

ORDINANCE NO. 459-2021

AN ORDINANCE OF THE CITY OF YOUNGSVILLE, LOUISIANA TO AMEND ORDINANCE NO. 373-2014 AMENDING CHAPTER 110 “DESIGN STANDARDS,” SECTIONS 110-3 “LAND GOVERNED” AND 110-4 “DESIGN STANDARDS AND INCENTIVES” AND TO AMEND ORDINANCE NO. 357.1-2013 AMENDING CHAPTER 130 “LAND USE REGULATIONS,” SECTIONS 130-4 “LAND USE TYPES” AND 130-5 “REQUIREMENTS, RESTRICTIONS, AND RESPONSES”

BE IT ORDAINED by the Mayor and City Council of the City of Youngsville that:

WHEREAS, the City Council of the City of Youngsville desires to amend the City of Youngsville Code of Ordinances, Chapter 110, Sections 110-3 and 110-4 setting forth specific design standards for construction to provide for amended and supplemental design standards relative to single family and multi-family family developments; and

WHEREAS, the City Council of the City of Youngsville desires to amend the City of Youngsville Code of Ordinances, Chapter 130, Sections 130-4 and 130-5 relative to land use types;

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Youngsville that

SECTION 1: All of the aforescribed “WHEREAS” clauses are herein adopted as part of this ordinance.

SECTION 2: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-3 “*Land governed*” is hereby amended and supplemented as follows:

All land within the city limits that is not part of a development that was previously approved by earlier standards, is governed by this chapter. Developments shall include single family and multi-family regardless of density.

- (1) Multi-phased developments that have some, but not all, phases built out are required to comply with this chapter for the un-built phases, but can appeal to the council for grandfathering.
- (2) Any property approved as a traditional neighborhood development under the TND ordinance is not governed by this chapter.

SECTION 3: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” shall now be subdivided into subsection 110-4(I) “*Single Family Developments*,” 110-4(II) “*Multi-Family Developments (Low Density)*,” and 110-4(III) “*Multi-Family Developments (High Density)*” and amended and supplemented as follows:

I. Single Family Developments.

(a) *Incentives*.

- (1) In addition to providing minimum design standards, this chapter establishes an objective method for developers to be creative while assuring that each development has a positive impact on the community.
- (2) The methodology is to assign either a positive or negative number of points for each variation from the code; the total number of points earned by the development must be zero or greater.
 - a. Positive points are earned by enhancements that are greater than the minimum required, as listed below.
 - b. Negative points are earned by variances from the minimum required, as listed below.
- (3) In order to be considered as "positive points," the enhancements must be shown on the preliminary plat, and must be completed before the first lot is sold. A letter of credit will be required if the enhancements are not completed before the first residence is occupied.
 - a. The letter of credit will be for 1.25 times the value of the improvement, and will be callable by the city after one year.
 - b. See section 110-5(f) for more requirements regarding letters of credit.
- (4) Positive points menu.
 - a. *Common open space.* The following enhancements to common open space will earn positive points:
 1. Swimming pools (minimum 1,000 square feet): one positive point per 1,000 square feet of water area. A minimum ten-foot concrete (or approved hard-surface material) apron is required.
 2. Tennis courts: one positive point per court. Only regulation courts will be considered.
 3. Children's playground (minimum of four apparatus): one positive point per four apparatus.
 4. Dog park (minimum of one-half acre): one positive point per half-acre.
 5. Community garden/organic farm (minimum of one-half acre): one positive point per half-acre.
 6. Providing more common open space than the ten percent minimum: one positive point for every two percent over the ten percent minimum, with a maximum of five positive points that can be earned this way.
 - b. *Sidewalks/bike paths.* Adding benches and/or work-out stations along the path adds one positive point if bench or station occurs every 250 feet, or less.
 - c. *Buildings.* The following facilities earn positive points:
 1. Gazebo or open-air pavilion (minimum 100 square feet): one-half positive point per 100 square feet.
 2. Air-conditioned clubhouse (minimum 2,000 square feet): four positive points for first 2,000 square feet, and one credit for each additional 1,000 square feet.
 3. Public restroom facilities (adjacent to a pool or other amenity; minimum of one unisex restroom): one positive point.
 - d. *Traffic calming devices.*
 1. Roundabouts (minimum of 100 square feet, with a curb that is at least six inches tall) earn one positive point.

