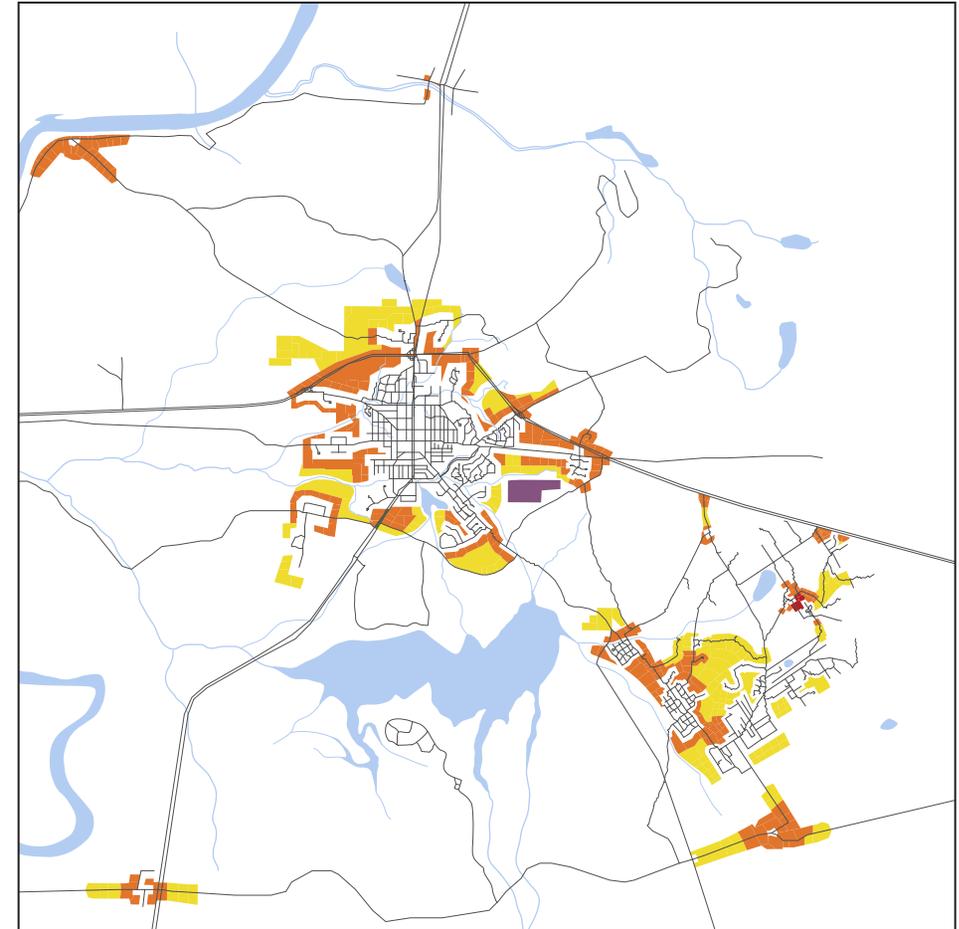
SUBURBAN, URBAN, CENTER AND SPECIAL CONTEXTS MAPPED IN THE ANTICIPATED GROWTH SECTOR. THIS MAP SHOWS THE APPLICATION OF SUBURBAN, URBAN AND CENTER CONTEXTS IN ANTICIPATED GROWTH SECTORS. THE APPLICATION IS NOT MADE IN BROAD SWATHS BUT RATHER IN INTENTIONALLY PLANNED LOCATIONS.

It maybe difficult to advance the principles of your comprehensive plan when large areas of the Suburban Context Area are mapped. The Suburban Context contains the tools necessary to build walkable mixed use neighborhoods by choice, but it also allows patterns of sprawl to continue. The reality for many rural communities without a town or city is that the Suburban Context might be the most intense context.

Within the Anticipated Growth Sector, the Suburban Context should be mapped in areas where growth is expected but the intensity of the Urban Context would not be desired.

Special and Natural Contexts

As in the Restricted Growth Sector, there may be site-specific locations within the Anticipated Growth Sector that require either the flexibility of the Special Context Area or the protection that comes with the Natural Context Area. Specifically, large employment centers, heavy industrial areas, or other large campus type settings may be mapped as Special, while certain public parks may be mapped as Natural.

Infill Sector

The Infill Growth Sector is the final growth sector to map. The Infill Growth Sector consists of existing built areas and typically have an established character and street grid. Five context areas can be may be mapped within the Infill Growth Sector: Natural, Suburban, Urban, Center and Special.

Suburban, Urban and Center Contexts

Consider first mapping the Infill Growth Sector according to the existing conditions. The historic downtowns, town squares and main streets should be mapped Center; existing residential and commercial areas with short walkable blocks should be mapped Urban; and existing suburban subdivisions and shopping centers should be mapped Suburban.

Then, identify any designated future growth nodes or areas of planned land use change on the future land use map. If the comprehensive plan calls for more compact develop-

ment in any of these areas, then consider whether their existing context is appropriate or whether a more intense context might be appropriate. Are there areas to expand the current main street or town square that should be placed in the Center Context? Are there areas within the Suburban Context that are likely to intensify into mixed use centers or neighborhood retail that should be mapped Urban? These are the types of questions that should guide these decisions.

Special and Natural Contexts

As with the Anticipated Growth Sector, the Special and Natural context areas within the Infill Growth Sector should be site-specific. Designate existing or planned, large industrial sites and campus settings as Special and parks as Natural.

INFILL GROWTH SECTOR

SUBURBAN CONTEXT CENTER CONTEXT

URBAN CONTEXT SPECIAL CONTEXT
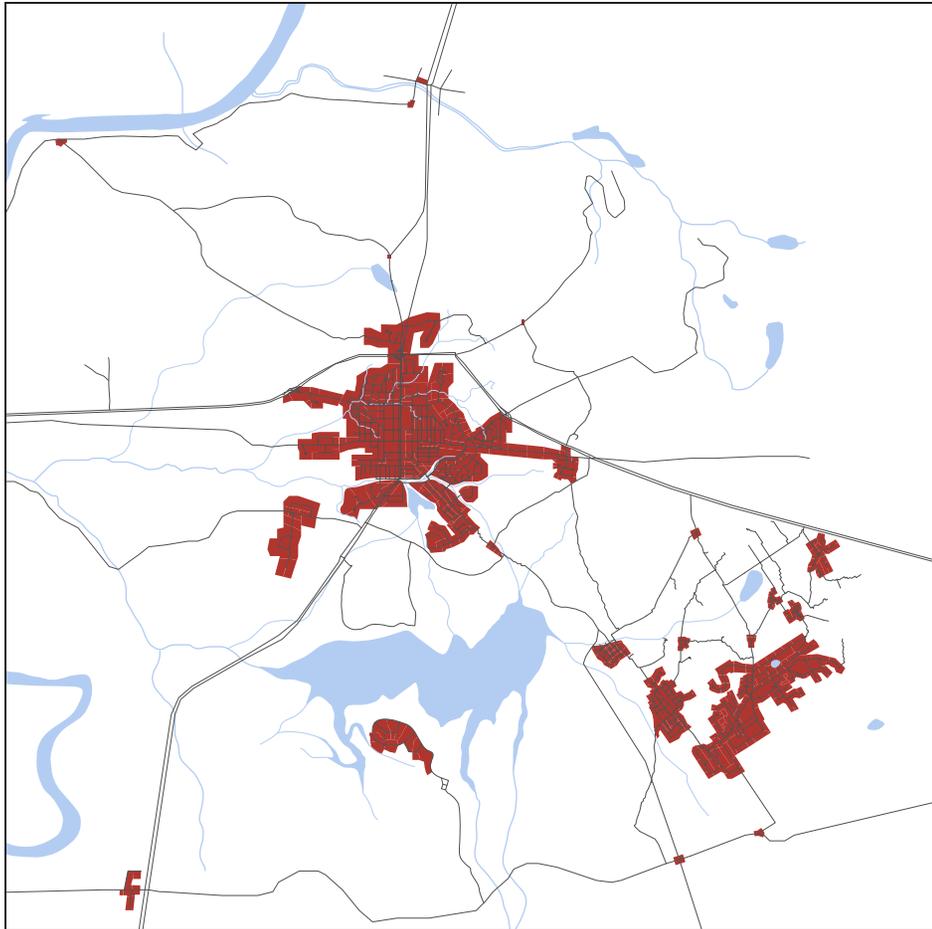
INFILL SECTOR MAP. THIS MAP IDENTIFIES THE ESTABLISHED AND ALREADY DEVELOPED AREAS. THESE ARE PLACES THAT ALREADY HAVE AN ESTABLISHED CHARACTER AND RECEIVE AN URBAN LEVEL OF SERVICES.
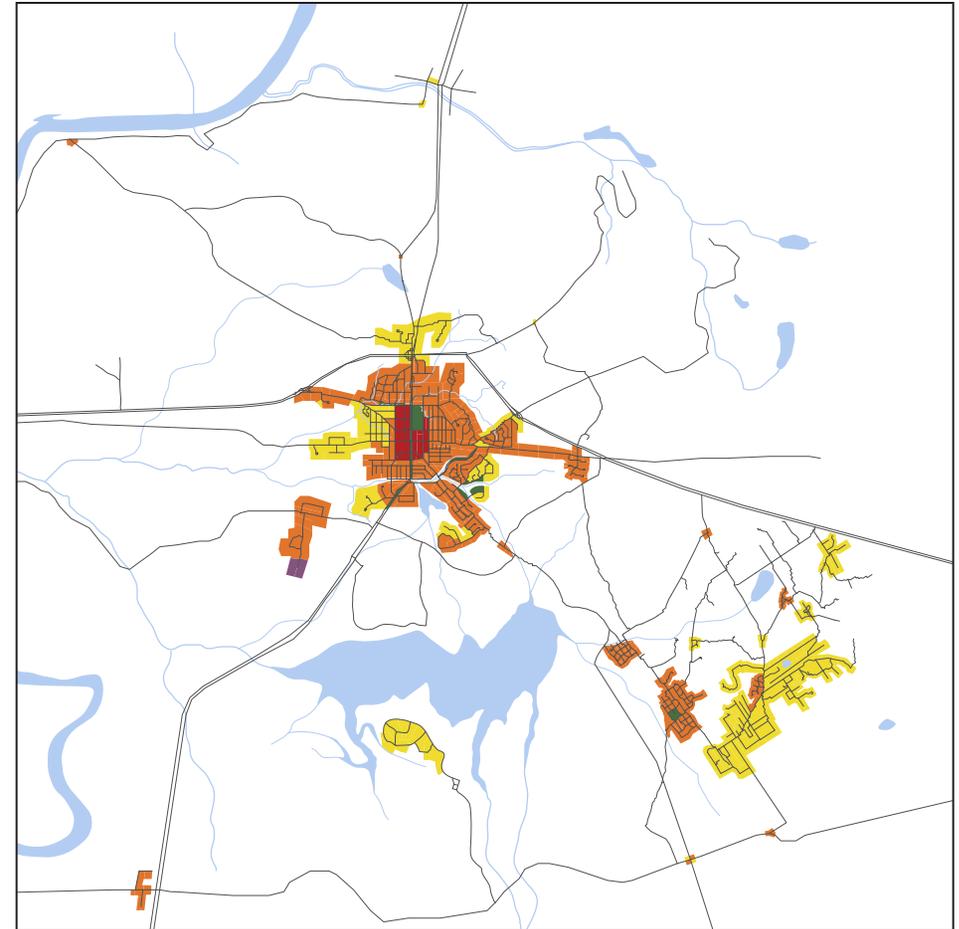
SUBURBAN, URBAN, CENTER AND SPECIAL MAPPED IN THE INFILL SECTOR. THIS MAP SHOWS THE APPLICATION OF SUBURBAN, URBAN AND CENTER CONTEXTS WITHIN THE INFILL GROWTH SECTOR. FIRST, IDENTIFY THE EXISTING CHARACTER AND APPLY THE APPROPRIATE CONTEXT AREAS. SECOND, ADJUST THESE AREAS TO ACCOUNT FOR PLANNED GROWTH NODES OR AREAS ANTICIPATED TO BECOME MORE COMPACT WITHIN THE FORESEEABLE FUTURE.

General Questions About Mapping Context Areas

Do I Map the Context Areas as They Appear Today or What They Should be in the Future?

Both. Current conditions on the ground today should help provide you with enough of a pattern to identify which context area best fits a given place. However, it is equally important to determine what you want an area to become in the future. There may be a current suburban shopping center that is nearing the end of its useful life. Since it was first developed, conditions may have changed to the point that when it redevelops, it should have the opportunity to become something more intense.

Similarly, there may be a rural intersection with a small "mom and pop" grocery store that is within close proximity to a future employment center. While the current character of this area is decidedly rural, it may soon become something more intense and should be mapped as either Suburban or Urban.

How Many Years in Advance Do We Designate Context Areas?

As a general rule of thumb, communities should consider mapping context areas (and their zoning districts) in anticipation of 10 years of growth. It is important to consult your comprehensive plan and consider what exactly your projected growth may be over this 10-year time frame. This approach can generate a perception that some property owners are receiving an unfair windfall by being remapped or rezoned. If not addressed appropriately, it can fracture the community's support for the changes. Some communities have found it helpful not to heavily map for the future, but rather to map exactly what is on the ground today. Ultimately, this is a strategy and policy decision that should be weighed in when adopting the final version of the Toolkit.

Do We Have to Use All the Context Areas?

No, some communities may find that only the Urban, Suburban, Natural and Special context areas apply and may not use the Center Context. The context areas your community applies depend on your individual needs. Regardless of which context areas are mapped, it is still a good idea to retain the text of all context areas, this will allow your community to respond to changing conditions over time.
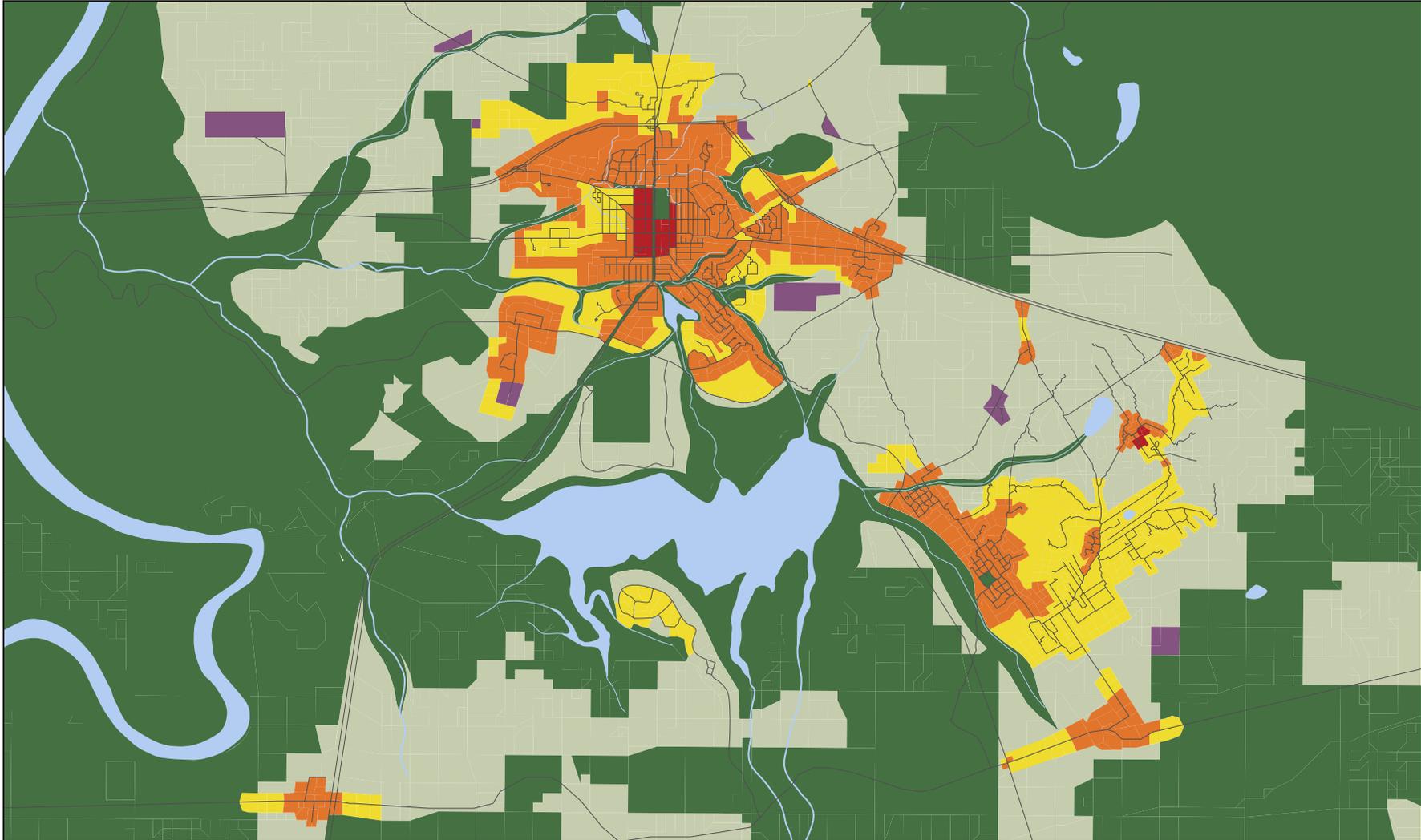
CONTEXT AREA MAP. ONCE ALL CONTEXTS HAVE BEEN MAPPED BY GROWTH SECTOR, THE RESULTING PATTERN MAY BE SIMILAR TO THIS SAMPLE CONTEXT AREA MAP. THE NATURAL AND RURAL CONTEXT AREAS WILL LIKELY BE THE LARGEST IN ACREAGE WITH THE REMAINING CONTEXT AREAS IN SPECKLED PATTERNS AROUND EXISTING AND PLANED GROWTH AREAS.

Legend:
- NATURAL CONTEXT
- RURAL CONTEXT
- SUBURBAN CONTEXT
- URBAN CONTEXT
- CENTER CONTEXT
- SPECIAL CONTEXT

STEP 3: MAP ZONING DISTRICTS

Once your community has mapped the regional growth sectors and context areas, it is time to further refine your community with zoning districts. The zoning map builds on the regional growth sector map and context area map. Each zoning district "nests" inside their respective context areas. For example, if the context area map designates a place as Urban, then the only districts that are allowed are the Urban zoning districts (districts with "U-" in front of them). Likewise, if your context area map designates a place as Rural, then only the districts allowed are the Rural zoning districts (districts with "R-" in front of them). One approach for mapping the zoning districts is to look at each context area individually and map one at a time. Start with districts allowed within the Natural Context Area and move across the spectrum to the Center Context Area. Guidelines for thinking about the districts within each context area are provided on the following pages.

CONTEXTS:	Natural (N-)	Rural (R-)	Suburban (S-)	Urban (U-)	Center (C-)	Special (SP-)
Agricultural Districts						
Agriculture (AG-)	N-AG-40	R-AG-40 R-AG-20 R-AG-10 R-AG-5				
Residential Districts						
Single-Family (RS-)			S-RS-15 S-RS-6	U-RS-6 U-RS-3		
Multifamily (RM-)			S-RM-3	U-RM-3		
Mixed Use Districts						
Mixed Use (MX-)		R-MX-2	S-MX-3	U-MX-3 U-MX-5	C-MX-5	
Main Street (MS-)			S-MS-3	U-MS-3 U-MS-5	C-MS-5	
Commercial Districts						
Commercial Corridor (CC-)			S-CC-3			
Light Industrial (IL)		R-IL	S-IL	U-IL	C-IL	
Special Purpose Districts						
Community (CD)						SP-CD
Conservation (CON)	N-CON					
Heavy Industrial (IH)						SP-IH
Planned Development (PD)		R-PD	S-PD	U-PD	C-PD	
Planned Industrial Development (PID)						SP-PID

ZONING DISTRICTS BY CONTEXT. ONLY SPECIFIC ZONING DISTRICTS ARE APPLIED WITHIN EACH CONTEXT AREA.

District Mapping by Context Area

Natural Context Areas

Two zoning districts are allowed in the Natural Context Area:

Agriculture (N-AG-40). This is a large-lot agricultural district, with 40 acres required per single-family house. This district is intended to protect farming, ranching and timber lands and other agricultural uses while conserving undeveloped areas.

Conservation (N-CON). This is an environmental conservation district. It should be used for any land designated for preservation, such as state, federal, or municipal wildlife refuges, passive parks, botanical gardens and similar facilities. Additionally, it should be mapped to designate areas that are not fit for development due to wetlands, steep slopes or other environmental constraints.

Mapping the Natural Districts

As seen in the example map below, the Agriculture (N-AG-40) District was applied to large farms and agricultural areas not likely to develop further due to the lack of services such as water, sewer, roads, schools, police and fire protection. The Conservation (N-CON) District was applied to environmentally sensitive areas around rivers, lakes and streams, as well as, parks and natural recreation areas.

NATURAL CONTEXT
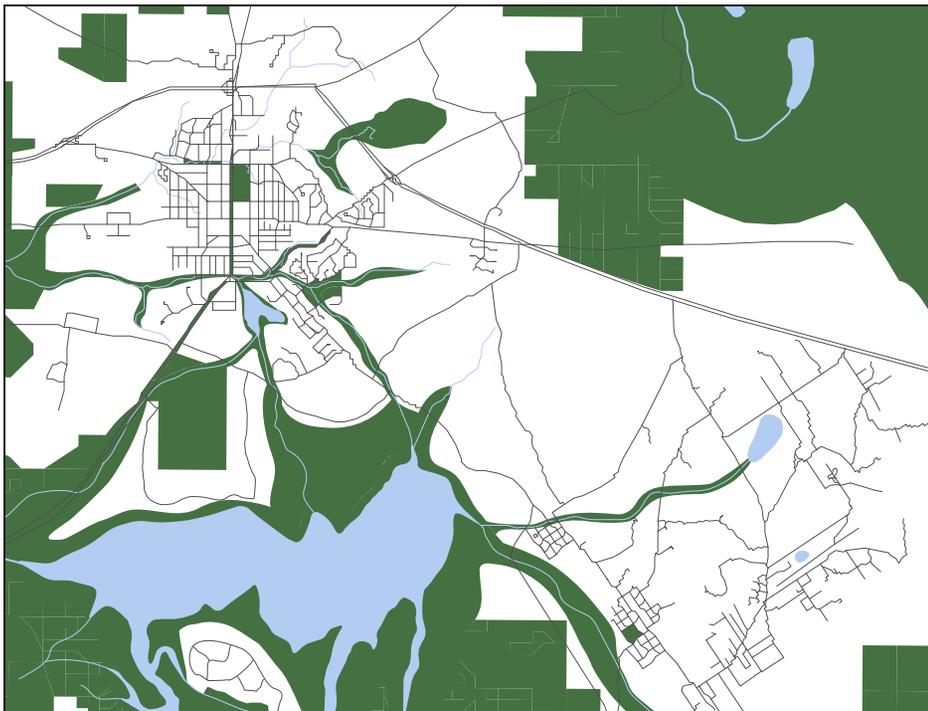
NATURAL CONTEXT MAP. THIS MAP IDENTIFIES THE NATURAL CONTEXT.

N-AG-40   N-CON
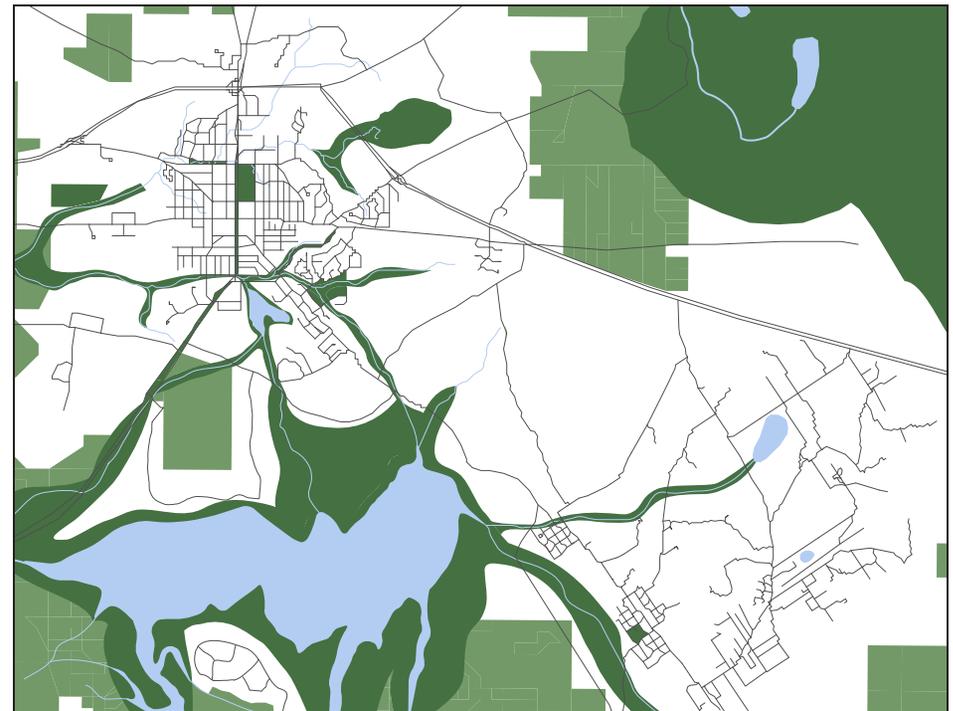
NATURAL ZONING DISTRICT MAP. EXAMPLE MAPPING OF ZONING DISTRICTS WITHIN THE NATURAL CONTEXT.

Rural Context Areas

The Rural Context Area offers a wider variety of districts than available in the Natural Context Area. The zoning districts are focused on accommodating rural and agricultural uses at a character and scale that is appropriate for their context. There are a total of seven Rural zoning districts.

Agriculture (R-AG-40, -20, -10, -5). These large-lot agricultural districts should account for the majority of the land in the Rural Context Area. As a way to begin the discussion, the choice of which density to apply (one unit per 40 (AG-40), 20 (AG-20), 10 (AG-10) and 5 (AG-5) acres, respectively) could be based on existing parcel size. Parcels of land greater than 40 acres would be zoned R-AG-40, parcels 20 acres to 40 acres would be zoned R-AG-20, and so on.

Rural Mixed Use (R-MX-2). This mixed use district is intended for small commercial nodes providing services within the Rural Context Area. Examples of these uses include cross-roads commercial, canteens, small gas stations, restaurants or other limited retail uses. R-MX-2 should be applied where existing businesses are located and at cross-roads designated for mixed use or commercial development at a small rural scale. The R-MX-2 District is not intended to be used where major gas stations or truck stops might occur. The R-MX-2 District allows buildings up to two-stories in height.

<div>RURAL CONTEXT</div>
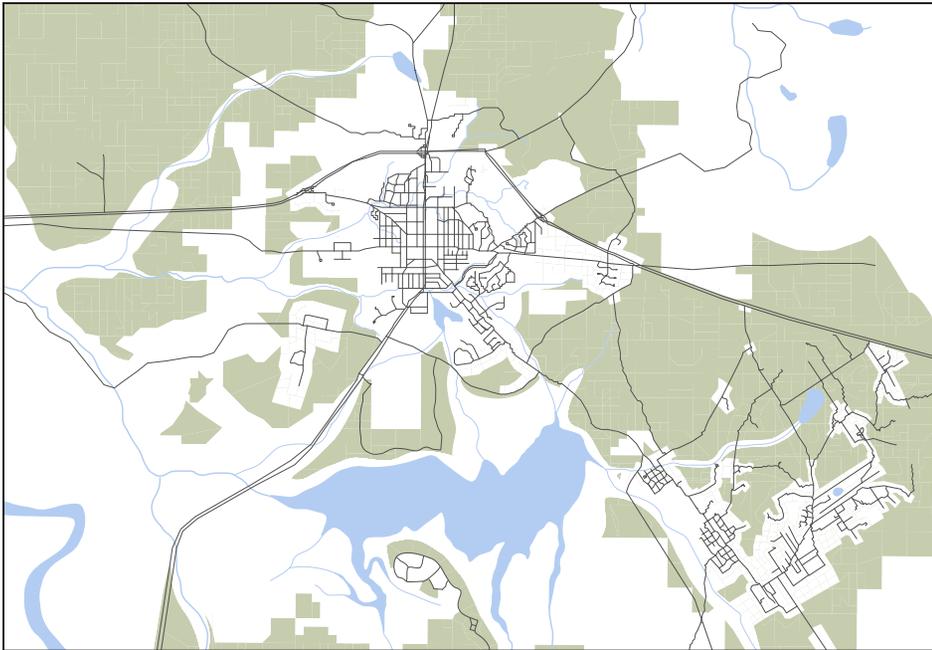
RURAL CONTEXT MAP. THIS MAP IDENTIFIES THE RURAL CONTEXT.

<div>R-AG-40   R-AG-20   R-AG-10   R-AG-5   R-MX-2</div>

RURAL ZONING DISTRICT MAP. EXAMPLE MAPPING OF THE ZONING DISTRICTS WITHIN THE RURAL CONTEXT.

Light Industrial (R-IL). This industrial district should be designated where light industrial uses exist today or are planned to exist in the near future.

Planned Development (R-PD). No land should be designated as a R-PD District unless existing planned developments have been approved. The R-PD District is intended for application upon request of a developer who is seeking to deviate from the standards of the Toolkit in return for providing an innovative development.

Mapping the Rural Districts

The majority of the Rural Context will likely be mapped as one of the agriculture (R-AG-40, -20, -10, -5) districts. Mapping the rural districts in the two pilot communities (West Feliciana Parish and Tangipahoa Parish, see discussion on) illustrated the challenges associated with balancing property rights and rural preservation. Despite clear direction from their adopted comprehensive plans, both communities had difficulty in determining which property owners should be allowed to subdivide their property into 10-acre lots and which would be required to maintain 20-acre and 40-acre minimum lot sizes.

One community decided that while they wanted the vision established in their comprehensive plan, they were not willing to apply the restrictions needed to achieve this vision and greatly reduced the amount of R-AG-40 and R-AG-20 applied on the zoning district map. While this appeased some property owners, it also places the rural character and growth management plan of the community at great risk.

The other community took a more strategic approach and mapped the R-AG districts according to their established platting pattern—all parcels 40 acres or larger were zoned R-AG-40, all property 20 acres to 40 acres were zoned R-AG-20, all property 10 acres to 20 acres were zoned R-AG-10, all property 5 acres to 10 acres were zoned R-AG-5. This resulted in a greater mix of R-AG districts on the zoning district map.

The remaining zoning districts allowed in the Rural Context Area are more site-specific than the rural agricultural districts. Their mapping should be based on existing uses and plans for key intersections. It is important to note that the sample maps used do not apply all the available districts (No R-IL or R-PD). There is nothing wrong with choosing not to initially map certain districts, but it is encouraged to keep these districts in the text in the event that you choose to map them later or a property owner seeks a rezoning to one of these unmapped districts.

Suburban Context

Many communities are not ready to completely shift from a suburban auto-oriented development pattern to a more urban, pedestrian focused, compact pattern.

The Suburban Context allows communities to allow existing auto-oriented development patterns to continue, while providing an outlet for these areas to grow more compact over time. The Suburban Context Area goes a long way toward improving the quality of new development by encouraging more compact, walkable and mixed use patterns while acknowledging that auto-oriented development patterns exist today and will continue to be needed in the future. A total of eight Suburban zoning districts are available in the Suburban Context.

Residential Single-Family (S-RS-15, -6). These residential districts are predominately single-family zoning districts, but permit a limited set of neighborhood serving retail uses. They provide single-family lots of 15,000 (S-RS-15) or 6,000 (S-RS-6) square feet. Existing areas should be mapped based on the dominant existing parcel size.

Residential Multifamily (S-RM-3). The S-RM-3 District should be applied where existing multifamily development has occurred or where a mix of housing types is desired in the future. The S-RM-3 District could be applied as a transition between higher intensity mixed use districts and lower intensity single-family districts. The S-RM-3 District is not intended to provide for large areas exclusively dominated by apartments, but rather for neighborhoods that successfully integrate apartments, rowhouses, duplexes and single-family. The S-RM-3 District should be applied where existing buildings have not or will not exceed three stories in height.

Mixed Use District (S-MX-3). This district promotes safe, active and pedestrian-scaled mixed use neighborhood scaled centers. The S-MX-3 District enhances the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although building types can be exclusively residential or nonresidential in use, the vertical mixing of uses (commercial ground floor with residential or office above) is strongly encouraged. Consideration should be given to mapping the S-MX-3 District either at intersections or as part of single or multiple block faces. The S-MX-3 District allows buildings that are up to three stories in height and is often used as a transitional district to residential areas.

Main Street (S-MS-3). The main street district is applied to areas where a consistent main street environment is desirable. Buildings are required to be pulled up close to the street and shopfronts must have ground floor transparency to help activate the streets. The S-MS-3 District should be applied where a high degree of walkability and pedestrian activity is desired. The S-MS-3 District should be applied to areas that will serve as new or existing town or village centers with a retail focus. The S-MS-3 District is typically applied in a linear fashion along block faces, should be applied to both sides of a street and may also be applied to intersections or neighborhood centers. The S-MS-3 District allows buildings that are up to three stories in height.

Commercial Corridor (S-CC-3). The S-CC-3 District addresses development opportunities along corridors where it is infeasible or impractical to require buildings to be built to the street edge. The S-CC-3 District should be applied to existing auto-oriented commercial corridors that are not planned to change significantly. The S-CC-3 District is also appropriate where wide (5- to 6-lane) roadways exist or where streets lack pedestrian infrastructure such as sidewalks or on-street parking. The S-CC-3 District should rarely be used for new commercial corridors (mixed use districts are preferred). The S-CC-3 District allows buildings that are up to three stories in height.

Light Industrial (S-IL). The S-IL District should be designated only where light industrial uses exist today or are planned in the near future.

Planned Development (S-PD). No land should be designated as a S-PD District unless existing planned developments have been approved. The S-PD District differs from other districts in that it is intended for application only upon the request of a developer seeking to deviate from the standards of the Toolkit in return for providing an innovative development.

Mapping the Suburban Districts

In mapping the Suburban zoning districts, an effort should be made to avoid an over-reliance on any one residential district. Mixing districts where possible will provide the texture needed to create interesting places. The examples below exhibit this by applying a wide spectrum of available districts.

The Suburban zoning districts can be the most difficult to map. To assist in their application, a summary of mapping considerations has been condensed into a table on the following page. The table identifies the districts, their primary purpose, their intensity and some suggestions for mapping each district.
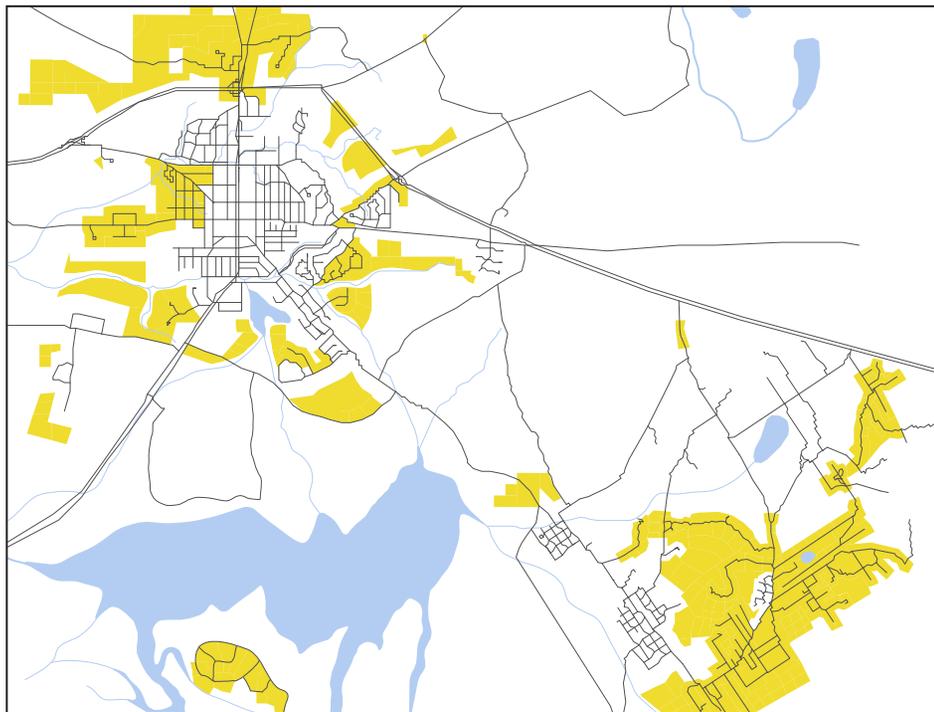
SUBURBAN CONTEXT

SUBURBAN CONTEXT MAP. THIS MAP IDENTIFIES THE SUBURBAN CONTEXT.

S-RS-15 S-RS-6 S-RM-3 S-MX-3 S-MS-3 S-CC-3 S-IL

SUBURBAN ZONING DISTRICT MAP. EXAMPLE MAPPING OF ZONING DISTRICTS WITHIN THE SUBURBAN CONTEXT.

SUBURBAN

	District Purpose	District Intensity	Mapping Considerations
Residential Districts			
Single-Family-15 (S-RS-15)	Predominately single-family residential.	15,000 sq. ft. residential lots.	1. Map existing residential subdivisions meeting the minimum lot size. 2. Consider locating new S-RS-15 districts within 1,000 to 2,000 feet of a mixed use district.
Single-Family -6 (S-RS-6)	Predominately single-family residential.	6,000 sq. ft. residential lots.	1. Map existing residential areas meeting the minimum lot size. 2. Consider locating new S-RS-6 districts in areas that have a shared street network and are generally located 500 to 1,500 feet from a mixed use district.
Multifamily-3 (S-RM-3)	Predominately residential with a mix of housing types.	4,000 sq. ft. single family residential. 8,000 sq. ft. attached house lots. 1,800 sq. ft. row house lots. 22,500 sq. ft. apartment lots.	1. Map existing mixed residential areas. 2. Consider locating new S-RM-3 districts in areas that have a shared street network and are generally located adjacent to or within 1,000 feet of a mixed use district.
Mixed Use Districts			
Mixed Use-3 (S-MX-3)	Pedestrian focused mixed use commercial, residential and office.	20,000 sq. ft. apartment lots. 100' wide lots. 7,500 sq. ft. mixed use building lot. 75' wide lots. 3 story height limit.	1. Map existing mixed use areas, neighborhood commercial and commercial areas ready for redevelopment. 2. Locate new S-MX-3 districts at intersections, embedded in future neighborhoods or where future town centers or mixed use nodes are anticipated. 3. S-MX-3 is typically not mapped where the existing street is a major street (6 or more lanes) or where there is no pedestrian infrastructure or buffers (wide sidewalks, street trees or on-street parking) between the street and the built-to building.
Main Street-3 (S-MS-3)	Traditional main street environment with activated shopfronts on the ground floor and upper-story residential or office uses.	3,500 sq. ft. mixed use building lot. 35' wide lots. 3 story height limit.	1. Map existing main street areas, neighborhood commercial with shopfronts and commercial areas ready for redevelopment as a main street. 2. Consider locating new S-MS-3 districts along block faces on both sides of a street, embedded into future neighborhoods or where future main streets, town centers, or mixed use nodes are anticipated. 3. S-MS-3 is typically not mapped where the existing street is a major street (6 or more lanes) or where there is no pedestrian infrastructure or buffers (wide sidewalks, street trees or on-street parking) between the street and the built-to building.
Commercial Districts			
Commercial Corridor-3 (S-CC-3)	Predominately auto-oriented commercial that allows limited parking between the building and the street. Allows buildings to build to the street if they choose to.	22,500 sq. ft. single story shopfront lot. 125' wide lots. 7,500 sq. ft. mixed use building lot. 75' wide lots. 3 story height limit.	1. Map existing auto-oriented commercial areas and "big box" retail centers. 2. Consider locating new S-CC-3 districts sparingly in areas where an auto-dominated pattern is desired in the future or where conditions of the adjacent streets make it infeasible to build the building to the street and there are no plans to improve the streetscape in the near future.
Light Industrial (S-IL)	Predominately light manufacturing, research and development, warehousing.	22,500 sq. ft. industrial building. 125' wide lots 7,500 sq. ft. mixed use building lot. 75' wide lots 3 story height limit.	1. Map existing light industrial areas. 2. Consider locating new S-IL districts where requested or where the comprehensive plan calls for future light industrial employment centers.
Special Purpose Districts			
Planned Development (S-PD)	Provides flexibility in small scale developments in exchange for a more desirable built form than would be possible under one of the other districts.	Project size 0-20 acres . Maximum residential density of 15 units per acre.	1. Map existing planned developments. 2. Located where requested and approved. For sites larger than 20 acres, use the Planned Neighborhood Development process.

Urban Context Areas

There are nine zoning districts in the Urban Context that, when properly mapped, can result in walkable neighborhoods, rich in diversity of uses and housing types. Unlike the Suburban Context, there are few Urban zoning districts that allow parking between the building and the street. Likewise, the residential districts in the Urban Context allow even smaller lots with a greater mix of housing types than residential districts in the Suburban Context.

Residential Single-Family (U-RS-6, -3). The residential single-family districts will account for the majority of the land in the Urban Context. The 6,000 sq. ft. (U-RS-6) lots are a common feature in neighborhoods developed prior to 1960. Many older neighborhoods exemplify this pattern. Additionally, the existing 3,000 sq. ft. (U-RS-3) lots may appear individually or clustered as small cottage lots. When new land areas (greenfields) are mapped with these districts, they should be located in close proximity to existing or proposed mixed use districts.