2. Landscaped islands (minimum of 100 square feet, with a curb that is at least six inches tall) in street earn one positive point.
 3. Raised sections or raised sidewalks through a street earn one positive point.
 4. Textured crosswalks (e.g., pavestone) earn one positive point when provided in neighborhoods consisting of two or more streets and provided throughout the neighborhood excluding stub out streets.
- e. *Landscaping.*
1. Along streets.
 - (i) One Type "A" tree every 40 feet of frontage earns two positive points. Trees may be clustered, and need not be evenly spaced.
 - (ii) One Type "B" tree every 20 feet of frontage earns two positive points. Trees may be clustered, and need not be evenly spaced.
 2. Perimeter of development.
 - (i) Perimeter landscaping is in addition to the required fence.
 - (ii) One Type "A" tree every 50 feet or one Type "B" tree every 25 feet earn two incentive points.
 - (iii) Continuous shrubs earn one incentive point.
 3. Landscaping must be maintained by the homeowner's association.
 4. Type "A" trees are trees that normally grow to an overall height of approximately 50 feet, shall be a minimum two-inch caliper and minimum height of ten feet when planted, and include, but are not limited to, the following: southern magnolia, pine, live oak, willow oak, bald cypress, and elm. Other species may be considered.
 5. Type "B" trees are trees that normally grow to an overall height of approximately 25 feet, shall be a minimum of 1½-inch caliper and minimum height of eight feet when planted, and include, but are not limited to, the following: river birch, cedar, redbud, dogwood, mayhaw, silver bell, crape myrtle, sweetbay magnolia, wax myrtle, and sweet olive. Other species may be considered.
 6. Shrubs are defined as low, usually multi-stemmed, self-supporting, woody plant species. Approved shrubs include azaleas, gardenia, sago palms, holly, palmetto, ligustrum, bottlebrush, ginger, and bananas. Other species may be considered.
- (b) *Design standards.*
- (1) *Lot sizes.*
 - a. For preliminary plat approval of single-family residential developments, the average size of all residential lots shall be a minimum of 6,000 square feet for front-loaded lots, and 5,000 square feet for back-loaded lots.
 1. For front-loaded lots, the minimum without incentives is 6,000 square feet, but if incentives are provided, the absolute minimum is 5,400 square feet, and the following negative points apply:
 - (i) 5,900 to 5,999 square feet lots earn one negative point.
 - (ii) 5,800 to 5,899 square feet lots earn two negative points.
 - (iii) 5,700 to 5,799 square feet lots earn three negative points.