Residential Multifamily (U-RM-3). The U-RM-3 District should be applied where existing multifamily development has occurred or where a mix of housing types is desired in the future. The U-RM-3 District could be applied as a transition between higher intensity mixed use districts and lower intensity single-family districts. The U-RM-3 District is not intended to provide for large areas exclusively dominated by apartments, but rather for complete neighborhoods that successfully integrate apartments, rowhouses, duplexes and single-family. The U-RM-3 District allows buildings that are up to three stories in height.

Mixed Use District (U-MX-3, -5). The U-MX-3 and U-MX-5 districts promote safe, active and pedestrian-scaled mixed use centers that are capable of being integrated into neighborhoods (U-MX-3) or capable of building new town centers and mixed use nodes (U-MX-5). The U-MX-3 and U-MX-5 districts enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although building types can be exclusively residential or nonresidential in use, the vertical mixing of uses (commercial ground floor with residential or office above) is strongly encouraged. Consideration should be given to mapping these districts either at intersections or as part of multiple block faces. U-MX-3 allows buildings up to three stories in height and is often used as a transitional district to residential areas. U-MX-5 allows buildings that are up to five stories in height.

Main Street (U-MS-3, -5). The U-MS-3 and U-MS-5 districts should be applied to areas where a consistent main street environment is desirable. Buildings are required to be pulled up close to the street and shopfronts must have ground floor transparency to help activate the streets. The U-MS-3 and U-MS-5 districts should be applied where a high degree of walkability and pedestrian activity is desired. These districts should be applied to areas that will serve as new or existing town or village centers with a retail focus. The U-MS-3 and U-MS-5 districts are typically applied in a linear fashion along block faces and applied to both sides of a street. Consideration should be given to mapping these districts either at intersections or as part of multiple block faces. U-MS-3 allows buildings that are up to three stories in height and is often used as a transitional district to residential areas. U-MS-5 allows buildings that are up to five stories in height.

Light Industrial (U-IL). This U-IL District should be designated only where light industrial uses exist today or are planned to exist in the near future.

Planned Development (U-PD). No land should be designated as a U-PD District unless existing planned developments have been approved. This U-PD District differs from other districts in that it is intended for application upon the request of a developer that is seeking to deviate from the standards of the Toolkit in return for providing an innovative development.

Mapping the Urban Districts

As with the Suburban zoning districts, an effort should be made to avoid an overreliance on any one residential district. For example, zoning block after block of U-RS-3 without breaking up the pattern with a mixed use district at select intersections can create a monotonous pattern of small single-family houses and should be avoided in favor of mixing building types and uses.

The maps below exhibit this by applying a wide spectrum of available districts that reflect existing conditions while using a wide spectrum of zoning districts to create interest

and diversity. To assist in their application, a summary of mapping considerations has been condensed into a table on the following page. The table identifies the districts, their primary purpose, their intensity and some suggestions for mapping each district.
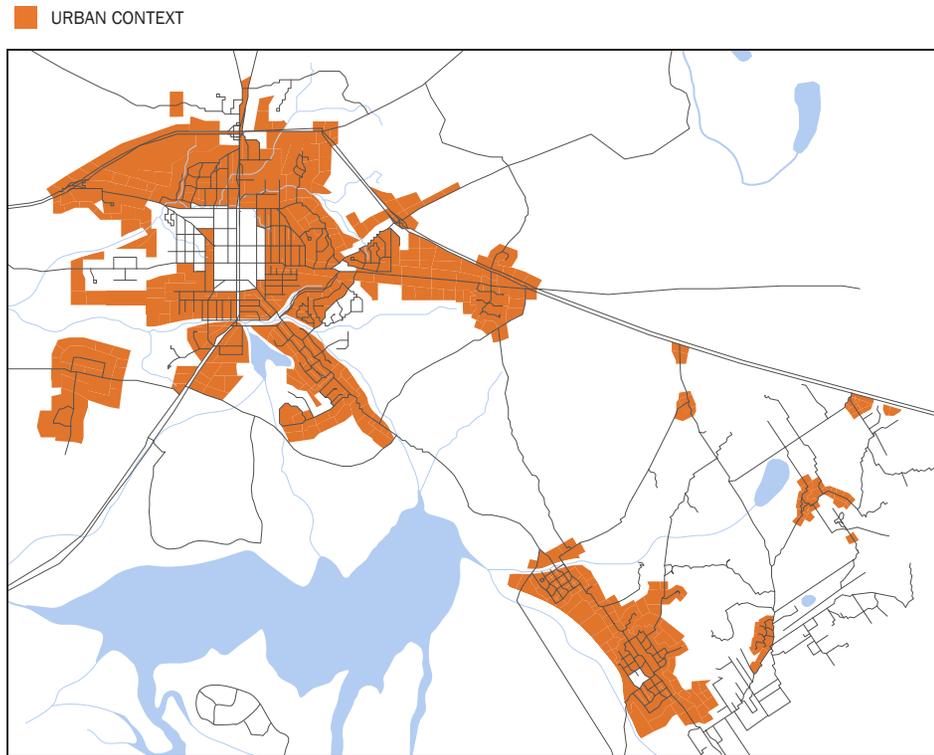
URBAN CONTEXT

URBAN CONTEXT MAP. THIS MAP IDENTIFIES THE URBAN CONTEXT.

U-RS-6   U-RS-3   U-RM-3   U-MX-3   U-MX-5   U-MS-3   U-MS-5
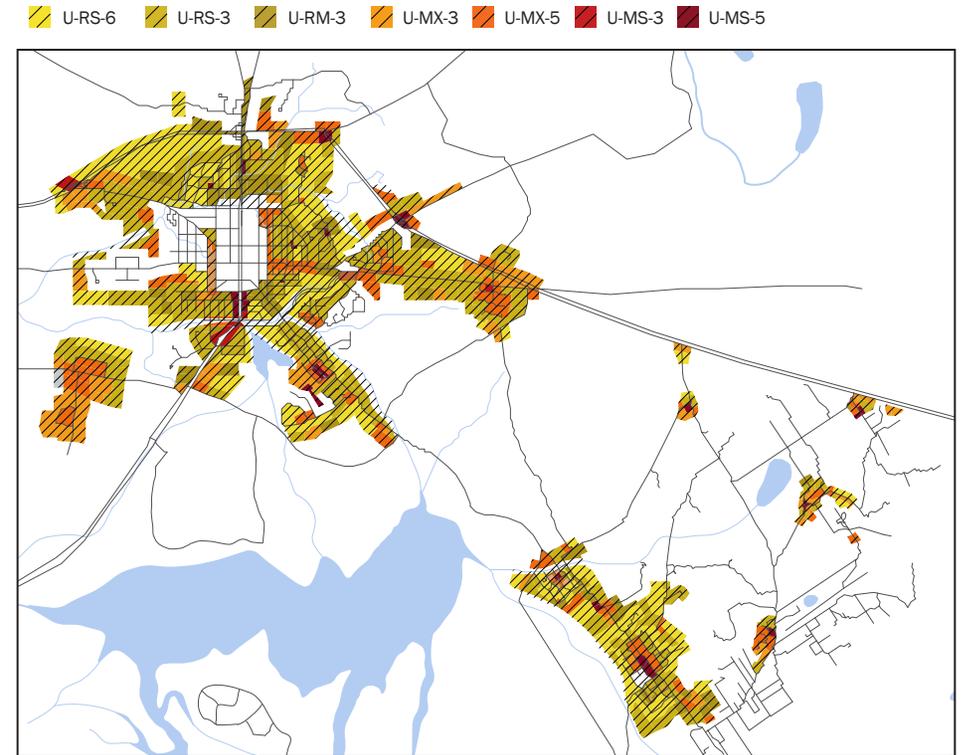
URBAN ZONING DISTRICT MAP. EXAMPLE MAPPING OF ZONING DISTRICTS WITHIN THE URBAN CONTEXT.

URBAN

	District Purpose	District Intensity	Mapping Considerations
Residential Districts			
Single-Family -6 (U-RS-6)	Predominately single-family residential.	6,000 sq. ft. residential lots. 45' wide lots. 8,000 sq. ft. attached house lots. 45' wide lots.	1. Map existing residential areas meeting the minimum lot size. 2. Consider locating new U-RS-6 districts in areas that have a shared street network and are generally located 500 to 1,500 feet from a mixed use district.
Single-Family -3 (U-RS-3)	Predominately single-family residential.	3,000 sq. ft. residential lots. 30' wide lots. 5,000 sq. ft. attached house lots. 40' wide lots.	1. Map existing residential areas meeting the minimum lot size. 2. Consider locating new U-RS-3 districts in areas that have a shared street network and are generally located adjacent to or within 1,000 feet of a mixed use district.
Multifamily-3 (U-RM-3)	Predominately residential with a mix of housing types.	2,500 sq. ft. single family residential. 25' wide lots. 5,000 sq. ft. attached house lots. 40' wide lots. 1,400 sq. ft. row house lots. 18' wide lots. 15,000 sq. ft. apartment lots. 75' wide lots.	1. Map existing mixed residential areas. 2. Consider locating new U-RM-3 districts in areas that have a shared street network and are generally located adjacent to or within 1,000 feet of a mixed use district.
Mixed Use Districts			
Mixed Use-3 (U-MX-3)	Pedestrian focused mixed use commercial, residential and office district.	1,400 sq. ft. row house lots. 18' wide lots. 10,000 sq. ft. apartment lots. 55' wide lots. 6,500 sq. ft. mixed use building lot. 65' wide lots. 3 story height limit.	1. Map existing mixed use areas, neighborhood commercial and commercial corridors ready for redevelopment as U-MX using height as a transitional consideration. 2. Consider locating new U-MX-3 districts at intersections, embedded into future neighborhoods or where future town centers or mixed use nodes are anticipated. 3. Consider locating new U-MX-5 districts at intersections or where future town centers or mixed use nodes are anticipated. 4. U-MX districts are typically not mapped where the existing street is a major street (6 or more lanes) or where there is no pedestrian infrastructure or buffers (wide sidewalks, street trees or on-street parking) between the street and the built-to building. The Toolkit considers such auto-oriented conditions to be Suburban in context and they should be mapped accordingly.
Mixed Use-5 (U-MX-5)	Pedestrian focused mixed use commercial, residential and office district.	1,400 sq. ft. row house lots. 18' wide lots. 8,000 sq. ft. apartment lots. 50' wide lots. 6,500 sq. ft. mixed use building lot. 65' wide lots. 5 story height limit.	
Main Street-3 (U-MS-3)	Traditional main street environment with activated store-fronts on the ground floor and upper-story residential or office uses.	2,500 sq. ft. mixed use building lot. 25' wide lots. 3 story height limit.	1. Map existing main street areas, neighborhood commercial with shop-fronts and commercial corridors ready for redevelopment as a main street. 2. Consider locating new U-MS-3 districts at intersections, along block faces, embedded into future neighborhoods or where future main streets, town centers, or future mixed use nodes are anticipated. 3. Consider locating new U-MS-5 districts at intersections, along block faces or where future main streets or town centers are anticipated. 4. U-MS districts are typically not mapped where the existing street is a major street (6 or more lanes) or where there is no pedestrian infrastructure or buffer (wide sidewalks, street trees or on-street parking) between the street and the built-to building. The Toolkit considers such auto-oriented conditions to be Suburban in context and they should be mapped accordingly.
Main Street-5 (U-MS-5)	Traditional main street environment with activated store-fronts on the ground floor and upper-story residential or office uses.	2,500 sq. ft. mixed use building lot. 25' wide lots. 5 story height limit.	
Commercial Districts			
Light Industrial (U-IL)	Predominately light manufacturing, research and development, warehousing.	15,000 sq. ft. industrial building. 75' wide lots. 6,500 sq. ft. mixed use building lot. 65' wide lots. 5 story height limit.	1. Map existing light industrial areas. 2. Consider locating new U-IL districts where requested or where the comprehensive plan calls for future light industrial employment centers.
Special Purpose Districts			
Planned Development (U-PD)	Provides flexibility in small scale developments in exchange for a more desirable built form than would be possible under one of the other districts.	Project size 0-20 acres. No maximum residential density.	1. Map existing planned developments 2. Locate where requested and approved. For sites larger than 20 acres, use the Planned Neighborhood Development process.

Center Context Areas

In the Center Context Area, the focus is on mixed use districts and compact urban form. With the exception of high-rise buildings in places such as downtown New Orleans, the Center zoning districts accommodate the majority of Louisiana's downtowns and town centers. Four zoning districts are allowed in the Center Context Area.

Mixed Use (C-MX-5). The C-MX-5 District has the same intent as other mixed use districts, but the Center Context is intended to be mapped along streets where shopfronts are allowed but not required. These areas may be thought of as secondary or tertiary streets. This allows a wide variety of building types from row houses to apartments and office buildings. The C-MX-5 District allows buildings that are up to five stories in height.

Main Street (C-MS-5). The C-MS-5 District is typically applied to primary retail streets in downtowns or town centers. The C-MS-5 District generates a consistent shopfront environment with buildings pulled up to the street. The C-MS-5 District allows buildings that are up to five stories in height.

Light Industrial (C-IL). The C-IL District should be applied only where light industrial uses exist today or are planned to exist in the near future. In addition to light industrial uses, the C-IL District allows many of the same uses and building types allowed in the C-MX-5 district. This allows a warehouse district in a downtown or in an area that is gradually converting from industrial to retail and residential uses to be mapped as C-IL.

Planned Development (C-PD). No land should be designated as a C-PD District unless existing planned developments have been previously approved. The C-PD District differs from other districts in that it is intended for application upon request of a developer. In the Center Context, the C-PD District might be used to approve a development that deviates from a standard in the Toolkit in exchange for an innovative project.

Mapping the Center Districts

A community might think about mapping the Center zoning districts in two steps. Step one would be mapping existing designated downtowns and town centers with the zoning districts that adequately reflect existing conditions. Step two would be mapping new town centers or additions to existing town centers.

The primary considerations are to map primary retail streets C-MS-5 and to map secondary and tertiary retail streets C-MX-5. Industrial or warehouse areas converting to retail and residential areas might be mapped C-IL.

To assist in the mapping of the Center zoning districts, a table summarizing mapping considerations appears on the following page. The table identifies the districts, their primary purpose, their intensity and some suggestions for mapping each district.

CENTER CONTEXT
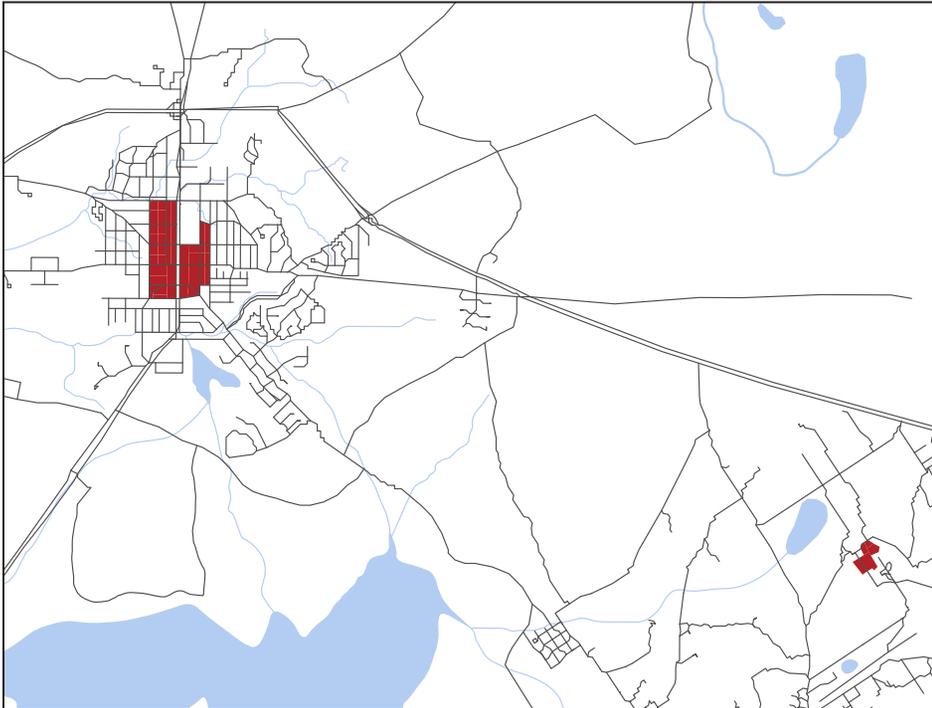
C-MX-5   C-MS-5   C-IL

CENTER CONTEXT MAP. THIS MAP IDENTIFIES THE CENTER CONTEXT.
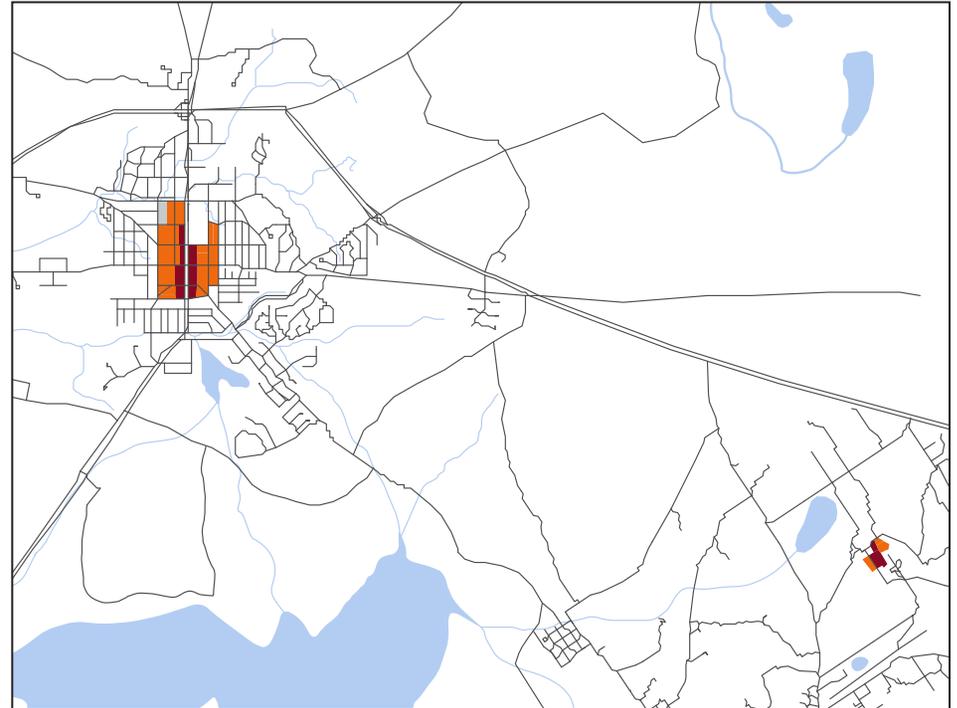
CENTER ZONING DISTRICT MAP. EXAMPLE MAPPING OF ZONING DISTRICTS WITHIN THE CENTER CONTEXT.

CENTER

	District Purpose	District Intensity	Mapping Considerations
Mixed Use Districts			
Mixed Use-5 (C-MX-5)	Pedestrian focused mixed use commercial, residential and office district.	1,200 sq. ft. row house lots. 18' wide lots. 8,000 sq. ft. apartment lots. 50' wide lots. 4,000 sq. ft. mixed use building lot. 40' wide lots. 5 story height limit.	1. Map secondary and tertiary retail streets in existing downtowns or town centers as C-MX-5. 2. Consider locating new C-MX-5 districts at intersections or where future town centers or mixed use nodes are anticipated and where a high degree of transparency is not necessary. 3. The C-MX-5 district should not be mapped where a main street pattern is desired.
Main Street-5 (C-MS-5)	Traditional main street environment with activated store-fronts on the ground floor and upper-story residential, or office uses.	2,500 sq. ft. mixed use building lot. 25' wide lots. 5 story height limit.	1. Map primary retail streets in existing downtowns or town centers as C-MS-5. 2. Consider locating new C-MS-5 districts where future town centers, main streets or mixed use nodes are anticipated and where a high degree of transparency is necessary to activate the street.
Commercial Districts			
Light Industrial (C-IL)	Predominately light manufacturing, research and development, warehousing. Allows upper story residential and retail.	4,000 sq. ft. industrial building. 40' wide lots. 6,500 sq. ft. mixed use building lot. 65' wide lots. 5 story height limit.	1. Map existing light industrial areas. 2. Consider mapping existing warehouse or light industrial areas in and adjacent to downtowns that are converting to more retail and residential oriented areas.
Special Purpose Districts			
Planned Development (C-PD)	Provides flexibility in small scale developments in exchange for a more desirable built form than would be possible under one of the other districts.	Project size 0-4 acres . No maximum residential density.	1. Map existing planned developments. 2. Locate where requested and approved.

Special Context Areas

The Special Context Area accommodates uses that, either because of their scale or because of the nature of the activities (heavy industrial), are difficult to fit into other context areas and zoning districts. Three zoning districts are available in the Special Context Area.

Community (SP-CD). The SP-CD District is applied to large sites that by their nature do not easily fit into other zoning districts. Areas planned for schools, large active parks or major utilities are all appropriate for this zoning district.

Heavy Industrial (SP-IH). This SP-IH District should be designated where large-scale heavy industrial uses exist today or are planned to exist in the near future.