- (iv) 5,600 to 5,699 square feet lots earn four negative points.
 - (v) 5,500 to 5,599 square feet lots earn five negative points.
 - (vi) 5,400 to 5,499 square feet lots earn six negative points.
 - 2. For back-loaded lots, the minimum without incentives is 5,000 square feet, but if incentives are provided, the absolute minimum is 4,500 square feet, and the following negative points apply:
 - (i) 4,900 to 4,999 square feet lots earn one negative point.
 - (ii) 4,800 to 4,899 square feet lots earn two negative points.
 - (iii) 4,700 to 4,799 square feet lots earn three negative points.
 - (iv) 4,600 to 4,699 square feet lots earn four negative points.
 - (v) 4,500 to 4,599 square feet lots earn five negative points.
 - 3. Any portion of a development that is identified and/or set aside with the intention of being used for industrial or commercial endeavors shall be so marked on the preliminary and final plat, and shall not be included in the calculations of the average residential lot size.
 - 4. All variances from the average minimum lots size requirements and lot frontage requirements will be considered on a case by case basis by the city council.
- (2) *Lot widths.* For preliminary plat approval of single-family residential developments, the minimum size of the lot property line adjacent to the street shall be 55 feet for front-loaded lots and 45 feet for back-loaded lots.
- a. For front-loaded lots, the minimum lot width without incentives is 55 feet, but if incentives are provided, the absolute minimum is 50 feet, and the following negative points apply:
 - 1. 52.5 to 54.9 feet lots earn two negative points.
 - 2. 50.0 to 52.4 feet lots earn four negative points.
 - b. For back-loaded lots, the minimum lot width without incentives is 45 feet, but if incentives are provided, the absolute minimum is 40 feet, and the following negative points apply:
 - 1. 42.5 to 44.9 feet lots earn two negative points.
 - 2. 40.0 to 42.4 feet lots earn four negative points.
 - c. For preliminary plat approval of single-family residential developments, the minimum size of the lot property line adjacent to the street for wedge-shaped lots or lots fronting on a cul-de-sac will be 25 feet, with consideration being given for an exemption of the average lot size on a case by case basis, subject to approval of the city council.
- (3) *Setbacks.* Refer to the parish subdivision regulations.
- (4) *Common open space.* A minimum of ten percent common open space is required for all residential developments where lots are available for sale or re-sale to the general public, if no incentives are provided. If incentives are provided, then an absolute minimum of five percent is required, and the following negative points apply:
- a. Nine to 9.9 percent common open space earns one negative point.
 - b. Eight to 8.9 percent common open space earns two negative points.
 - c. Seven to 7.9 percent common open space earns three negative points.

- d. Six to 6.9 percent common open space earns four negative points.
- e. Five to 5.9 percent common open space earns five negative points.

(5) *Amenities.*

- a. All amenities are to be maintained by homeowners' association.
- b. A sign and landscaping are required at the main entrance of the development.
 - 1. One permanent subdivision sign is required at each entrance to a subdivision, with the following requirements:
 - (i) Such sign shall contain only the name of the subdivision and motto, if any. It shall not contain promotional material.
 - (ii) The sign shall not create a physical or visual hazard for motorists entering or leaving the subdivision.
 - (iii) An acceptable legal entity shall be provided to assure the maintenance of the subdivision sign.
 - (iv) The sign shall not exceed seven feet in height.
 - (v) The sign shall not exceed 50 square feet in area.
 - 2. Providing the following landscaping earns one positive point:
 - (i) A fence that is a minimum of 20 feet wider than the sign, on both sides of the entrance drive.
 - A. Fence is to be built of brick or other permanent, pre-approved material.
 - B. Fence is to be a minimum of five feet and maximum of eight feet tall, except end-posts (if any) may extend another 12 inches.
 - C. The fence shall not create a physical or visual hazard for motorists entering or leaving the subdivision.
 - (ii) Provide a landscaped area at least five feet wide between the sign and the fence, and five feet beyond the sign on the sign side of the entrance drive, and an equal area on the non-sign side of the entrance drive.
 - A. A minimum of two native shade trees with a minimum caliper of 2½ inches at the time of planting is required on each side of the entrance drive.
 - B. Native grasses, shrubs, vines, or other flowering plants are required to fill the landscape area.
 - C. Recreation amenities (swimming pools, tennis courts, children's playgrounds, etc.) count as part of the required common open space.

(6) *Streets.*

- a. At least one guest parking space is required at the street when lots are back-loaded.
- b. Street parking shall not reduce the width of the two lanes of travel.
- c. Streets that exceed 1,500 feet in length must be interrupted by a traffic calming device or an urban event.
- d. Developments of 50 lots or more that have its main entry on a major arterial road, as defined in the land use ordinance, must provide a traffic impact analysis and is responsible to construct the recommended.