Planned Industrial Development (SP-PID). This SP-PID District responds to the need to accommodate heavy industrial uses that occur at the mega-site level. The SP-PID District allows flexible standards in exchange for ensuring adequate mitigation of negative impacts on surrounding properties and the natural environment.

Mapping the Special Districts

Unlike the other zoning districts, the Special zoning districts are site-specific. While zoning districts are often used to prescribe a certain type of development, the Special zoning districts should not be used this way. The Special zoning districts should only be used where due to scale or intensity, an existing or proposed use is incapable of "fitting" within the standards established in the other context areas or zoning districts.

■ SPECIAL CONTEXT

SPECIAL CONTEXT MAP. THIS MAP IDENTIFIES THE SPECIAL CONTEXT.

■ SP-CD   ■ SP-IH
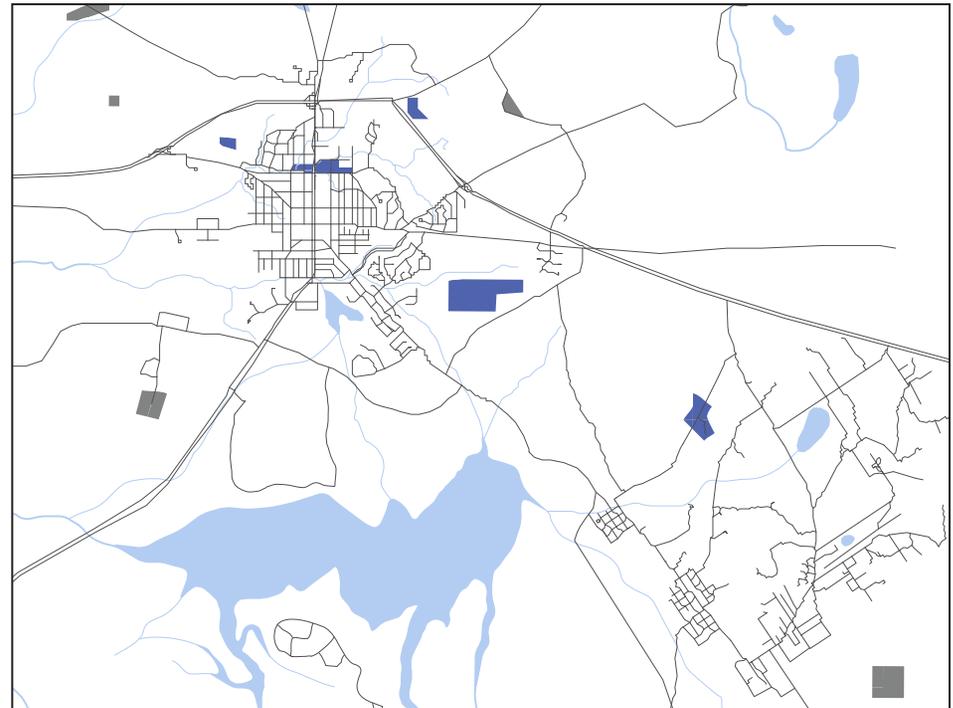
SPECIAL ZONING DISTRICT MAP. EXAMPLE MAPPING OF ZONING DISTRICTS WITHIN THE SPECIAL CONTEXT.

ZONING MAP: COMMUNITY SCALE

Zoning District Map

Once the zoning districts for each context area have been mapped, the results should be combined into the zoning district map. The result is a map that represents both the broader context areas as well as the more fine-grained zoning districts. Once adopted, this map will be used to apply the rules and regulations in the Toolkit to each specific piece of property.

Additionally, the zoning district serves as the key for property owners. Once they know the zoning of their property, they are able to consult the Toolkit to determine exactly what they can do with their property as well as what neighbors can do with their property. Likewise, businesses looking to invest in your community are able to consult the Toolkit and determine what zoning district best fits their operation. The business can then use the zoning district map to identify the location of these properties.

Natural	**Rural**	**Suburban**	**Urban**	**Center**	**Special**
N-AG-40	R-AG-40	S-RS-15	U-RS-6	C-MX-5	SP-CD
N-CON	R-AG-20	S-RS-6	U-RS-3	C-MS-5	SP-IH
	R-AG-10	S-RM-3	U-RM-3	C-IL	
	R-AG-5	S-MX-3	U-MX-3		
	R-MX-2	S-MS-3	U-MX-5		
	R-IL	S-CC-3	U-MS-3		
		S-IL	U-MS-5		

CHAPTER 3: CUSTOMIZING THE TOOLKIT

1 + **2** + **3** + **4**

Adopting a Comprehensive Plan

STEP 1: Develop a shared community vision

STEP 2: Develop a growth management strategy

STEP 3: Create a future land use map

STEP 4: Identify barriers to plan implementation

Mapping the Toolkit

STEP 1: Map regional growth sectors

STEP 2: Map context areas

STEP 3: Map zoning districts

Customizing the Toolkit

STEP 1: Modify building types

STEP 2: Modify allowed uses

STEP 3: Review street and block standards

STEP 4: Determine applicable site development standards

STEP 5: Modify approval procedures

STEP 6: Update definitions

Adopting & Administering the Toolkit

STEP 1: Hold community meetings

STEP 2: Hold public hearings

STEP 3: Manage the Toolkit

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HOW DO I CUSTOMIZE THE TOOLKIT?

It is likely that your community will need to make some modifications to the standards in the Toolkit. This chapter provides a step-by-step guide to tailoring the specific standards in the Toolkit to fit your community.

Before you begin the process, it is important to note that the standards embedded in the Toolkit have been carefully crafted to accommodate a variety of conditions and settings across the state. This doesn't mean you shouldn't make changes to address unique local characteristics such as topography, environmental constraints, established development patterns and the overall political climate. It does mean that changes should be made with great care and due diligence. Any changes made without careful consideration could lead to buildings or developments that are out of character with the proposed context.

Standards are also interrelated—making changes to one set of standards without making changes to a related set could result in conflicting or confusing requirements. While making targeted changes may be necessary in certain instances to make the Toolkit fit, the standards in the Toolkit, if left as drafted, encourages highly walkable, quality, neighborhoods.

The Toolkit is a powerful tool—used correctly, it can be a tremendous asset. However, if misused, it may create development patterns that no community wants to continue. It is recommended that you work with the Center for Planning Excellence (CPEX) to help you through the calibration process.

STEP 1: MODIFY BUILDING TYPES

STEP 2: MODIFY ALLOWED USES

STEP 3: REVIEW STREET AND BLOCK STANDARDS

STEP 4: DETERMINE APPLICABLE DEVELOPMENT STANDARDS

STEP 5: MODIFY APPROVAL PROCEDURES

STEP 6: UPDATE DEFINITIONS

STEP 1: MODIFY BUILDING TYPES

Why Apply Building Types?

Conventional zoning does a poor job of regulating the types of buildings that may be built in a given zoning district. Typically, the bulk and mass of buildings in a given zoning district are set using the same building envelope (combination of building coverage, height and setbacks). The Toolkit sets different standards for each building type permitted within a zoning district. For example, the U-MX-3 district permits a variety of buildings that includes mixed use buildings and rowhouses. Standards have been developed that define the specific parameters of a mixed use building—pulled up to the back of the sidewalk, with lots of windows to generate interest along the street and an entrance at grade level. The rowhouse has its own standards—situated behind a small green front yard and raised at least 18 inches to create a sense of safety and surveillance. Were the rowhouse situated at grade like the mixed use building, it's likely the windows would remain shuttered at all times—losing the opportunity to put eyes on the street for improved safety.

Which Building Types Should I Use?

You should use most, if not all, of the building types provided. The building types were established to provide a common set of building typologies and were intentionally assigned to zoning districts based on Louisiana and national best practices. Your community must decide whether these building types are appropriate in each zoning district you apply. The precise mix of building types may be adjusted to match your communities need.

It is important to have a mix of building types in each neighborhood. Mixed neighborhoods, containing starter homes for newlyweds, larger homes for established families, apartments and townhouses for single people and accessory dwelling units for the elderly should all be located in close proximity to one another so that one's entire lifetime could be spent within a single neighborhood. Careful thought about permitted building types in each zoning district will allow future development of neighborhoods that serve a variety of ages and income levels.

Can I Change the Building Type Dimensional Standards?

Yes, once the appropriate mix of building types in each context has been decided, the dimensional standards for each building type should be reviewed and, if needed, adjusted to reflect the desired pattern of development. Remember, the default standards have been crafted to accommodate a variety of conditions and settings. Any changes should be made with great care and due diligence. It is recommended that changes to building type dimensional standards be made in consultation with a professional planner, architect or urban designer that understands the relationship between the dimensional standards and the desired built outcomes.

The dimensional standards for each building type are illustrated on a two-page layout and show lot development in sequential steps. The building type standards have been grouped into two sets: residential building types and mixed use building types. An example of each set is shown on the following pages.

REVIEW THE PERMITTED BUILDING TYPES IN EACH CONTEXT
DECIDE WHAT BUILDING TYPES ARE APPROPRIATE IN EACH ZONING DISTRICT.

SINGLE-FAMILY DISTRICTS.
Where densities are conducive, single-family neighborhoods should include a mix of housing. Remove attached house if not comfortable with attached housing in single-family neighborhoods.

MIXED USE DISTRICTS.
To ensure areas are not under-built, lower intensity building types are not appropriate. The mixed use building types all include options for upper-story residential.

RESIDENTIAL CLUSTER.
A cluster option is provided in Rural and Suburban context areas and should be maintained. The cluster option exchanges smaller lots, additional building types and increased density for the dedication of common open space.

MAIN STREET DISTRICT.
To ensure a walkable environment that accommodates future and current retail demand, the main street districts allow only mixed use buildings with a high degree of transparency.

Sec. 5.2 Building Types | ARTICLE 5. SUBURBAN
5.1.6 Parking and Mobility Options

Sec. 5.2 Building Types

SUBURBAN	Farm Lot	Single-Family House	Attached House	Row House	Apartment	Single-Story Shopfront	Mixed Use Building	Industrial	Civic	Open Lot
Residential Districts										
Single-Family-15 (S-RS-15)		■							■	■
Single-Family -6 (S-RS-6)		■	■						■	■
Multifamily-3 (S-RM-3)		■	■	■	■				■	■
Residential Cluster										
Single-Family-15 (S-RS-15)		■	■						■	■
Single-Family -6 (S-RS-6)		■	■	■					■	■
Mixed Use Districts										
Mixed Use-3 (S-MX-3)			■	■			■		■	■
Main Street-3 (S-MS-3)							■		■	■
Commercial Districts										
Commercial Corridor-3 (S-CC-3)			■	■	■	■	■		■	■
Light Industrial (S-IL)							■	■	■	■
Special Purpose Districts										
Planned Development (S-PD)	*	*	*	*	*	*	*	*	*	*

KEY: ■ Allowed by right   *   May be allowed by the [*Governing Body*] as part of an approved concept plan   Blank cell = Not allowed

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Louisiana Land Use Toolkit - Zoning Code | 5-3

BUILDING TYPES ALLOWED BY ZONING DISTRICT TABLE. ESTABLISHES ALLOWED BUILDING TYPES IN EACH ZONING DISTRICT.

REVIEW DIMENSIONAL STANDARDS FOR EACH BUILDING TYPE
IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

DEFINITION.
Establishes the characteristics that define each building type.

PROJECT DIMENSIONS.
Establishes the gross residential density for any given project. A 50% density bonus is given for clustering and can be increased to 75% to encourage clustering. The percent of open space can be modified depending on the community desire to maintain open and natural areas.

LOT DIMENSIONS.
Sets buildable lot area and width for each residential district. Lot dimensions are calibrated to district specifications and should not be modified. If you need to change lot dimensions, consider using a different district.

PRINCIPAL SETBACKS.
Establishes where on the lot a house can be placed. Minor changes of up to 5 feet can be made to match established patterns.

GRAPHICS.
Visually links building type dimensions to tables below.

ACCESSORY SETBACKS.
Determines where on the lot an accessory building, such as a shed, barn, garage or gazebo can be located. Minor changes of up to 5 feet can be made.

BUILDING COVERAGE. Specifies the maximum area of the lot that can be covered by buildings. To allow for flexibility, the coverages provided are fairly generous and could result in larger than expected houses. If you are concerned about large homes, particularly in Suburban Contexts, the percentages should be reduced.
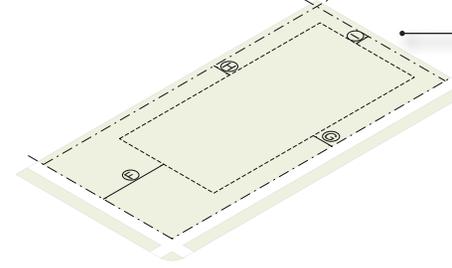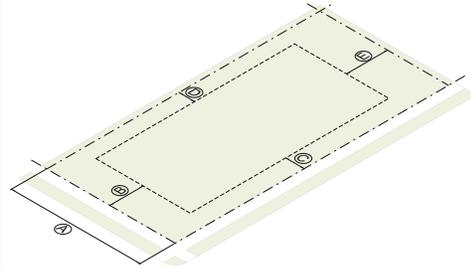

ARTICLE 5. SUBURBAN | Sec. 5.2 Building Types
5.2.1 Single-Family House

5.2.1 Single-Family House
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. Single-family house also includes modular or manufactured homes.

	CONVENTIONAL			CLUSTER OPTION	
	S-RS-15	S-RS-6	S-RM-3	S-RS-15	S-RS-6
Project					
Area (min. acres)	n/a	n/a	n/a	10	10
Common Open Space (min)	n/a	n/a	n/a	40%	30%
Gross Density (max units/acre)	3	7.25	15	4.5	10.75
Lot					
Area (min square feet)	15,000	6,000	4,000	10,000	4,000
Building coverage (max)	40%	45%	65%	40%	65%
Ⓐ Width (min)	75'	45'	35'	55'	35'
Principal Structure Setbacks					
Ⓑ Front (min)	30'	20'	15'	25'	15'
Ⓒ Side, street (min)	15'	10'	10'	10'	10'
Ⓓ Side, interior (min)	10'	5'	3'	5'	3'
Ⓔ Rear (min)	30'	20'	20'	25'	20'

	CONVENTIONAL			CLUSTER OPTION	
	S-RS-15	S-RS-6	S-RM-3	S-RS-15	S-RS-6
Accessory Structure Setbacks					
Ⓕ Behind front facade of principal structure (min)	10'	10'	15'	10'	15'
Ⓖ Side, street (min)	15'	10'	10'	10'	10'
Ⓗ Side, interior (min)	10'	5'	3'	5'	3'
Ⓘ Rear, common lot line (min)	10'	5'	5'	10'	5'
Ⓙ Rear, alley (min)	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'

EXAMPLE PAGE FOR A RESIDENTIAL BUILDING TYPE. ESTABLISHES DIMENSIONAL STANDARDS FOR A SINGLE-FAMILY HOUSE.

REVIEW DIMENSIONAL STANDARDS FOR EACH BUILDING TYPE
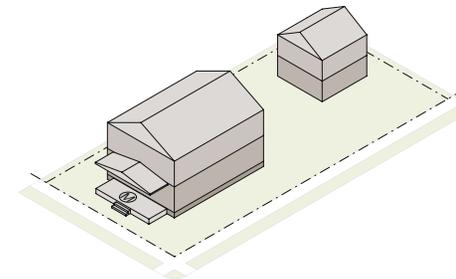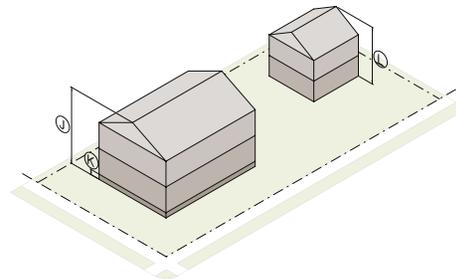## IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

PRINCIPAL HEIGHT.
Sets the maximum height for a house in both feet and stories. If the height limit is expressed only in feet, extra stories with lower ceiling heights might be squeezed in, lowering the quality of the house.

Maximum height limits can be calibrated for local conditions. As a general rule, 2 stories or 40 feet is the limit for smaller residential lots (≤15,000 SF). On larger lots where there is more space between houses, height limits can be increased to 3 stories or 50 feet.

ACCESSORY HEIGHT.
Establishes the maximum height for an accessory building, such as a shed or garage. Again, maximum height limits can be calibrated for local conditions. On larger lots (5 and 10 acres), the height limit is 50 feet. On smaller lots, where you might see accessory dwelling units, the maximum height is set significantly lower (24 feet) to ensure that the structure does not dominate the lot.

BUILDING ELEMENTS. Establishes building elements that are appropriate for a specific building type. The correct use of building elements ensures that the transition between the ground floor and the street space occurs appropriately. Building elements allowed by building type are very standard and should not need to be modified.

GROUND STORY ELEVATION.
Establishes how high the ground floor can be above the adjacent sidewalk. Residential ground floors that are located close to the street (≤15 feet) should be between 18 inches and 3 feet above the sidewalk. This ensures residents feel comfortable leaving their windows uncovered, encouraging "eyes on the street."

Sec. 5.2 Building Types | ARTICLE 5. SUBURBAN
5.2.1 Single-Family House

	CONVENTIONAL			CLUSTER OPTION	
	S-RS-15	S-RS-6	S-RM-3	S-RS-15	S-RS-6
Principal Structure Height					
Ⓙ Stories (max)	2	2	3	2	2
Ⓙ Feet (max)	35'	35'	45'	35'	35'
Ⓚ Ground story elevation (min)	n/a	18"	18"	18"	18"
Bulk Plane					
Bulk Plane abutting RS- district (1:1 above 40')	n/a	n/a	yes	n/a	n/a
Accessory Structure Height					
Ⓛ Stories (max)	2	2	2	2	2
Ⓛ Feet (max)	30'	30'	30'	30'	30'

	CONVENTIONAL			CLUSTER OPTION	
	S-RS-15	S-RS-6	S-RM-3	S-RS-15	S-RS-6
Building Entrance					
Ⓜ Street facing entrance required	yes	yes	yes	yes	yes
Building Elements Allowed*					
Gallery, awning					
Double gallery					
Porch, stoop	▪	▪	▪	▪	▪
Balcony		▪	▪	▪	▪

*See Sec. 9.4, Building Elements, for specific building element requirements

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EXAMPLE PAGE FOR A RESIDENTIAL BUILDING TYPE. ESTABLISHES DIMENSIONAL STANDARDS FOR A SINGLE-FAMILY HOUSE.

REVIEW DIMENSIONAL STANDARDS FOR EACH BUILDING TYPE
IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

DEFINITION.
Establishes the characteristics that define each building type.

LOT DIMENSIONS.
Sets buildable lot area and width for each district. Lot dimensions for mixed use building have more flexibility and can be modified to accommodate established or proposed development patterns.

BUILDING COVERAGE.
Specifies the maximum area of the lot that can be covered by buildings. The building coverage has been calibrated for each building. If you need to change the building coverages then you may have mapped the context incorrectly.

STRUCTURE SETBACKS.
Determines where a building sits on a lot. Setbacks for mixed use buildings are permissive and can be modified to push buildings back from the street to accommodate reduced sidewalk width or busy roadways. It is important to keep the additional setback when abutting established single-family districts.

GRAPHIC.
Visually links building type dimensions to tables below.

BUILD-TO.
A build-to line establishes the maximum distance away from the street that a building can be placed, helping to ensure a consistent street wall. Minor changes of up to 5 feet can be made to the min/max build-to and the percentage of building width can be modified by up to 10%. It is important to keep the more stringent build-to requirement for the main street districts as they are for the most pedestrian-friendly areas.

PARKING SETBACKS.
A parking setback acts like a building setback, but instead requires parking spaces to be located behind a given line. Parking setbacks help ensure that cars are tucked behind active street fronts. Parking setbacks can be modified, however, 30 feet is the minimum distance needed to accommodate active ground floor street space.

ARTICLE 6. URBAN | Sec. 6.2 Building Types
6.2.5 Mixed Use Building

6.2.5 Mixed Use Building

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

Lot	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Area (min square feet)	6,500	6,500	2,500	2,500	6,500
Building coverage (max)	70%	70%	85%	85%	70%
Ⓑ Width (min)	65'	65'	25'	25'	65'
Structure Setbacks					
Ⓒ Primary street (min)	0'	0'	0'	0'	0'
Ⓓ Side street (min)	0'	0'	0'	0'	0'
Ⓔ Setback abutting a RS- district (min)	15'	15'	15'	15'	20'
Ⓔ Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'	0' or 5'	10'
Ⓔ Setback abutting alley (min)	5'	5'	5'	5'	5'

Build-to Area	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Ⓕ Primary street build-to area (min/max)	0' / 15'	0' / 15'	0' / 5'	0' / 5'	0' / 80'
Ⓖ Building facade in primary street build-to area (min % of lot width)	65%	65%	85%	85%	60%
Ⓗ Side street build-to area (min/max)	0' / 15'	0' / 15'	0' / 5'	0' / 5'	0' / 80'
Ⓘ Building facade in side street build-to area (min % of lot depth)	30%	30%	40%	40%	n/a
Parking Setbacks					
Ⓙ Primary street setback (min)	10'	10'	5'	5'	15'
Ⓚ Side street setback (min)	10'	10'	5'	5'	15'
Ⓛ Setback abutting a RS- district (min)	10'	10'	10'	10'	10'
Ⓛ Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'	0' or 5'	10'
Ⓜ Setback abutting alley (min)	0'	0'	0'	0'	0'

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EXAMPLE PAGE FOR A MIXED BUILDING TYPE. ESTABLISHES DIMENSIONAL STANDARDS FOR A MIXED USE BUILDING.

REVIEW DIMENSIONAL STANDARDS FOR EACH BUILDING TYPE
IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

BUILDING HEIGHT.
Also sets maximum height in both feet and stories. The maximum height in stories is reflected in the district name, for example MS-3 has a 3-story height limit. Changes to maximum height limits can be made to reflect the community's tolerance for height.

GROUND STORY HEIGHT.
Specifies the minimum height for ground floor retail uses. This requirement helps retail uses maintain a sense of openness and accessibility as well ensuring an adequate transition occurs from the sidewalk to an enclosed space.

TRANSPARENCY.
Ensures walls along the street edge are not blank and contain an adequate amount of windows and doors. The numeric standards have been calculated specifically for each building type and should not be changed; however, modifications of up to 10% on ground stories facades can be made.

BUILDING ENTRANCE. Ground floors are activated by requiring building entrances to face the street at regular intervals. Spacing requirements can be modified but the requirement to have entrances facing the street should be retained.

BUILDING MASS.
Limits the size of a building to enhance walkability and pedestrian access. Minor changes can be made in more intense districts; however, the size limits should be preserved in neighborhood-scale districts.

BUILDING ELEMENTS. Establishes building elements that are appropriate for a specific building type. The correct use of building elements ensures that the transition between the ground floor and the street space occurs appropriately.

Sec. 6.2 Building Types | ARTICLE 6. URBAN
6.2.5 Mixed Use Building

Height	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Ⓝ Stories (max)	3	5	3	5	5
Ⓝ Feet (max)	45'	70'	45'	70'	70'
Ⓞ Ground story height (min)	12'	12'	12'	12'	12'
Bulk Plane					
Bulk Plane abutting RS- district (1:1 above 40')	yes	yes	yes	yes	yes
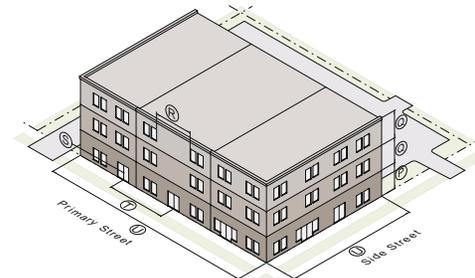
Transparency	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Ⓟ Ground story (min)	55%	55%	65%	65%	40%
Ⓠ Upper story (min)	20%	20%	30%	30%	20%
Ⓡ Blank wall area (max)	30'	30'	25'	25'	30'
Building Entrance					
Ⓢ Street facing entrance required	yes	yes	yes	yes	yes
Ⓣ Entrance spacing (max)	100'	100'	75'	75'	150'
Building Mass					
Ⓤ Building length (max)	200'	200'	225'	225'	300'
Building Elements Allowed*					
Gallery, awning	▪	▪	▪	▪	▪
Double gallery	▪	▪	▪	▪	▪
Porch, stoop					
Balcony	▪	▪	▪	▪	▪

*See Sec. 9.4, Building Elements, for specific building element requirements

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EXAMPLE PAGE FOR A MIXED BUILDING TYPE. ESTABLISHES DIMENSIONAL STANDARDS FOR A MIXED USE BUILDING.

STEP 2: MODIFY ALLOWED USES

Why Regulate Use At All?

It's about predictability, one of the fundamental principles of zoning is the separation of incompatible uses. The heavy industrial operator wants to be free from the worry of adjacent residential development. Likewise, residents would like to be free of the trucking and potential risks associated with being too close to a heavy industrial operation. Providing certainty for everyone's investment is the end goal. In addition, some uses become problematic if allowed to cluster together excessively (such as adult businesses, pay day lenders or social services).

This is not to downplay the importance of mixing uses. It is impossible to have a complete neighborhood without a diverse mix of retail, office, civic and residential uses and building types. In using the Toolkit, you must calibrate the precise mix of uses for your community's tolerance.

What Are Use Categories?

Modern zoning regulations often rely on broader categories of uses, grouping uses with similar impacts together for the purpose of regulation. These categories provide a definition of the category to allow for future interpretation of new uses (who had heard of "doggie day care" ten years ago?). The categories also provide a series of named uses included in the category. This allows the "butcher, baker and candlestick-maker" to be grouped into "retail sales" so that when one store closes, another can readily be opened without a "change in use" occurring (which may trigger site improvements). It also shortens the use table, making it more user-friendly, without losing the details of longer use lists.

What's a Use Standard?

Use standards are specific regulations that apply only to one use—not all uses within the zoning district. An example might be a requirement for indoor runs associated with a kennel or a requirement for a landscaped buffer when a gas station backs up to a house. Each use standard included in the Toolkit is just a click away—linked from the use table to the specific standard. In customizing the Toolkit, additional use standards may be needed to manage problem uses and make them better neighbors.

What's a Special Use?

Some uses may be appropriate within a zoning district, but a case-by-case review is needed to ensure the site is adequate and the impacts on the surrounding area are minimized. Creating special uses allows a degree of community input into the location of uses that may push the bounds of acceptability within a given zoning district. One example might be a bed & breakfast in an existing neighborhood. While on one hand this may be a great way to economically use a large, historic home, the surrounding community may feel it is too intense—creating an intrusion in the neighborhood. The special use permit process allows a public conversation about the use before approval and can also be used to require special conditions that mitigate any perceived impacts, such as special buffers.

REVIEW THE USES ALLOWED IN EACH ZONING DISTRICT
IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

USE CATEGORY.
Groups uses together to allow for shorter use table. Review the uses listed in each category. Add or delete uses as needed.

ALLOWED USE.
Filled square indicates an allowed use. Add or delete allowed uses in each zoning district as needed.

SPECIAL USE.
Open square indicates a special use permit is required. Apply where a use should be considered at a public hearing before being allowed.

PROHIBITED USE.
A blank cell indicates a use that is not allowed.

USE PULLED FROM CATEGORY.
A use grouped in a category may be pulled out and treated separately. Make sure the category is modified to say "except as listed below."

CONTEXT AREAS.
Delete context areas by deleting groups of columns on the table.

ZONING DISTRICTS.
Add or subtract zoning districts by adding or deleting columns on the table.

USE STANDARD.
Check the additional standards that apply to each use. Consider whether additional use standards are needed.

ARTICLE 10. USE PROVISIONS | Sec. 10.1 Allowed Uses
10.1.3 Allowed Use Table

KEY: ■ Allowed by right □ Allowed by special use permit ○ Allowed as part of an approved residential cluster * May be allowed by the [*Governing Body*] as part of an approved concept plan
Blank cell = Not allowed

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ALLOWED USE TABLE. ESTABLISHES ALLOWED USES BY ZONING DISTRICT.

What's an Accessory Use

Accessory uses are uses allowed that are incidental to a principal use. This means they take up less of the structure or site and are subordinate to the principal use (*See:* Sec. 10.8, Accessory Uses of the Zoning Code module). An example might be a gymnasium or a ball-field associated with a place of worship.

Where mixed use is allowed, multiple principal uses can be expected on a single site. A shopping center may contain uses from a variety of different use categories, including retail, office, medical, restaurant, residential and other categories. These multiple principal uses should not be confused with accessory uses. For example, file storage might be an accessory use for an office—while self-service storage units would be a principal use.

The Toolkit's approach to some specific accessory uses is discussed below.

Home Occupations

The Toolkit allows for two classes of home occupations based on a series of performance standards. Class A allows for those uses that have no impact on the neighborhood. These home occupations are allowed by right. Class B allows for slightly more intense home occupations, including those with employees, provided they are approved through the special use permit process.

Accessory Dwelling Units

On existing lots, the Toolkit allows one accessory dwelling unit to be constructed provided it is approved through the special use permit process. On newly platted lots, an accessory dwelling unit is allowed by right.

Drive-Through Facilities

The Toolkit requires that drive-through facilities be oriented to an alley or interior parking area and not to a street. This ensures that such facilities can be provided without detracting from the walkability of the community.

What's a Temporary Use?

Like it's name implies, a temporary use is of limited duration. Examples in residential areas include construction dumpsters and storage containers for moving household goods. In a commercial setting, temporary uses might include grand opening sales, or tent revivals. The Toolkit provides an approval process to ensure these elements remain temporary (*See:* Sec. 10.9, Temporary Uses of the Zoning Code module).

STEP 3: REVIEW STREET AND BLOCK STANDARDS

Why Include Street Cross-Sections?

Many new streets fall under the jurisdiction of the Louisiana Department of Transportation and Development (DOTD) once they are built. These streets need to be accepted by DOTD for maintenance purposes and therefore must meet DOTD minimum standards. However, there is substantial latitude in the design of streets that meet the state's standards.

In addition to DOTD streets, there may be locally constructed and maintained streets. The Toolkit includes guidelines for these streets to help ensure that local transportation engineers adhere to best practices regarding street design. The street cross-sections help ensure that local roadways will be quality streets that enhance the value of adjacent property.

Finally, the street cross-sections also include the bike lanes, sidewalks and landscaping adjacent to streets. All too often, streets are constructed with only the car in mind—missing out on alternative modes of transportation such as biking and walking.

Why Do I Need the Block Standards?

The block standards are the primary way in which a connected network of streets is created. The block standards vary by context and apply only in Suburban, Urban and Center context area and help to ensure that these places are built or redeveloped for enhanced walkability.

What Do I Need to Review?

The street cross-sections should be reviewed by a local transportation engineer and by the utility providers in the area. This ensures that adopted street cross-sections meet local needs. Likewise, review the block standards to be sure they are appropriately scaled for your respective neighborhoods.

BLOCK AND CUL-DE-SACS	Block Perimeter (max)	Cul-de-Sac Length (max)
Natural		
All districts	n/a	n/a
Rural		
All districts	n/a	n/a
Suburban		
Residential districts	3,000'	350'
Residential districts w/ cluster option	2,600'	225'
Mixed use districts	2,400'	not allowed
Commercial districts	2,600'	not allowed
Planned development district	by concept plan	by concept plan
Urban		
Residential districts	2,400'	225'
Mixed use districts	2,000'	not allowed
Commercial districts	2,200'	not allowed
Planned development district	by concept plan	by concept plan
Center		
Mixed use districts	1,800'	not allowed
Commercial districts	2,000'	not allowed
Planned development district	by concept plan	not allowed
Special		
Community district (CD)	n/a	n/a
Heavy industrial district (IH)	5,000'	1,200'
Planned industrial development district (PID)	by concept plan	by concept plan

BLOCK AND CUL-DE-SAC STANDARDS. THE TABLE ABOVE PROVIDES THE BLOCK AND CUL-DE-SAC STANDARDS AS THEY APPEAR IN THE SUBDIVISION CODE MODULE. THESE NUMBERS MAY CHANGE FROM COMMUNITY TO COMMUNITY AS PART OF THE CUSTOMIZATION PROCESS. AS THESE NUMBERS INCREASE THERE IS A DECREASE IN CONNECTIVITY AND THE OPPORTUNITY FOR WALKABILITY. COMMUNITIES SHOULD TAKE CAUTION WHEN MAKING MORE THAN MINOR INCREASES TO THESE STANDARDS.

REVIEW THE STREET CROSS-SECTIONS
IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

DEFINITION.
Establishes the characteristics and intended application for each street type.

GRAPHIC.
Visually links street dimensions to table below.

CONTEXTS.
Remove any contexts that are not included in your version of the Toolkit.

DIMENSIONS.
Review these dimensions with affected parties, including your engineer and utility providers.

Sec. 3.3 Street and Alley Standards | ARTICLE 3. SUBDIVISION STANDARDS
3.3.3 Street and Alley Dimensional Standards

E. Neighborhood Local

The Neighborhood Local street is a minor local street intended for use where the predominant character is one of large lot residential clusters and residential districts. The Neighborhood Local street is only allowed within the Suburban and Urban contexts.

	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (min) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (min) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Suburban	6'	6'	8'	17 to 19'	8'	6'	6'	33 to 35'	57 to 59'	15'
Urban	6'	6'	7'	17 to 19'	7'	6'	6'	31 to 33'	55 to 57'	10'

EXAMPLE PAGE FOR A STREET TYPE. ESTABLISHES DIMENSIONAL GUIDELINES FOR A NEIGHBORHOOD LOCAL STREET.

STEP 4: DETERMINE APPLICABLE SITE DEVELOPMENT STANDARDS

What are Site Development Standards?

Site development standards are rules that enhance the quality of development across a wide variety of zoning districts. Typical site development standards address issues such as parking, signage, landscaping, outdoor lighting and outdoor storage.

Why are Site Development Standards Needed?

Site development standards help mitigate the impact of activities on neighboring property owners. For example, parking standards make sure that developments plan for enough parking and adequately design their parking areas. Another example would be landscape buffers. Landscape buffers may be required when certain uses are adjacent to other more sensitive uses. Landscape buffers might be required between a mobile home park or a heavy industrial use and an adjacent residential use.

Ultimately, site development standards serve as a tool to allow communities to be more flexible with land use if they know that parking lot lighting or outdoor storage activities will be appropriately controlled.

Which Site Development Standards are Needed?

Site development standards are located in two areas of the Toolkit. First, the Zoning Code module contains simplified parking and landscaping sections that are considered the minimum that should be included. Second, the Additional Ordinances module contains more sophisticated site development standards for parking, landscaping, outdoor lighting, outdoor storage and display, and signs.

When implementing a complete development code, use site development standards from the Additional Ordinance module.

Which Standards Should I Tailor ?

The site development standards should be specifically reviewed to determine whether they are the right fit for your community. Each set of standards is listed below, along with the potential elements to be modified.

SITE DEVELOPMENT STANDARDS	ELEMENTS TO CONSIDER TAILORING
PARKING	- Parking ratios - Parking reductions and credits - Bicycle parking
LANDSCAPING	- Required buffers - Screening - Maintenance
OUTDOOR LIGHTING	- Fixture height - Specific lighting
OUTDOOR STORAGE AND DISPLAY	- Location - Allowed districts
SIGNS	- Exempt signs - Prohibited signs - Sign types - Sign area and number - Off-premises signs

STEP 5: MODIFY APPROVAL PROCEDURES

Does the Toolkit Match Louisiana Statutes?

Yes, the Toolkit has been reviewed for legal consistency with state law. State enabling authority in the Louisiana Revised Statutes sets much of the legal framework for zoning and subdivision approvals. It is important that a local attorney be included when reviewing the approval procedures. Include your attorney early in the discussion—they will ultimately be legally responsible for the Toolkit and deserve the opportunity to offer their advice.

What are the Common Review Procedures?

Louisiana state law requires very specific notice requirements for public hearings depending on what type of procedure you are engaging. Under state law, there is one set of notice requirements when seeking a variance from the Board of Adjustment and another set of notice requirements when seeking a zoning or subdivision approval. In an effort to streamline and simplify the process, the Toolkit provides one set of common review procedures that comply with state law requirements while establishing a single set of notification standards.

Who Should Review Development?

In an ideal world, development review is a technical task best left to professionals. The community's comprehensive plan provides the policy framework for local regulations (such as the Toolkit, appropriately tailored to your community), which implement the plan. Where the regulations are closely matched to plan goals and mapping, then review of development that is in the right place and subject to the right rules should be considered administratively.

This is not to say that the governing body does not have a continuing role in development of the community. Changes to the text of the regulations or to the zoning district map still require approval by the governing body. In addition, special use permits for problematic uses are approved by the governing body.
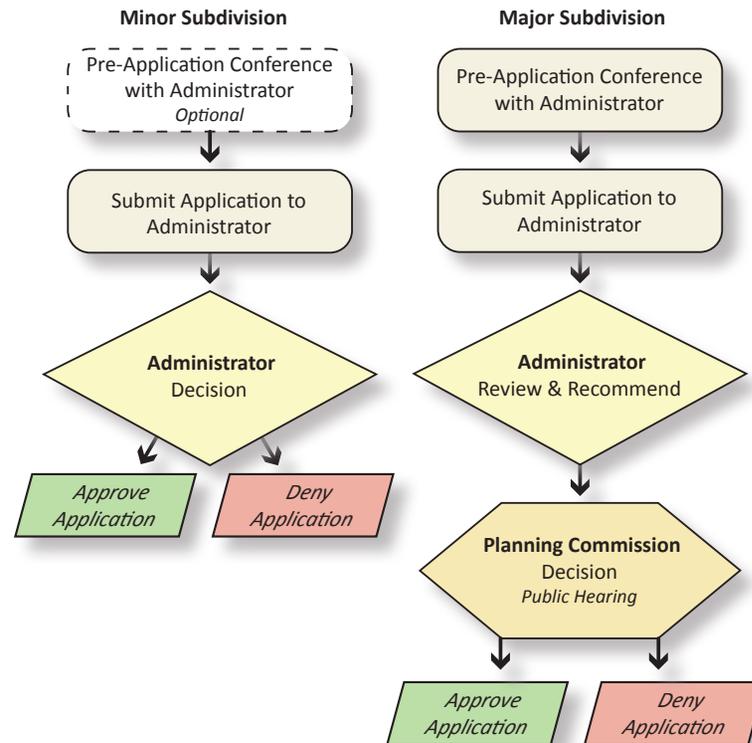
ADMINISTRATIVE PROCESS. EACH APPROVAL PROCEDURE IS OUTLINED BY A FLOWCHART THAT MUST BE UPDATED TO REFLECT ANY LOCAL ADJUSTMENTS.

Some communities do not have the technical capacity at the administrative level needed to conduct appropriate review of development. In this instance, review should be conducted by a professional third party (as is common with engineering review).

In smaller communities with limited staff capacity, there may be a desire to elevate the review to the political level. While this is one available strategy, it is not recommended as a best practice. Review by a consulting planner, engineer or town architect is preferred and should be funded by the applicant on a case-by-case basis.

SET THE RIGHT LEVEL OF REVIEW
IF NEEDED, TAILOR TO FIT YOUR COMMUNITY.

12.1.5 Summary of Authority

The following table summarizes the review and approval authority of the various review bodies with regard to this zoning code.

	Administrator	Board of Adjustment	Planning Commission	[*Governing Body*]
Zoning Permit	Decision			
Administrative Adjustment	Decision			
Variance	Recommend	Decision*		
Appeal of Administrative Decision		Decision*		
Subdivision:				
Minor Plat	Decision			
Major Subdivision Preliminary Plat	Recommend		Decision*	
Final Plat	Decision			
Site Plan Review:				
Minor	Decision			
Major	Recommend		Decision	
Special Use Permit	Recommend		Recommend*	Decision*
Zoning Map Amendment	Recommend		Recommend*	Decision*
Planned Development (PD)	Recommend		Recommend*	Decision*
Planned Industrial Development (PID)	Recommend		Recommend*	Decision*
Planned Neighborhood Development (PND)	Recommend		Recommend*	Decision*
Text Amendment	Recommend			Decision*
Development Agreement	Recommend			Decision*

* Public Hearing Required

REVIEW BODIES.
Modify the table headings to reflect the names of your review bodies.

LEVEL OF REVIEW.
Consider the appropriate level of review for your community within the limits of Louisiana state law. This may vary based on staff capacity and community tolerance for administrative decision-making. Where adequate staff is available, more administrative decision-making is possible. This streamlines development review.

PUBLIC HEARING.
The public hearing requirements track state enabling authority. Eliminate hearings only after consulting your local attorney.

SUMMARY OF REVIEW AUTHORITY. SUMMARIZES THE LEVEL REVIEW IN AN EASY TO USE FORMAT.

STEP 6: UPDATE DEFINITIONS

Which Terms Should be Defined?

Only define those terms that take on specific meaning in the Toolkit. Avoid defining terms whose standard dictionary meaning is adequate. Where a term has been redefined (a "term of art"), it should be included in the definitions section.

Remove definitions that apply to Article and Sections you have deleted. If you do not include all of the site development standards, remove the definitions associated with them as well.

Don't Uses Need to be Defined?

The application of use categories means that not every individual use needs to be defined. It is broadly defined in the use category. However, some specific uses may be worth defining where they could easily be mistaken for uses in other use categories or where they are the subject of a special use permit.

Can I Add Definitions?

Yes, if there are terms that need to be defined in your community then by all means define them. Just remember to make sure its use is consistent throughout the Toolkit and that the term is being used differently than its standard dictionary definition.