- e. Streets shall be designed with inlet capacity of a five-year storm with no more than two thirds (2/3) of lane of spread. Inlet spread calculations must be submitted.
 - f. Streets shall not provide detention capacity for any required detention volume.
- (7) *Alleys.*
- a. All alleys are to be constructed of concrete.
 - b. Sub-surface drainage is required in all alleys.
 - c. Alleys will have a minimum 27-foot right-of-passage (not right-of-way), with minimum ten feet paving width. Parking is not allowed on the ten-foot paving width.
- (8) *Parking.*
- a. *Front-loaded lots.* A minimum of two parking spaces are required, on the lot for the exclusive use of the lot owner.
 - 1. These spaces may be in a garage or carport. If the two spaces are located in a garage or carport, then one additional parking space per lot is required.
 - 2. The additional parking space can be on the lot, or it can be on the street.
 - b. *Back-loaded lots.* A minimum of two parking spaces are required, one of which must be on the street and must be designated for guests.
- (9) *Retention ponds.* The following is required:
- a. Retention ponds shall not exceed the design depth as determined by the parish subdivision regulations by more than 50 percent. Any pond exceeding the design depth by more than 50 percent shall be considered a borrow pit, and will be governed by the Youngsville Performance Land Use Ordinance.
 - b. The digging of the retention pond must occur in concert with the installation of other infrastructure of the development.
 - c. The retention pond must be maintained continuously, either by the developer or by the homeowner's association.
 - d. To count as common open space, ponds are to be visible and accessible by the public along public roads.
 - e. Ponds are to be aerated to count as common open space.
 - f. Children's playgrounds are not allowed next to ponds.
 - g. Detention ponds can only account for 50 percent of common open space.
 - h. Feature (non-detention) ponds (e.g., the pond in Sugar Mill Pond) can account for 100 percent of common open space.
- (10) *Sidewalks.*
- a. Sidewalks are required on both sides of all streets. If a development borders an existing or proposed street on one side only, it will be required to provide sidewalks on that side of the street only. If a development borders an existing or proposed street on both sides, it will be required to provide sidewalks on both sides of the street. If a lot within the development has access to a street in front and back of the lot, it will be required to provide sidewalks on both streets. If a development borders an intersection of two streets, it will be required to provide sidewalks on both streets.

- b. Sidewalk requirements are not retroactive, and are not required in subdivisions that received approval prior to the effective date of the ordinance from which this chapter is derived.
- c. Sidewalks are not required in alleys where the purpose of the alley is to serve as driveways for the lots.
- d. The sidewalk is required to be a minimum of four feet wide, meet ADA requirements, and the following minimum standards:
 - 1. Constructed of a minimum of 2,500 psi Portland cement concrete and a minimum of four inches thick;
 - 2. Have a minimum of three-quarter inch thick redwood expansion joints installed at a maximum of every 28 feet;
 - 3. Have scored contraction joints at a maximum of seven feet;
 - 4. Sidewalks across driveways or that will be crossed by vehicles are to be a minimum of six inches thick;
 - 5. The soil beneath the sidewalk will either be natural undisturbed soil, or if it has been disturbed or filled, will be compacted to 90 percent standard proctor;
 - 6. The sidewalk will be given a smooth finish then lightly scored by brush or broom to produce a surface texture that minimizes pedestrian slippage in wet weather;
 - 7. The sidewalks will be continuous throughout the development;
 - 8. The sidewalk may be sloped for terrain and drainage, but not to exceed a slope of one on 20;
 - 9. The sidewalk must be without an obstacle or bump that will impede, trip or present a safety hazard for pedestrians;
 - 10. At street corners the sidewalk in both directions will extend to the pavement edge. If a ditch culvert is required to accomplish this, it will be considered part of the sidewalk requirement. The size and grade of the culvert will be determined by the development engineer, subject to the approval of the city's engineer;
 - 11. Handicapped ramps will be constructed by the developer as required by law to meet ADA requirements; and
 - 12. Sidewalks shall not be less than two feet from the back of curb or edge of pavement.
- e. The developer must construct sidewalks either in public street rights-of-way or in a sidewalk easement on the development property.
 - 1. Where possible, the sidewalk is to be built in the public right-of-way, such that the development side edge of the sidewalk is on the right-of-way line and the four-foot sidewalk width is in public right-of-way.
 - 2. If the situation of the street right-of-way width, utilities, topography, existing ditches, etc., prevent the construction of the sidewalks in the public right-of-way, the sidewalk will be constructed in a minimum four-foot wide sidewalk easement that is so designated on the preliminary and final plat. The sidewalk easement may be located within the utility easement. In the event the minimum three-foot setback from the edge of any parking lot to the street right-of-way fall within the sidewalk easement, the setback will be measured from the edge of the sidewalk easement on the development side.