CHAPTER 4: ADOPTING & ADMINISTERING THE TOOLKIT

1 + **2** + **3** + **4**

Adopting a Comprehensive Plan

STEP 1: Develop a shared community vision

STEP 2: Develop a growth management strategy

STEP 3: Create a future land use map

STEP 4: Identify barriers to plan implementation

Mapping the Toolkit

STEP 1: Map regional growth sectors

STEP 2: Map context areas

STEP 3: Map zoning districts

Customizing the Toolkit

STEP 1: Modify building types

STEP 2: Modify allowed uses

STEP 3: Review street and block standards

STEP 4: Determine applicable site development standards

STEP 5: Modify approval procedures

STEP 6: Update definitions

Adopting & Administering the Toolkit

STEP 1: Hold community meetings

STEP 2: Hold public hearings

STEP 3: Manage the Toolkit

HOW DO WE ADOPT AND ADMINISTER THE TOOLKIT?

There is no easy answer on the best approach to adopting the Toolkit. Adopting new land use and development regulations can be difficult. It takes a concerted effort to ensure that everybody who is interested has the opportunity to voice their opinion and that people fully understand the positive and negative aspects of adopting the Toolkit. This chapter offers some suggestions to help guide your community through the education, adoption and administration process.

Why is this Harder than Adopting Our Plan?

Many communities find adopting land use regulations more difficult than adopting a comprehensive plan. Part of this can be attributed to a lack of engagement during the planning process. Often the planning process is viewed as a fun and rather innocuous activity that will not directly impact daily lives. This all changes the moment zoning and land use regulations are brought into the discussion. People begin to lose focus of what is in the community's overall interest and begin to prioritize their private property interests. Often individuals who appeared to agree with the plan will now oppose the regulations needed to put the plan in place.

This is because the regulations are where the "rubber meets the road." It is where the community must discuss, in detail, the consequences of the plan for individual property owners and these discussions can become controversial. The community, through its governing body, will have to make difficult decisions about balancing what is in the best interest of the community, as expressed in the plan, with the interests of individual land owners.

Ideally, these discussions will have taken place during the planning process, but if they didn't or if too much time has passed between the planning process and implementing the Toolkit, your community may need to have the discussion again.

How Do I Gain Public Support?

Getting the Toolkit adopted can be a lot like running a successful political campaign. The advisory committee, the staff and the political leadership must take a strategic approach to adoption. This means lots of meetings with community groups, media outlets, business owners, large land owners and other stakeholders. It also means writing opinion pieces for the local paper and making public presentations to anyone who will listen.

Some communities will see opposition from people based on a fundamental misunderstanding of what the Toolkit says. Other communities may see opposition based exclusively on a mistrust of government. Regardless of the source of your opposition, there are ways of addressing it.

Listen

Often people just want to be heard. If you are patient with them and hear them out, you can frequently turn them from opposition to advocates. Offer repeated opportunities to meet with community members. Public meetings are just a portion of it, when needed you should meet with people in small groups or even individually.

Educate

Many times, especially in more rural areas, opposition is rooted in a fundamental misunderstanding of certain aspects of the Toolkit. Explaining why the Toolkit is important, how it works and its benefits can often ease the uncertainty of those unfamiliar with land use regulations.

Transparent Process

An open door policy and a transparent process can alleviate a lot of opposition that is rooted in distrust of government. If the public gets the impression the Toolkit was

calibrated behind closed doors, then it can be difficult to move forward. For this reason, the advisory committee must consist of trusted citizens representative of diverse community interests and committee meetings should be advertised and open to the public and press.

Pick Your Battles

From the beginning of this process, it is important to acknowledge that you will not win every battle. There may be components of the Toolkit that the community is not ready for and certain concessions may need to be made in order to get the Toolkit adopted. While you want to be careful not to "water down" the Toolkit, there is nothing wrong with conceding minor points to gain community support. The Toolkit is a living document, if certain components create too much opposition, it may be easier to adopt the Toolkit without them. You can then create a priority list of additional components that can be adopted in the months that follow.

What Happens Once the Toolkit is Adopted?

Once the Toolkit has been adopted, the work has just begun. While the Toolkit is intuitive to use, there is a learning curve associated with it. Every effort should be made to include local staff in the tailoring of the Toolkit.

Designate an Administrator Early

Many of the procedural and administrative functions in the Toolkit are set up to be carried out by an Administrator. The Administrator is charged with making interpretations of the Toolkit, making minor administrative decisions and representing applications before the various decision-making boards, commissions and bodies.

It is important to hit the ground running. Communities should do their best to include the Administrator in the implementation process. This will allow the Administrator to be fully versed in the intricacies of the Toolkit, as well as understand all the legislative history and reasoning behind the decisions leading to its adoption.

How Do We Enforce the Toolkit?

The Toolkit establishes a Zoning Permit, which is required for all new development. The Zoning Permit issued by the Administrator ensures that applicants meet the standards of the Toolkit.

In addition, the State of Louisiana has granted both municipalities and parishes with the authority to enforce their ordinances through a combination of citations and fines. Individuals or businesses in violation of the terms of the Toolkit may be subject to fines as outlined by state and local law.

STEP 1: HOLD COMMUNITY MEETINGS

In order to keep the implementation process transparent, there should be public outreach from the very beginning. From selection of the advisory committee—continuing all the way through adoption; the public should be included every step of the way.

Public Kick-off

One idea that has proven successful is holding a public kickoff event. There is a lot to cover in this event, but at a minimum the following should be addressed:

- Provide an overview of the plan and shared vision;

- Discuss barriers to plan implementation (outdated zoning or no zoning);

- Introduce the Toolkit and explain its pieces;

- Provide an overview of the Toolkit implementation process;

- Introduce the advisory committee; and

- Invite the public to participate.

Advisory Committee Meetings

The advisory committee is charged with making will be made by this advisory committee. As such, the public must not get the perception that the Toolkit is being prepared in a secret room by a secret committee. To avoid this, consider including respected neighborhood activists on the committee. Additionally, open the advisory committee meetings to the public and consider posting or publishing the schedule and minutes of all advisory committee meetings on a web site or in the local paper.

Every effort must be made to ensure that all members of the community have a voice in the Toolkit implementation process.

Progress Reports

Another important piece to keeping the public and elected leaders informed is to hold regular progress reports. These meetings should give the status of the implementation process and should allow leaders and citizens to ask questions about approach and projected timeline. Some communities have held these status reports at the beginning of monthly planning commission meetings, while other communities have scheduled them more sporadically.

Community Meetings

As the calibration nears completion, public meetings should be held to explain decisions that are being made. For instance, once each of Toolkit maps (regional growth sector map, context area map and zoning district) has been prepared, hold a public open house to allow residents an opportunity to ask questions and provide comments on the maps.

Additionally, once the Toolkit has been customized, hold a series of public open houses to explain the Toolkit contents, answer questions and take comments on citizen concerns.

Should We Discuss Maps and Text Together?

Ultimately, the joint discussion of the maps and text of the Toolkit will have to occur, but it can be a lot to digest all at once. A more strategic approach is to follow the implementation phases of this Handbook.

Consider first introducing the public to the regional growth sector maps and the thinking behind each growth sector. Second, introduce the context area maps along with descriptions of what each context means and its character. Third, introduce the zoning district maps and the zoning portion of the Toolkit. Finally, introduce the complete Toolkit. Introducing the Toolkit in an incremental manner allows residents not familiar with land use regulations to fully absorb each concept.

Many members of the community just want to understand which rules will apply to their property. For this reason, it is important to introduce the zoning district map and the text separately. A district may be correctly tailored to the community, but inappropriately applied on the map. Mapping discussions are very different from a discussion of specific standards in the regulations. Often the public is not as interested in the debate over whether the appropriate transparency for a mixed use building is 55 or 65 percent.

COMMUNITY MEETINGS. PROVIDE RESIDENTS THE OPPORTUNITY TO UNDERSTAND AND ASK QUESTIONS THE TOOLKIT.

How do We Let People Know About the Meetings?

The importance of keeping the public involved at all stages of Toolkit implementation cannot be stressed enough and a public outreach plan should be developed at the start of the effort. Your public outreach plan should identify how people will learn about the Toolkit at upcoming meetings and educational opportunities. Examples of public outreach strategies might include a mix of traditional outlets like newspaper, radio, television, hand outs, or robocalls with more current approaches such as a project web site, blog, Facebook, email lists and Twitter pages. Regardless of the form, do what works in your community. Just keep the public up to speed on the status of the project and when and where the meetings will take place.

When Should We Provide Public Notice?

The short answer is always. There are two types of notice, there is required public notice and general public notice.

Required public notice occurs prior to the adoption hearings at the planning commission and the governing bodies. This notice is spelled out expressly in state law and you should consult with your local attorney in determining a required notice schedule for your public hearings.

General public notice is not required by law, but is good practice and is fundamentally the neighborly thing to do. This is simply letting people know about upcoming meetings and educational events.

Finally, consider it good practice to keep records of everything. Keep a list of all public meetings and public notice attempts. You might need this information when at the very last public hearing before the governing body, a resident stands up and says…"This is the first I'm hearing of this."

What Kind of Notice Should We Provide?

Placing notice in local papers, on the web and on small signs around town are all good mechanisms to generate public interest and inform the community. Notifying interested parties via e-mail is a low-cost, high return technique. Some portions of the community will not have access to computers and e-mail, so don't forget traditional mechanisms such as brochures in water bills, newsletters, public service announcements on local radio and cable stations and press releases.
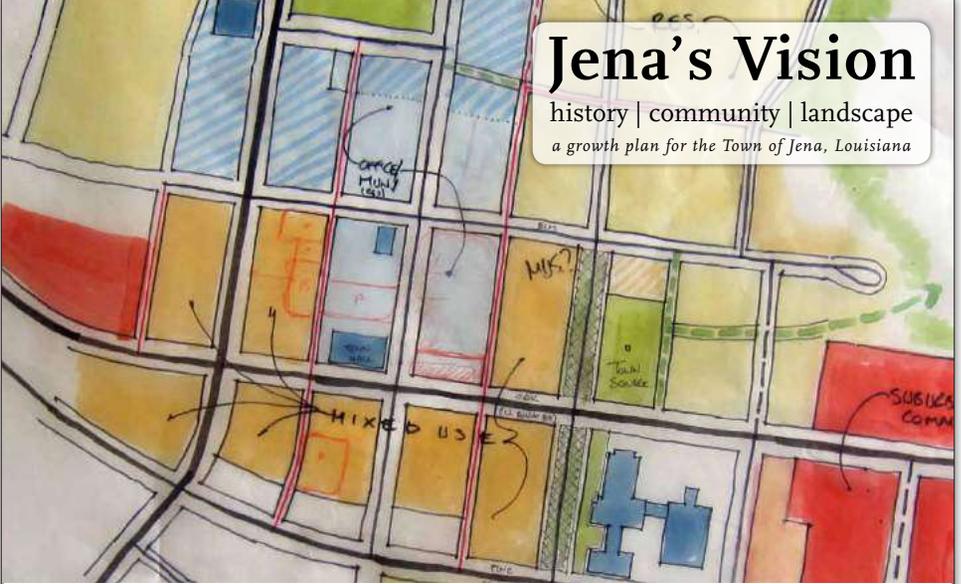
Jena's Vision
history | community | landscape
a growth plan for the Town of Jena, Louisiana

PUBLIC OPEN HOUSE MON, JAN 11, 5:30 PM JENA TOWN HALL

PLAN PRESENTATION BEGINS @ 6:00 PM
We are pleased to announce that a draft of the Town Plan is ready for public review. Come see a presentation of the Town Plan, make comments, offer suggestions and talk to the planners. For more information and to view a copy of the Town Plan visit www.jenavision.blogspot.com

AN EXAMPLE OF A HAND-OUT ADVERTISING A PUBLIC OPEN HOUSE AS PART OF THE PUBLIC PLANNING PROCESS. THIS SAME APPROACH COULD BE USED TO PROVIDE PUBLIC NOTICE TO COMMUNITIES IMPLEMENTING THE TOOLKIT.

STEP 2: HOLD PUBLIC HEARINGS

If you are following the implementation steps set forth in this Handbook, you will have conducted several public meetings, workshops or open houses to educate the public and to gather their input on the final product, but you are still not finished. State law requires zoning and subdivision regulations to go through required public hearings prior to their adoption. This Handbook offers some practical advice for these public hearings, but ultimately your local attorney should be consulted to make sure that you are following the letter of the law in adopting your version of the Toolkit.

When Should We Hold Public Hearings?

Public hearings are the final step in adopting your regulations. They are required to be held by the planning commission (if you have one) and the governing body. It is important to create as much consensus as possible before holding these formal hearings, so make sure that you have addressed as many community questions as possible in public workshops or open houses before hand.

How Many Hearings Should be Held?

As many as it takes to adopt the Toolkit. In general, one hearing before the planning commission and one before the governing body are adequate to meet state requirements. However, if discussions are long, the hearing may be continued through several meetings before an action is taken.

Use Your Committee!

The advisory committee is one powerful set of champions for the Toolkit. Members of the committee are likely to understand the Toolkit better than anyone else. They also participated in discussions (often for months) about the right rules for the community. Members of the committee should actively support the Toolkit during the public hearing process.

It is also wise to strategically ask other supporters and community leaders to speak in favor of the Toolkit at the public hearing. This can help offset any lingering opposition.

Effective Date

Consider setting the effective date at a date certain after adoption. For example, many communities have found that an effective date 60 to 90 days after adoption provides sufficient time to convert from an existing system to a new system. Other communities have found that the beginning of the calendar year is helpful. Regardless of your approach, it is wise to provide some time between adoption and the actual date that the new regulations take effect.

STEP 3: MANAGE THE TOOLKIT

Application Forms and Checklists

As part of the development of the Toolkit, a set of model application forms was prepared and made available for download on the Toolkit website at www.landusetoolkit.com. Each form may be downloaded and edited to meet the specific needs of your community. The model application forms provide the basic framework you need to begin implementing the Toolkit after adoption.

Train Your Staff

The local planning staff will be on the front lines of administering and enforcing the Toolkit. They will be charged with explaining new requirements and procedures as well as reviewing development under the new regulations. To do this, staff must have a working knowledge of the Toolkit and understand the reasoning behind its framework.

Hopefully, key staff members working with the advisory committee have developed an understanding of the Toolkit, but in the event that there are other staff, such as building officials or plan reviewers who were not part of the implementation process, they must become familiar with the organization and content of the adopted Toolkit.

Consider using the 60-90 days after adoption and before the Toolkit takes effect to test some recent approvals see how they might be affected by the new rules.

Educate Your Boards and Commissions

As with staff, the planning and review boards and commissions must also be brought up to speed on the new regulations. Many will have new or revised duties and it is important to educate them in the early weeks after adoption—before they are required to apply the regulations to any real projects.

Board and commission members are going to rely heavily on staff until they gain a better understanding of the Toolkit. Staff should be prepared for this and should be available to answer questions. Consider providing board members with "cheat sheets" containing the review criteria for relevant decisions along with other essential information.

Educate Your Frequent Professionals

Use the adoption of the Toolkit as an opportunity to educate local planners, engineers, landscape architects, developers and other professionals who frequently represent clients in your community. Many communities have discovered that engaging these professionals in focus groups along the way, both improves the Toolkit, and results in easier implementation and generally a better understanding of new principles and concepts.

APPENDIX: CASE STUDIES & FREQUENTLY ASKED QUESTIONS

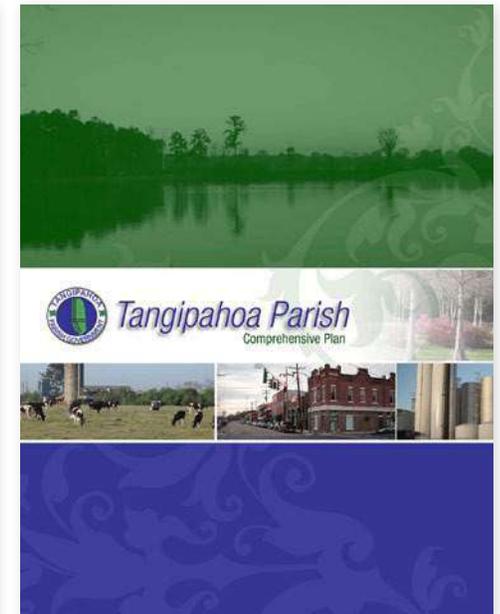*PAGE INTENTIONALLY LEFT BLANK*

TOOLKIT TEST COMMUNITY CASE STUDIES

As the Toolkit was being developed, two test communities, West Feliciana Parish and Tangipahoa Parish, were selected as partners to help "right-size" the Toolkit for Louisiana. Both communities had been through a recent comprehensive planning effort, had local planning staff available to assist, appointed a dedicated advisory committee and possessed local leadership willing to get behind the adoption process.

These two communities served as test cases for the ideas and concepts in the Toolkit. They were the first to put the context area and zoning district mapping to the test and were also the first to find concepts in the Toolkit that needed refinement and, in some cases, ideas that simply would not work in much of Louisiana. Many of the decisions regarding the final content of the Toolkit can be attributed to lessons learned from these two test case communities.

Ultimately, both West Feliciana Parish and Tangipahoa Parish discovered they were not quite ready for some of the goals and objectives called for in their comprehensive plans. As a result, they had to rethink issues such as what the preservation of rural character really meant to them and what types of densities were appropriate in what parts of the community.

Both communities determined they were not ready to implement the Toolkit in its entirety but instead worked to customize components of the Toolkit. In some cases, compete Articles and Sections were deleted. In both cases, staff, advisory committee members and public comments were effectively used to tailor the Toolkit for the level of control that they were ready to implement.

Brief case studies outlining the experiences of West Feliciana and Tangipahoa Parishes follow.

TEST COMMUNITIES. AS THE TOOLKIT WAS BEING DEVELOPED, WEST FELICIANA PARISH AND TANGIPAHOA PARISH WERE SELECTED AS PARTNERS TO HELP "RIGHT-SIZE" THE TOOLKIT FOR LOUISIANA.

West Feliciana Parish: Development Ordinance

Planning in West Feliciana Parish

West Feliciana began their Toolkit implementation having experienced significant recent growth and facing the likelihood of additional growth with the completion of the John James Audubon Bridge. Fortunately, West Feliciana is relatively well-positioned to deal with both the struggles and the opportunities this growth presents. They have recently prepared and adopted a comprehensive plan that established a community vision, they have a dedicated planning staff with GIS capabilities, a current zoning and subdivision ordinance and parish leadership that understands the importance of managed growth.

Advisory Committee

As a test community, the West Feliciana Toolkit Advisory Committee had a difficult job. They were tasked not only with tailoring the Toolkit for the parish, but also with providing feedback on how to improve subsequent versions of the Toolkit.

The Toolkit Advisory Committee oversaw the mapping of context areas and zoning districts and the calibration of the Toolkit text. At the time of publishing this Handbook, the Toolkit Advisory Committee was continuing to work with staff and the general public to refine their mapping and the version of the Toolkit (the West Feliciana Development Ordinance).

Lessons in Mapping the Toolkit

West Feliciana ran into trouble with their mapping. The comprehensive plan designated the southern portion of the parish, near the Town of St. Francisville and all significant infrastructure, as the area to focus the majority of their future growth. Staff and the Toolkit Advisory Committee responded to this with context and zoning district mapping that was consistent with the adopted comprehensive plan.

Over the course of several public meetings, the initial maps were discussed and several vocal opponents began to question the adopted comprehensive plan and why growth

TOOLKIT COMMITTEE MEETING. RESIDENTS DISCUSS THE MAPPING OF CONTEXT AREAS AND ZONING DISTRICTS AT AN ADVISORY COMMITTEE MEETING.

was focused in the southern portion of the parish. Parish residents were clearly not in agreement about where to grow. While this opposition was fundamentally directed at the community vision, it was being focused on the Toolkit and the mapping of context areas and zoning districts.

This conflict gave rise to the addition of a new concept to the model version of the Toolkit—the mapping of regional growth sectors. By first mapping regional growth sectors, a community is able to clearly establish where they plan to grow before discussing context areas and zoning districts. If a community has thoroughly discussed and debated this issue, then the first step could be taken directly from the comprehensive plan. If it has not been thoroughly deliberated, this step provides a community with an outlet for refining this discussion without endangering the integrity of the Toolkit.

West Feliciana backed away from an aggressive zoning district remapping and chose instead to remap based on existing patterns. For example, existing rural parcels that are larger than 40 acres were zoned R-AG-40, existing rural parcels that were 20 acres and larger were zoned R-AG-20 and existing rural parcels 10 acres and larger were zoned R-AG-10 and so on. The current version of their context area and zoning maps are much more a reflection of current conditions than a effort to advance their future land use map.

Lessons in Customizing the Toolkit

The experience in West Feliciana impacted later versions of the Toolkit in one very important way. The first version of the Toolkit consisted of one complete code containing all the zoning, subdivision and site development standards in a single document, and to use the Toolkit, West Feliciana had to remove components they were either not interested in or not ready to implement. This proved intimidating as West Feliciana wasn't prepared for such a sizeable and complex document. As a result, the Toolkit was broken down into three more manageable pieces, the Zoning Code module, the Subdivision Code module and the Additional Ordinances module. This will allow future Toolkit users to add components as their comfort level increases for new concepts and ideas.