3. Whatever the case, public sidewalk locations must be considered at the time of preliminary design so that the provisions can be made for a smooth pedestrian traffic pattern that avoids obstacles (ditches, trees, utilities, etc.). This will also make the developer aware up front if a sidewalk easement will be necessary.
 - f. Once sidewalks have been constructed and approved by the city in the designated sidewalk location or easement, the city will assume perpetual maintenance of these sidewalks provided they have been constructed to city sidewalk standards.
 - g. When a letter of credit has been granted and is in effect and at least 90 percent of the subdivision lots have sidewalks constructed or under construction, construction of all remaining sidewalks will be installed by the contractor. Notification will be given to the developer by the city that all remaining sidewalks will be constructed prior expiration of the letter of credit. If the developer does not respond to this notification, the city will request the full amount of the letter of credit from the financial institution. The city will use the proceeds for the letter of credit to construct the remaining sidewalks. The developer will be responsible for any additional costs related to the construction of the sidewalks above the value of the letter of credit.
 - h. A minimum six-foot sidewalk between the development and any public street that is adjacent to the development.
- (11) *Perimeter fences.* A perimeter fence is required where a development faces a public street, park, or other public property, and must be:
- a. Approved by the planning administrator or his designee prior to installation.
 - b. Continuous and constructed of uniform materials, construction, height, and color.
 - c. A neutral and uniform color, including support posts.
 - d. Include accent features every 100 feet (maximum). Accent feature can be brick or stucco columns, tree, or other distinguishing feature.
 - e. Able to withstand wind loads and other requirements established by the current International Building Code.
 - f. Shall not contain any poster, graphics, or advertising of any kind, unless mandated by federal or state law.
 - g. Maintained by the homeowner's association.
- (12) *Utilities.*
- a. Only underground utilities are allowed. No overhead utilities will be approved or allowed.
 - b. The development shall tie into municipal utilities if they are available within 1,500 feet of any part of the development. The cost of extending the utilities to the development is the responsibility of the developer.
- (13) *Homeowners association (HOA).*
- a. All residential developments are to be governed by a legally recorded HOA.
 - b. HOA documents, covenants, and restrictions are to clearly provide that each lot owner is party to and responsible for each, and must be recorded in the parish clerk of courts office before the first lot is sold.
- (14) *Multi-phase developments.*

- a. Multi-phased developments that have some, but not all, phases built out are required to comply with this chapter for the un-built phases, but can appeal to the council for grandfathering.
 - b. Whenever possible, the construction entry for later phases must not be thru earlier phases of the development, if the earlier phases are inhabited. If there are no other options and the construction entry for the second or subsequent phase is through the initial or prior phase, the developer of the subsequent phase must warrant the work of the initial phase for the same period as he is required to warrant the subsequent phase. This applies whether or not the developer of the subsequent phase was the developer of the initial phase.
- (15) *Residential finished floor elevations.* All finished floor elevations for residential buildings shall be a minimum of one foot above the nearest base flood elevation (as that term is defined in section 115-5) or two feet above the center line of the roadway, whichever is higher. This shall apply to Zone X as well as all areas of special flood hazards as prescribed in section 115-7.

II Multi-Family Developments (Low Density).

(a) *Incentives.*

- (1) In addition to providing minimum design standards, this chapter establishes an objective method for developers to be creative while assuring that each development has a positive impact on the community.
- (2) The methodology is to assign either a positive or negative number of points for each variation from the code; the total number of points earned by the development must be zero or greater.
 - a. Positive points are earned by enhancements that are greater than the minimum required, as listed below.
 - b. Negative points are earned by variances from the minimum required, as listed below.
- (3) In order to be considered as “positive points,” the enhancements must be shown on the preliminary plat, and must be completed before the first lot is sold. A letter of credit will be required if the enhancements are not completed before the first residence is occupied.
 - a. The letter of credit will be for 1.25 times the value of the improvement and will be callable by the city after one year.
 - b. See section 110-5(II)(10)(g) for more requirements regarding letters of credit.
- (4) Positive points menu.
 - a. *Common open space.* The following enhancements to common open space will earn positive points:
 - 1. Swimming pools (minimum 1,000 square feet): two positive points per 500 square feet of water area and one additional positive point for each additional 500 square feet. A minimum ten-foot concrete (or approved hard-surface material) apron is required.
 - 2. Tennis courts: one positive point per court. Only regulation courts will be considered.
 - 3. Children’s playground (minimum of four apparatus): one positive point per four apparatus.
 - 4. Dog park: one positive point.
 - 5. Community garden/organic farm (minimum of one-half acre): one positive point per half-acre.

6. Providing more common open space than the ten percent minimum: one positive point for every two percent over the ten percent minimum, with a maximum of five positive points that can be earned this way.
 7. Trees: One positive point if one tree is provided on every lot within the development.
 8. Attached Two Car Garage: One positive point for providing one for each lot within the development.
- b. *Sidewalks/bike paths.* Adding benches and/or work-out stations along the path adds one positive point if bench or station occurs every 250 feet, or less.
- c. *Buildings.* The following facilities earn positive points:
1. Gazebo or open-air pavilion (minimum 100 square feet): one-half positive point per 100 square feet.
 2. Air conditioned clubhouse (minimum 2,000 square feet): four positive points for first 2,000 square feet, and one credit for each additional 1,000 square feet.
 3. Public restroom facilities (adjacent to a pool or other amenity; minimum of one unisex restroom): one positive point.
- d. *Landscaping.*
1. Along streets.
 - (i) One Type “A” tree every 40 feet of frontage earns two positive points. Trees may be clustered, and need not be evenly spaced.
 - (ii) One Type “B” tree every 20 feet of frontage earns two positive points. Trees may be clustered, and need not be evenly spaced.
 2. Perimeter of development.
 - (i) Perimeter landscaping is in addition to the required fence.
 - (ii) One Type “A” tree every 50 feet or one Type “B” tree every 25 feet earn two incentive points.
 - (iii) Continuous shrubs earn one incentive point.
 3. Landscaping must be maintained by the homeowner's association.
 4. Type “A” trees are trees that normally grow to an overall height of approximately 50 feet, shall be a minimum two-inch caliper and minimum height of ten feet when planted, and include, but are not limited to, the following: southern magnolia, pine, live oak, willow oak, bald cypress, and elm. Other species may be considered.
 5. Type “B” trees are trees that normally grow to an overall height of approximately 25 feet, shall be a minimum of 1½-inch caliper and minimum height of eight feet when planted, and include, but are not limited to, the following: river birch, cedar, redbud, dogwood, mayhaw, silver bell, crape myrtle, sweetbay magnolia, wax myrtle, and sweet olive. Other species may be considered.
 6. Shrubs are defined as low, usually multi-stemmed, self-supporting, woody plant species. Approved shrubs include azaleas, gardenia, sago palms, holly, palmetto, ligustrum, bottlebrush, ginger, and bananas. Other species may be considered.