One issue to note is that West Feliciana's version of the Toolkit uses an Estate Context Area. This option was removed from future versions of the Toolkit because the Estate Context Area is neither rural nor town-like in character. The Estate Context Area allowed residential lot sizes of two acres. Once developed, these types of residential areas are difficult to change and become more and more difficult to service and maintain over time. Farmland becomes fragmented by these large-lot homes, which means little possibility of carrying on true agriculture or maintaining farm animals in these areas.

The single largest source of contention in West Feliciana has been the optional cluster subdivision provision. Cluster subdivision is an alternative subdivision design where

smaller residential lots are permitted in exchange for usable common open space. Developers have a choice, they can either develop lots as they normally would or they may choose smaller lot sizes and increased density in exchange for providing additional open space. A number of residents became concerned that this optional provision would require someone to give up too much land as open space. Rather than lose support for the Toolkit, the decision was made to remove the cluster option from the draft.

TOOLKIT COMMITTEE MEETING. THE MAPPING OF CONTEXT AREAS AND ZONING DISTRICTS WAS DISCUSSED AT NUMEROUS COMMITTEE MEETINGS.

Tangipahoa Parish: Development Code

Planning in Tangipahoa Parish

Like West Feliciana, Tangipahoa Parish has also experienced recent growth and is anticipating continued future growth. Additionally, the parish has a recently adopted comprehensive plan, has a dedicated planning staff and has access to parcel level GIS data.

Unlike West Feliciana, Tangipahoa Parish only has subdivision standards. When adopting zoning for the first time, it can be difficult to implement anything other than the most basic of zoning rules. While there may be some advantages, such as not having to "down zone" properties, it is often difficult to gain the public support and buy-in needed for something as comprehensive as the Toolkit and Tangipahoa has been proof of this.

Advisory Committee

Tangipahoa appointed a Toolkit Advisory Committee made up of development professionals and community leaders to assist with the implementation effort. The Advisory Committee worked with staff to develop a version of the Toolkit that focused primarily on allowing current development patterns to continue, while removing barriers to implementing the comprehensive plan. The parish was not ready to adhere communitywide to the goals and objectives of the comprehensive plan, but was willing to allow individual projects to respond if chosen by the developer and accepted by local residents.

Lessons in Mapping the Toolkit

Tangipahoa had many of the same problems with their mapping that West Feliciana experienced. The vast majority of the parish is rural in both character and land use. Additionally, the infrastructure in these areas of the parish is rural in scale and will be quickly overburdened if higher intensity development is allowed to occur. Despite this issue, the parish was not ready to widely implement rural zoning districts. Instead they
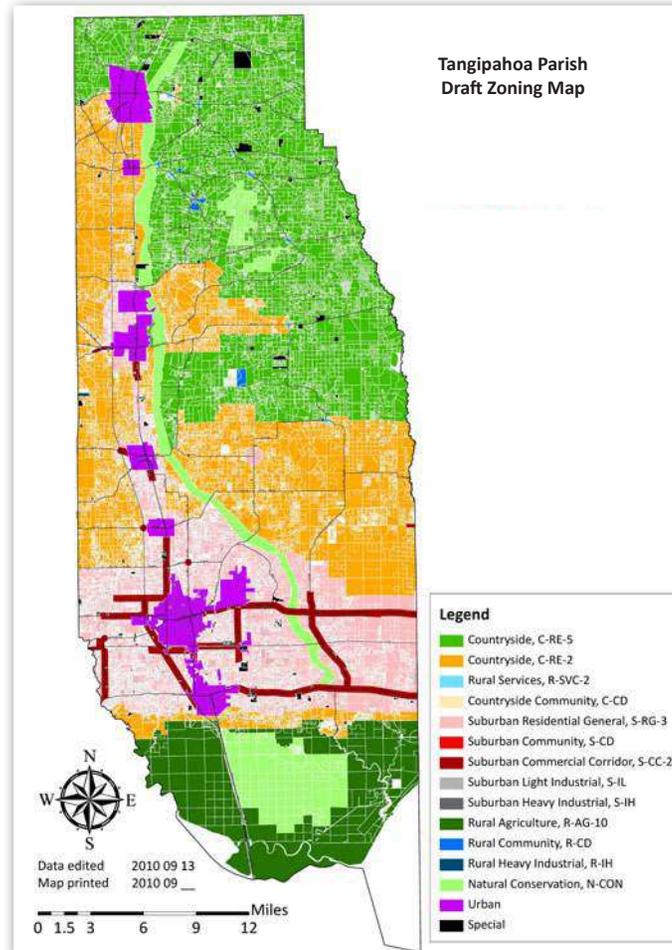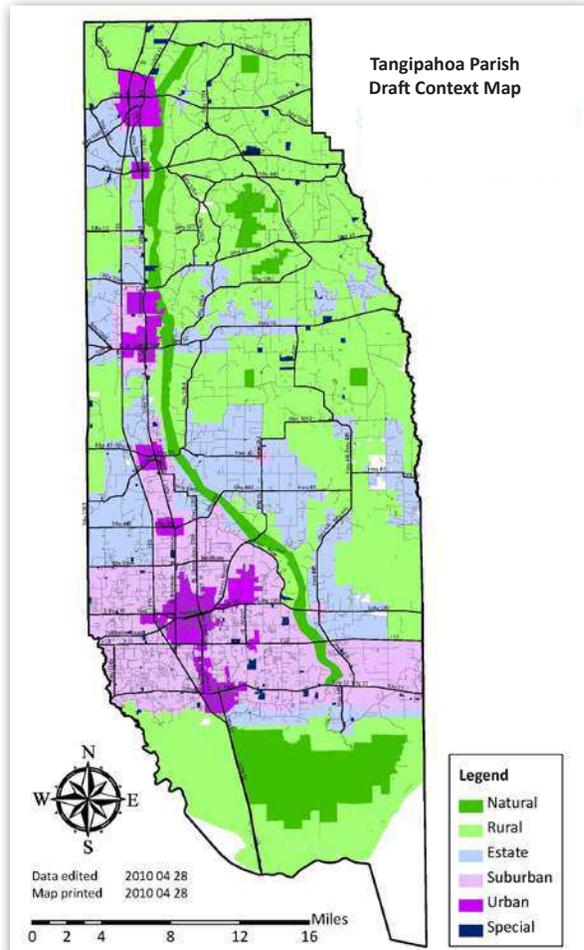
mapped rural areas with five acre and two acre "countryside" lots. This pattern can be seen on the maps on the following page. The Countryside Context is identical to the Estate Context applied in West Feliciana but was renamed to reflect the designation in their comprehensive plan.

Lessons in Customizing the Toolkit

The experiences in customizing the Toolkit for Tangipahoa were significantly different from West Feliciana. Generally speaking, Tangipahoa was more tolerant of site development standards, such as landscaping and parking, but less willing to use zoning districts as a growth management tool.

Tangipahoa's version of the Toolkit contains the Natural, Rural, Countryside, Suburban and Special context areas. The context area map currently shows Urban over the municipalities but, since Tangipahoa doesn't control these jurisdictions, it will not appear on the final map or in their version of the Toolkit. Tangipahoa sees itself as a rural/suburban parish and does not plan to allow urban intensities. The Suburban Context allows for pedestrian-oriented, mixed use places, however, such development cannot exceed typical suburban intensities of three stories in height or eight units per acre.

Tangipahoa is implementing or retaining as an option all the zoning districts available in the context areas. They are not, however, mapping all of the zoning districts, instead relying on individual requests to implement the full pallet of zoning options. Generally, the Toolkit subdivision standards remain unchanged. The streets have been slightly modified to allow for larger turning radii on some street types.

**Tangipahoa Parish
Draft Context Map**

Legend
- Natural
- Rural
- Estate
- Suburban
- Urban
- Special

Data edited 2010 04 28
Map printed 2010 04 28

Miles
0 2 4 8 12 16

**Tangipahoa Parish
Draft Zoning Map**

Legend
- Countryside, C-RE-5
- Countryside, C-RE-2
- Rural Services, R-SVC-2
- Countryside Community, C-CD
- Suburban Residential General, S-RG-3
- Suburban Community, S-CD
- Suburban Commercial Corridor, S-CC-2
- Suburban Light Industrial, S-IL
- Suburban Heavy Industrial, S-IH
- Rural Agriculture, R-AG-10
- Rural Community, R-CD
- Rural Heavy Industrial, R-IH
- Natural Conservation, N-CON
- Urban
- Special

Data edited 2010 09 13
Map printed 2010 09 __

Miles
0 1.5 3 6 9 12

DRAFT CONTEXT AND ZONING MAPS. TANGIPAHOA'S VERSION OF THE TOOLKIT CONTAINS THE NATURAL, RURAL, COUNTRYSIDE, SUBURBAN AND SPECIAL CONTEXT AREAS. THEY ARE NOT, HOWEVER, MAPPING ALL OF THE ZONING DISTRICTS, INSTEAD RELYING ON INDIVIDUAL REQUESTS PRIOR TO DESIGNATING MIXED USE OR MAIN STREET DISTRICTS.

HOW DO I BUILD A TND?

Traditional neighborhood developments or TNDs are neighborhoods built with a focus on creating vibrant and walkable mixed use neighborhoods. While conventional subdivisions often offer cookie-cutter layouts, TNDs focus on complete neighborhoods that offer a mix of housing options and uses all within a comfortable walking distance. TNDs focus on the needs of the pedestrian, with a high priority placed on walkability and the human experience.

The Toolkit contains all the pieces needed to build a TND without a specific TND ordinance. An applicant could use and map various components of the Toolkit to create a TND or use the Toolkit's Planned Neighborhood Development procedure.

The Planned Neighborhood Development is a streamlined TND rezoning and subdivision process. If an applicant has a sufficient amount of land (20 to 200 acres) and meets the prerequisites for using the Planned Neighborhood Development, they can get approval for the proposed project with one hearing before the governing body. It is important to note that a Planned Neighborhood Development is not a planned development in the sense that the entire project is under one zoning district, instead it is more like a package rezoning with proposed Toolkit modifications tied to single approval procedure.

How Do We Plan for a TND?

There are a number of ways to plan for a TND, some communities use a public/private partnership while others are planned solely by private developers. Regardless, it is more important to understand how the Planned Neighborhood Developments process works.

EXISTING ZONING. THIS MAP SHOWS EXISTING ZONING FOR A POTENTIAL TND SITE. TNDS ARE OFTEN IN FORMER AGRICULTURAL OR RURAL THAT REQUIRE REZONING IN ORDER TO ACCOMMODATE THE PROPOSED CHANGE IN INTENSITY.

Site Eligibility

The Planned Neighborhood Developments process is intended to be used to build a TND. As such it requires a significant amount of land. Typically, TNDs range in size from 20 to 200 acres in size. Assembling this amount of land in a built up environment can be tricky. As a result, many TNDs will likely be developed in rural areas or on the suburban fringe. The key is that the proposed TND must be in the Anticipated or Infill growth sectors. The example zoning district map on the previous page shows a proposed TND site within an Anticipated Growth Sector that is predominately rural and suburban in character.

Context Areas

To help generate range of diversities required for a TND, the development must consist of at least three context areas. The example TND site shown on the right uses fours context areas gradually transitioning from Urban to Suburban to Rural to Natural.

Blocks

TNDs must have a high degree of connectivity. If your community is just adopting the Zoning Code module then the average of all block perimeters in the proposed TND should be less than 2,400 feet. If your community adopts both the Zoning Code module and the Subdivision module, then the block perimeter standards of the Subdivision Code apply.

Legend:
- NATURAL CONTEXT
- RURAL CONTEXT
- SUBURBAN CONTEXT
- URBAN CONTEXT

1/4 Mile Radius

PROPOSED CONTEXT AREAS. THIS MAP IDENTIFIES PROPOSED CONTEXT AREAS. THE PLANNED NEIGHBORHOOD DEVELOPMENT REQUIRES A MINIMUM OF THREE CONTEXT AREAS.

Zoning Districts

Only certain zoning districts are allowed in specific context areas. Large expanses of any one zoning district should be avoided. A mix of zoning districts should be used. Eleven zoning districts have been applied to the proposed TND, as seen on the right. The proposed zoning focuses a small amount of U-MS- and U-MX- at the center of the TND, surrounded by varying intensities of residential districts, transitioning to larger estate and rural sized lots near the edge of the subdivision.
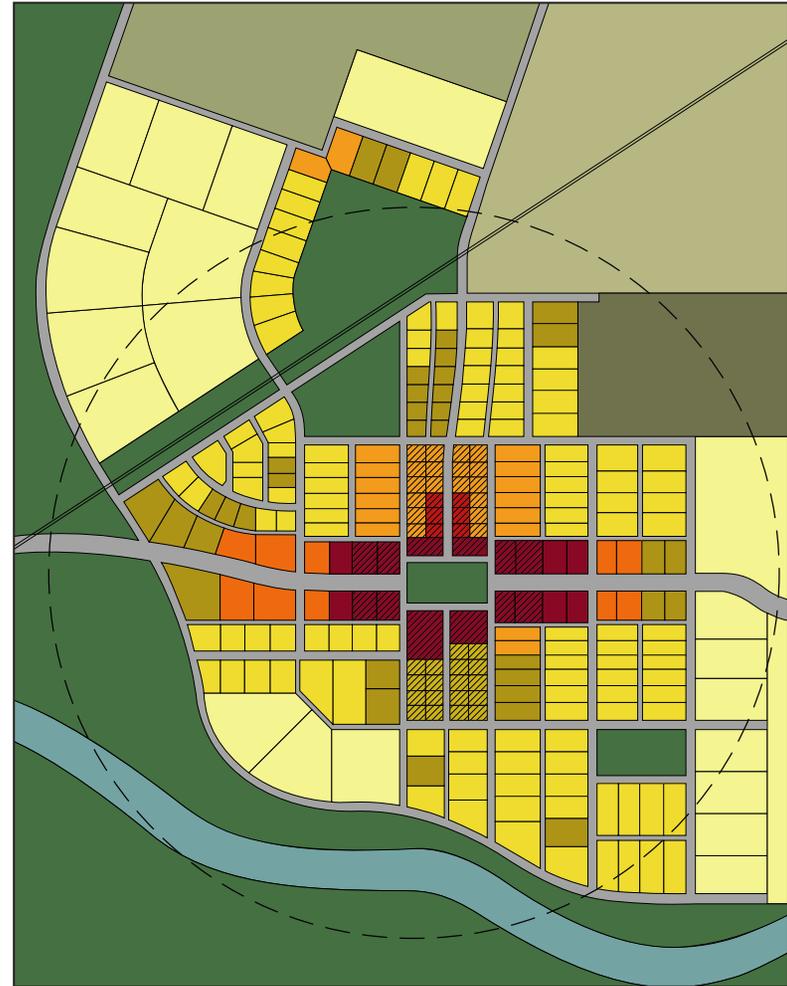
Street Types

If your community is just adopting the Zoning Code module then you will need to consult with your community's local transportation engineer to determine the applicable street widths and types. If you adopt both the Zoning Code module and the Subdivision module, then the street cross-sections of the Subdivision Code apply.

Building Types

Only certain building types are allowed in specific zoning districts. Building types should be mapped based on the desired mix and built form of your TND. Building types do not control architecture, they establish the building envelope standards for a specific lot or parcel. Allowed uses are controlled by the zoning districts.
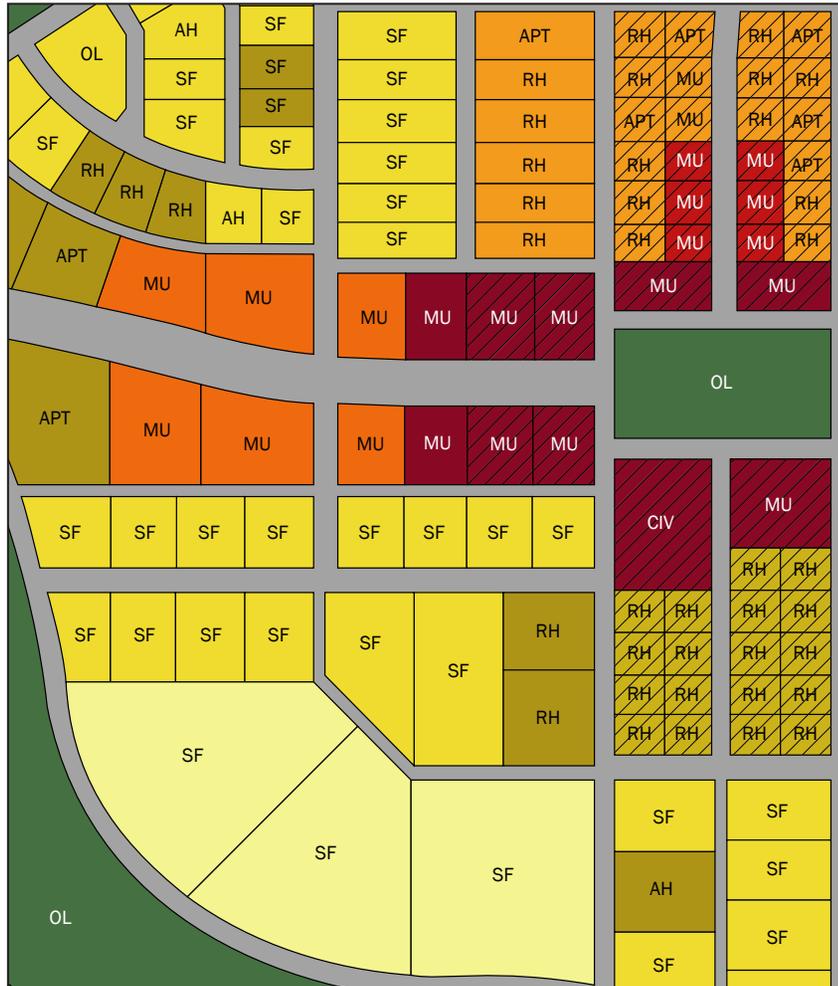

Natural   N-CON
Rural   R-AG-5
Suburban   S-RS-6   S-RM-3   S-MX-3
Urban   U-RS-6   U-RM-3   U-MX-3   U-MX-5   U-MS-3   U-MS-5

PROPOSED ZONING. THIS MAP IDENTIFIES THE PROPOSED ZONING FOR THE TND. ELEVEN ZONING DISTRICTS ARE MAPPED ALLOWED FOR A DIVERSE MIX OF USES AND HOUSING OPTIONS.

Building Types

SF	=	SINGLE-FAMILY	APT = APARTMENT
AH	=	ATTACHED HOUSE	MU = MIXED USE
RH	=	ROW HOUSE	OL = OPEN LOT

PROPOSED BUILDING TYPES. THIS MAP IDENTIFIES THE PROPOSED BUILDING TYPES FOR A SECTION OF THE TND.

RIVER RANCH LAFAYETTE. A BUILT TND WITH RETAIL AND OFFICE SPACE IN CLOSE PROXIMITY TO RESIDENTIAL AREAS THUS CREATING A PEDESTRIAN-FRIENDLY COMMUNITY WHERE PEOPLE CAN LIVE, WORK AND PLAY.

HOW DO I BUILD A SHOPPING CENTER?

"Big Box" Shopping Center

Large-format "big box" shopping centers such as Walmart, Target or Home Depot can be accommodated in a variety of ways using the Toolkit.

The "big box" shopping center is a common retail pattern found along many of today's major corridors. While a "big box" shopping center is anything but pedestrian-friendly, the Toolkit contains a number of tools that improve the overall walkabilty, economic viability and quality of a typical large-format suburban shopping center.

The example shown portrays how a new "big box" shopping center could be created using the Toolkit. The shopping center consists of four blocks acting as a single project or development. Blocks 1 and 2 are oriented with their primary street frontage toward a 4-lane arterial. Limited parking is allowed between the buildings and the street. A traditional "main street" with both single-story shopfronts and multi-story mixed use buildings with ground floor retail and upper-story office and residential run down the spine of the development.

The three large buildings located on blocks 3 and 4 range in size from 27,000 square feet to 105,000 square feet. Parking for the entire shopping center could be arranged through an alternative parking plan. This prevents any single block from being overly dominated by parking.

The four blocks of the power center example are broken apart in a plan view and discussed separately in the following pages.
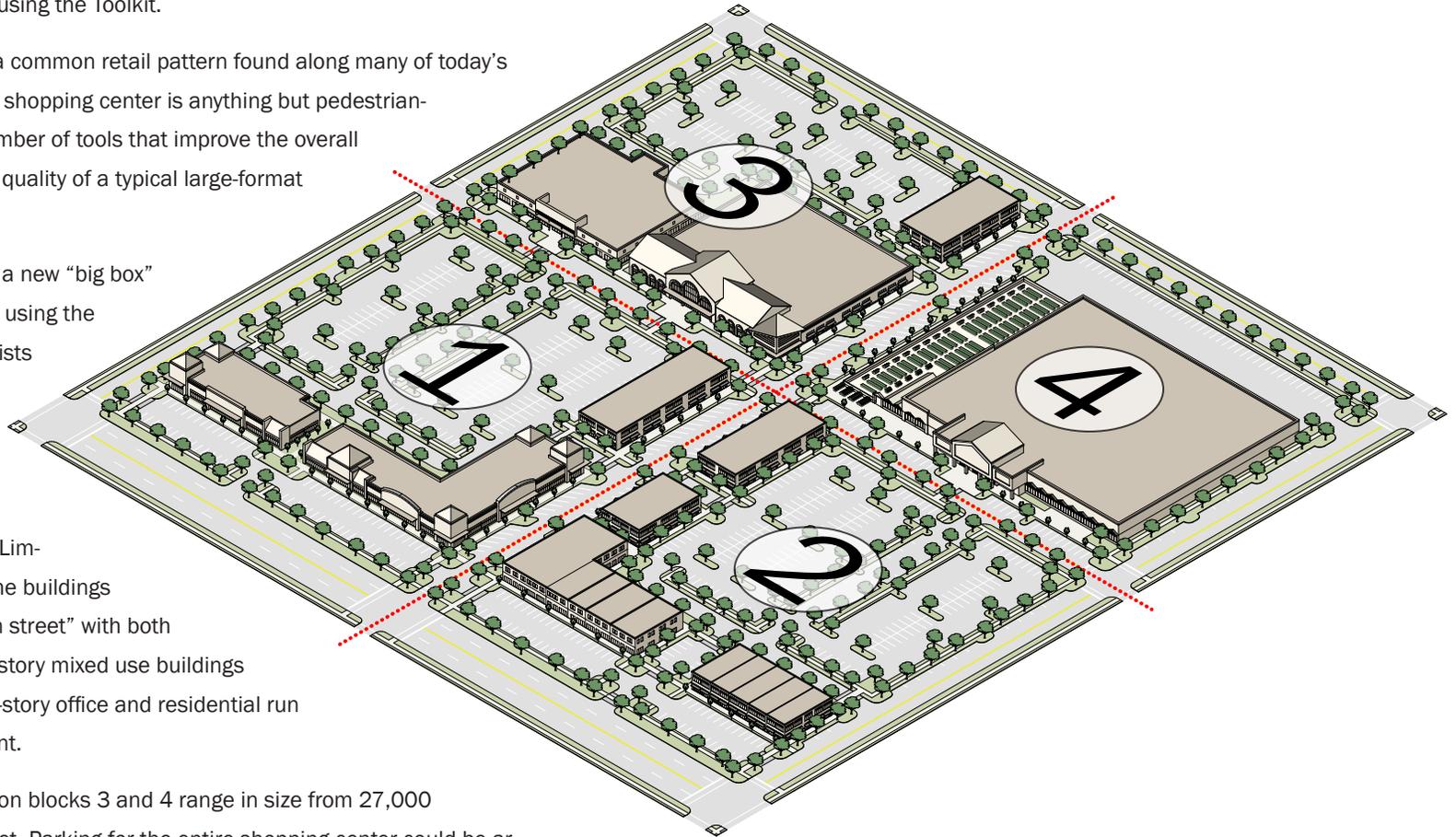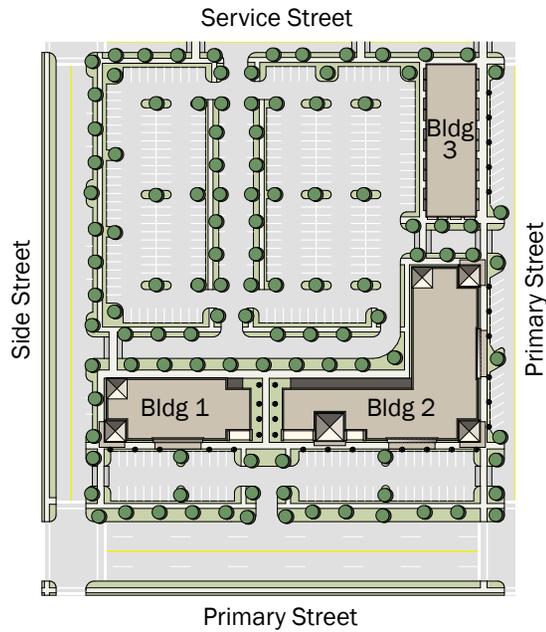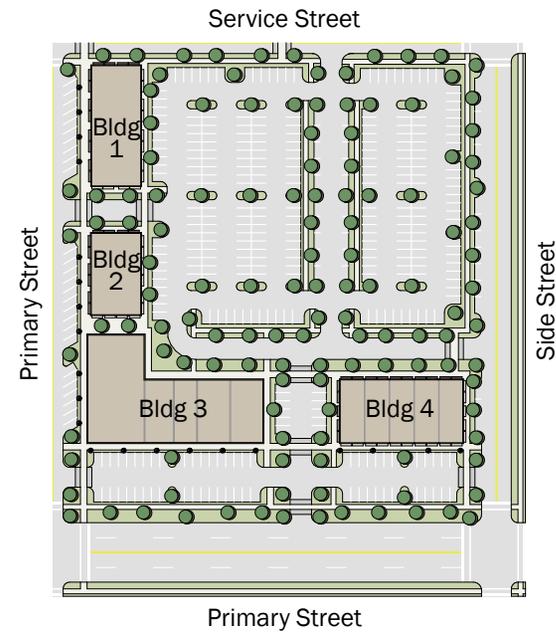
Block 1

Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,308 ft.
Parking	376 spaces (shared with Block 3)

Buildings

Building 1	Single-Story Shopfront - 13,250 sq. ft.
Building 2	Single-Story Shopfront - 30,000 sq. ft.
Building 3	Mixed Use Building - 13,250 sq. ft.

Block 2

Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,310 ft.
Parking	351 spaces (shared with Block 4)

Buildings

Building 1	Mixed Use Building - 9,000 sq. ft.
Building 2	Mixed Use Building - 6,000 sq. ft.
Building 3	Mixed Use Building - 20,000 sq. ft.

Block 1

Block 1 uses standards associated with the S-CC-3 District and consists of three buildings totalling 56,500 square feet. The buildings are set back approximately 80 feet from the 4-lane arterial, but are built-to along the interior primary street creating a traditional "main street" environment. The block provides parking for the Block 3.
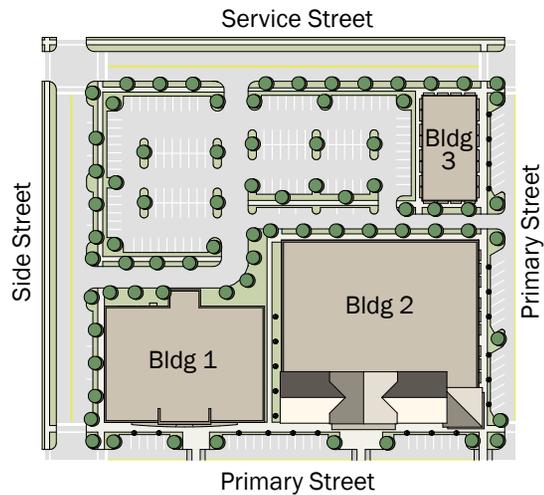
Block 2

Like Block 1, Block 2 is also zoned S-CC-3. Buildings 3 and 4 are set back approximately 80 feet from the 4-lane arterial and buildings 1 and 2 are built-to along the interior primary street. The block provides parking for the Block 4.
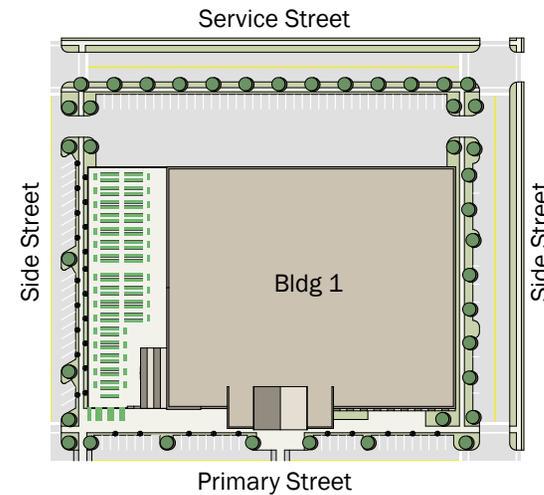
Block 3

Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,030 feet
Parking	200 spaces (shared with Block 1)

Buildings

Building 1	Single-Story Shopfront - 27,250 sq. ft.
Building 2	Single-Story Shopfront - 53,000 sq. ft.
Building 3	Mixed Use Building - 8,500 sq. ft.

Block 3

Buildings 1 and 2 a serves as junior anchors to the shopping center (grocery store, book store). Building 3 is a mixed use building that could be office, retail or residential or a mix of all three. In order to function, required parking spaces for buildings 1 and 2 are located on Block 2.

Block 4

Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,026 feet
Parking	110 spaces (shared with Block 2)

Buildings

Building 1	Single-Story Shopfront - 105,000 sq. ft.

Block 4

Block contains the primary "big box" anchor store. This example shown represents a typical national home improvement superstore with an outdoor garden center. In order to function, required parking spaces are located on Block 2.
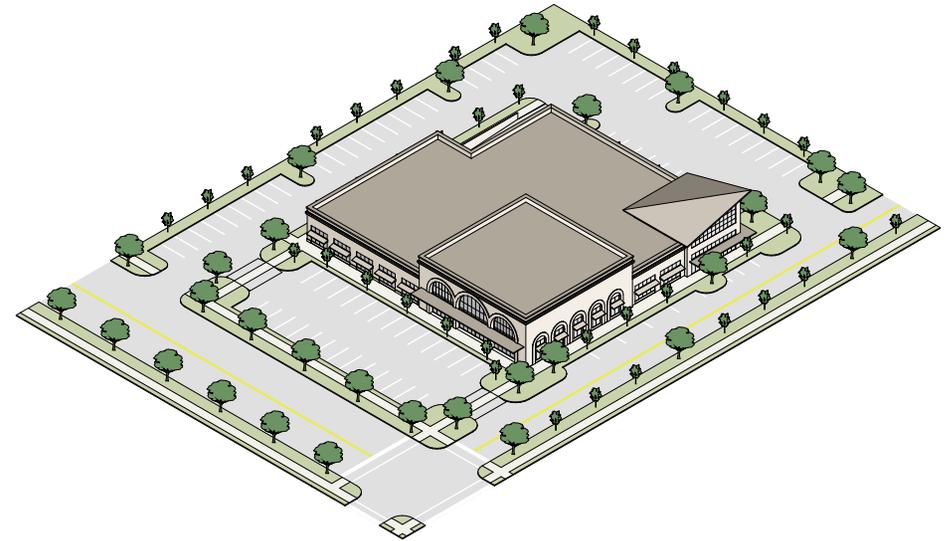
Neighborhood Shopping Center

The images to the right show how a neighborhood center containing a typical grocery store or drugstore could be created using the S-CC-3 and S-MX-3 districts.

Option 1 (S-CC-3) shows limited parking between the building and the street whereas Option 2 (S-MX-3) shows the building pulled up closer to the street. Both options provide sufficient amounts of on-site parking. The table below outlines some of the specifications considered in creating each option.

Block Specifications	District Requirements	Option 1	District Requirements	Option 2
Zoning	S-CC-3	S-CC-3	S-MX-3	S-MX-3
Building size	n/a	24,900 sq. ft.	n/a	23,400 sq. ft
Required parking	1 per 300 sq. ft.	n/a	1 per 300 sq. ft.	n/a
Parking provided	n/a	83 spaces	n/a	78 spaces

Lot & Building Specifications				
Lot area	22,500 sq. ft.	84,516 sq. ft.	7,500 sq. ft.	82,333 sq. ft.
Lot width	125 ft.	228 ft.	75 ft.	227 ft.
Primary street setback	0/80 ft	74 ft.	0/15 ft.	5 ft.
Primary street build-to	65%	73%	65%	73%
Height	35 ft.	33 ft.	50 ft.	47 ft.
Transparency	35%	65%	55%	65%
Building mass	300 ft.	166 ft.	200 ft.	165 ft.

NEIGHBORHOOD SHOPPING CENTER OPTION 1. NEIGHBORHOOD CENTER HAS IT MIGHT APPEAR IN A S-CC-3 DISTRICT. THE S-CC-3 DISTRICT ALLOWS THE BUILDING TO BE SET BACK WITH LIMITED PARKING BETWEEN THE BUILDING AND THE STREET.
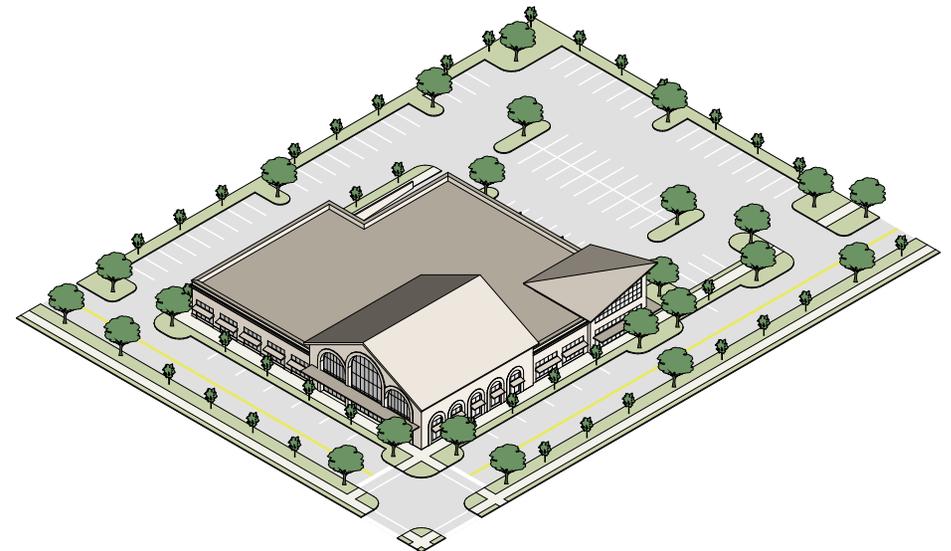

NEIGHBORHOOD SHOPPING CENTER OPTION 2. NEIGHBORHOOD CENTER AS IT MIGHT APPEAR IN S-MX-3 DISTRICT. THE S-MX-3 DISTRICT REQUIRES BUILDINGS TO BE PULLED UP CLOSER TO THE STREET.

HOW DO I BUILD A COTTAGE COURT?

A housing option that is becoming more and more popular is a Cottage or Garden Court. Cottage or Garden Courts arrange anywhere between four and eight single-family homes around a shared common lawn. The images on the right show both options. The primary difference being that individual homes in a Garden Court are larger than individual homes in a Cottage Court.

This housing option is commonly used in infill settings or as part of a master planned community. The Cottage or Garden Court can be a complementary housing option for many existing neighborhoods, but if not designed appropriately can create conflicts with established character.

Because of the sensitive nature of Cottage or Garden Courts, the Toolkit requires that a planned development (or Planned Neighborhood Development) be used as the regulatory tool for approving this type of project. This allows the community, through a public process, to decide where this housing option is appropriate.
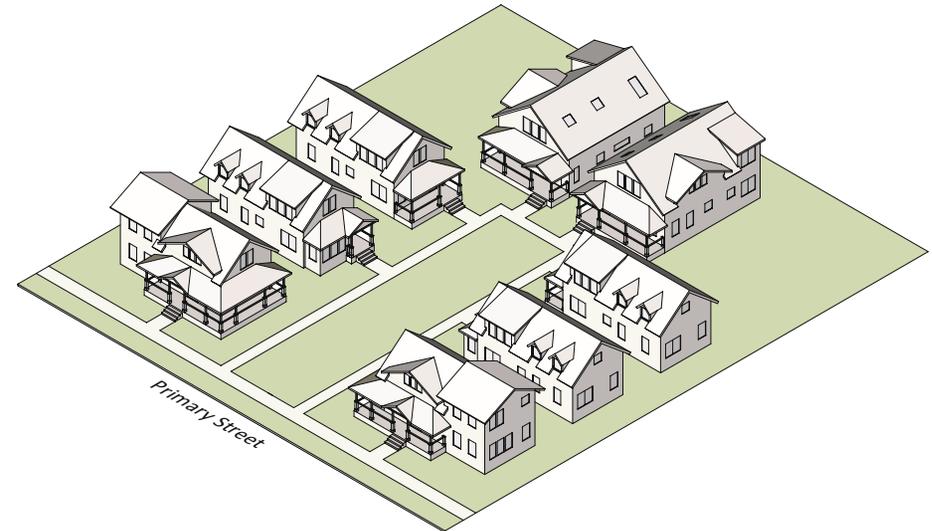

GARDEN OR COTTAGE COURTS. A HOUSING OPTION THAT IS GAINING IN POPULARITY AROUND THE COUNTRY. A GARDEN OR COTTAGE COURT ARRANGES INDIVIDUAL HOMES AROUND A SHARED COURTYARD SPACE.

HOW DO I BUILD A GAS STATION?

A typical gas station with a convenience store can be accommodated in different ways depending on your zoning district. In a mixed use district (Option 1), the "gas backwards" approach with the building between the gas canopy and the street is the most appropriate. In a commercial corridor district (Option 2), the "gas backwards" approach is allowed, but it will be more common to see the gas canopy between the building and the street. Each of the two options are shown below.

Option 1: Mixed Use District "Gas Backwards"
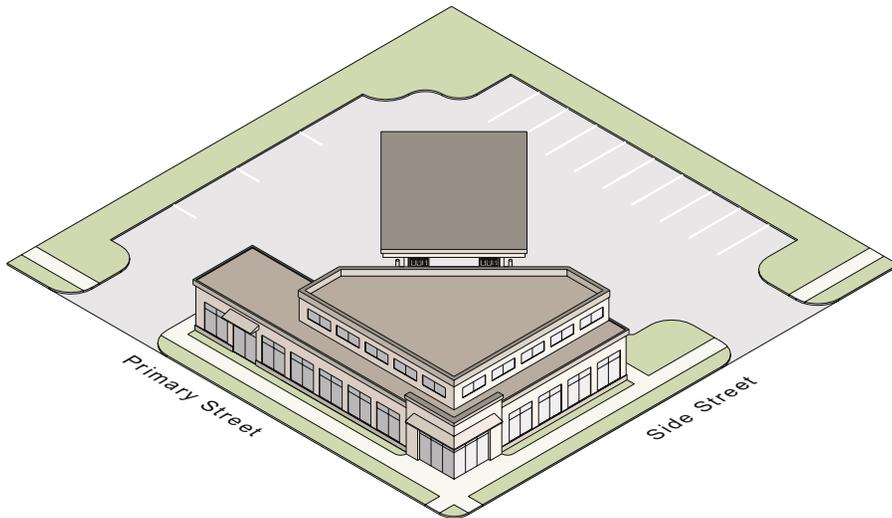
The "gas backwards" option is the best way to incorporate an auto-oriented use such as a gas station into a pedestrian-oriented environment. This approach uses a mixed use building type pulled up to the street. A high level of transparency and functioning entrances help activate the street edge. Additional entrances may be located facing the gas pumps.

Option 2: Commercial Corridor District Gas Station
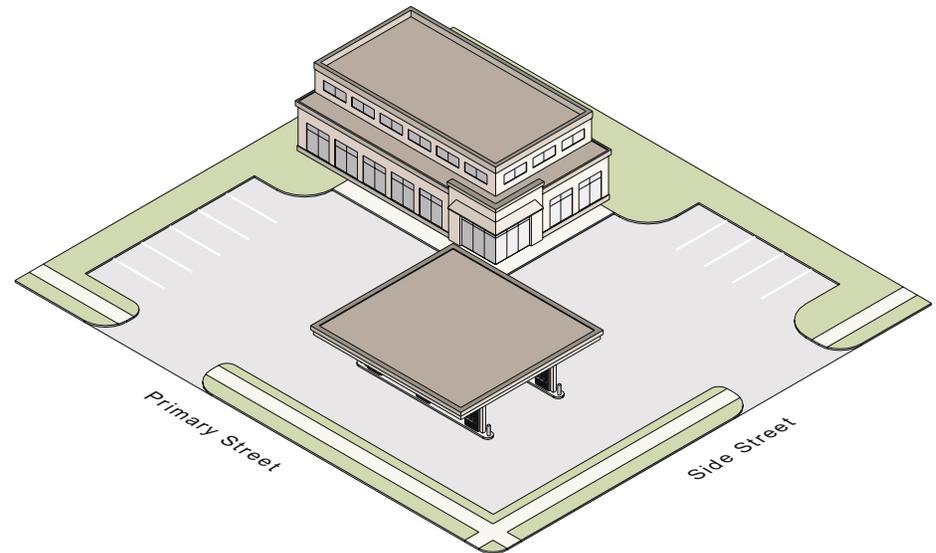
The commercial corridor district allows the building to be set back up to 80 feet, allowing sufficient room for the gas canopy, parking and turning movements between the building and the street. Optional placements may locate the building at the street and the gas canopy to the side, or on larger lots, may place additional gas facilities to the rear of the structure.

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