(b) *Design standards.*

(1) *Density.*

- a. For preliminary plat approval of multi-family low density or development of multi-family low density residential developments on previously approved preliminary plats or final platted developments, the density shall be a maximum of ten (10) dwelling units per acre without incentives.
 1. For densities of higher than ten (10) dwelling units per acre:
 - (i) eleven (11) dwelling units per acre earn one negative point.
 - (ii) twelve (12) dwelling units per acre earn two negative points.
 - (iii) no more than twelve (12) dwelling units per acre will be allowed.
 2. Any portion of a development that is identified and/or set aside with the intention of being used for industrial or commercial endeavors shall be so marked on the preliminary and final plat, and shall not be included in the calculations of the residential density.
 3. All variances from the density requirements will be considered on a case by case basis by the city council.

(2) *Block Lengths and dwelling frontage:* For preliminary plat approval of multi-family low density residential developments, a maximum of two hundred (200) linear feet will be allowed per block length. A minimum of ten (10) linear feet shall be provided between blocks.

- a. A minimum of twenty-five (25) linear feet of dwelling frontage shall be provided per dwelling unit without incentives:
 1. Dwelling units with 22.5 to 24.9 linear feet of frontage shall earn one negative point.
 2. Dwelling units with 20.0 to 22.4 linear feet of frontage shall earn two negative points.
 3. Dwelling units with less than 20.0 linear feet of frontage shall not be allowed.

(3) *Setbacks.* Refer to the parish subdivision regulations.

(4) *Common open space.* A minimum of ten percent common open space is required for all residential developments where lots are available for sale or re-sale to the general public, if no incentives are provided. If incentives are provided, then an absolute minimum of five percent is required, and the following negative points apply:

- a. Nine to 9.9 percent common open space earns one negative point.
- b. Eight to 8.9 percent common open space earns two negative points.
- c. Seven to 7.9 percent common open space earns three negative points.
- d. Six to 6.9 percent common open space earns four negative points.
- e. Five to 5.9 percent common open space earns five negative points.

(5) *Amenities.*

- a. All amenities are to be maintained by homeowners' association.
- b. A sign and landscaping are required at the main entrance of the development.
 1. One permanent subdivision sign is required at each entrance to a subdivision, with the following requirements:
 - (i) Such sign shall contain only the name of the subdivision and motto, if any. It shall not contain promotional material.

- (ii) The sign shall not create a physical or visual hazard for motorists entering or leaving the subdivision.
 - (iii) An acceptable legal entity shall be provided to assure the maintenance of the subdivision sign.
 - (iv) The sign shall not exceed seven feet in height.
 - (v) The sign shall not exceed 50 square feet in area.
2. Providing the following landscaping earns one positive point:
- (i) A fence that is a minimum of 20 feet wider than the sign, on both sides of the entrance drive.
 - A. Fence is to be built of brick or other permanent, pre-approved material.
 - B. Fence is to be a minimum of five feet and maximum of eight feet tall, except end-posts (if any) may extend another 12 inches.
 - C. The fence shall not create a physical or visual hazard for motorists entering or leaving the subdivision.
 - (ii) Provide a landscaped area at least five feet wide between the sign and the fence, and five feet beyond the sign on the sign side of the entrance drive, and an equal area on the non-sign side of the entrance drive.
 - A. A minimum of two native shade trees with a minimum caliper of 2½ inches at the time of planting is required on each side of the entrance drive.
 - B. Native grasses, shrubs, vines, or other flowering plants are required to fill the landscape area.
 - C. Recreation amenities (swimming pools, tennis courts, children's playgrounds, etc.) count as part of the required common open space.
- (6) *Streets.*
- a. Street parking shall not reduce the width of the two lanes of travel.
 - b. Streets that exceed 1,500 feet in length must be interrupted by a traffic calming device or an urban event.
 - c. Developments of 50 dwellings or more that have its main entry on a major arterial road, as defined in the land use ordinance, must provide a traffic impact analysis and is responsible to construct the recommended.
 - d. Streets shall be designed with inlet capacity of a five-year storm with no more than two thirds (2/3) of lane of spread. Inlet spread calculations must be submitted.
 - e. Streets shall not provide detention capacity for any required detention volume.
- (7) *Alleys.*
- a. All alleys are to be constructed of concrete.
 - b. Sub-surface drainage is required in all alleys.
 - c. Alleys will have a minimum 27-foot right-of-passage (not right-of-way), with minimum ten feet paving width. Parking is not allowed on the ten-foot paving width.
- (8) *Parking.*
- a. Refer to the Lafayette Parish regulations.

(9) *Retention ponds.* The following is required:

- a. Retention ponds shall not exceed the design depth as determined by the parish subdivision regulations by more than 50 percent. Any pond exceeding the design depth by more than 50 percent shall be considered a borrow pit, and will be governed by the Youngsville Performance Land Use Ordinance.
- b. The digging of the retention pond must occur in concert with the installation of other infrastructure of the development.
- c. The retention pond must be maintained continuously, either by the developer or by the homeowner's association.
- d. To count as common open space, ponds are to be visible and accessible by the public along public roads.
- e. Ponds are to be aerated to count as common open space.
- f. Children's playgrounds are not allowed next to ponds.
- g. Detention ponds can only account for 50 percent of common open space.
- h. Feature (non-detention) ponds (e.g., the pond in Sugar Mill Pond) can account for 100 percent of common open space.

(10) *Sidewalks.*

- a. Sidewalks are required on both sides of all streets. If a development borders an existing or proposed street on one side only, it will be required to provide sidewalks on that side of the street only. If a development borders an existing or proposed street on both sides, it will be required to provide sidewalks on both sides of the street. If a lot within the development has access to a street in front and back of the lot, it will be required to provide sidewalks on both streets. If a development borders an intersection of two streets, it will be required to provide sidewalks on both streets.
- b. Sidewalk requirements are not retroactive, and are not required in subdivisions that received approval prior to the effective date of the ordinance from which this chapter is derived.
- c. Sidewalks are not required in alleys where the purpose of the alley is to serve as driveways for the lots.
- d. The sidewalk is required to be a minimum of four feet wide, meet ADA requirements, and the following minimum standards:
 1. Constructed of a minimum of 2,500 psi Portland cement concrete and a minimum of four inches thick;
 2. Have a minimum of three-quarter inch thick redwood expansion joints installed at a maximum of every 28 feet;
 3. Have scored contraction joints at a maximum of seven feet;
 4. Sidewalks across driveways or that will be crossed by vehicles are to be a minimum of six inches thick;
 5. The soil beneath the sidewalk will either be natural undisturbed soil, or if it has been disturbed or filled, will be compacted to 90 percent standard proctor;
 6. The sidewalk will be given a smooth finish then lightly scored by brush or broom to produce a surface texture that minimizes pedestrian slippage in wet weather;
 7. The sidewalks will be continuous throughout the development;

8. The sidewalk may be sloped for terrain and drainage, but not to exceed a slope of one on 20;
 9. The sidewalk must be without an obstacle or bump that will impede, trip or present a safety hazard for pedestrians;
 10. At street corners the sidewalk in both directions will extend to the pavement edge. If a ditch culvert is required to accomplish this, it will be considered part of the sidewalk requirement. The size and grade of the culvert will be determined by the development engineer, subject to the approval of the city's engineer;
 11. Handicapped ramps will be constructed by the developer as required by law to meet ADA requirements; and
 12. Sidewalks shall not be less than two feet from the back of curb or edge of pavement.
- e. The developer must construct sidewalks either in public street rights-of-way or in a sidewalk easement on the development property.
 1. Where possible, the sidewalk is to be built in the public right-of-way, such that the development side edge of the sidewalk is on the right-of-way line and the four-foot sidewalk width is in public right-of-way.
 2. If the situation of the street right-of-way width, utilities, topography, existing ditches, etc., prevent the construction of the sidewalks in the public right-of-way, the sidewalk will be constructed in a minimum four-foot wide sidewalk easement that is so designated on the preliminary and final plat. The sidewalk easement may be located within the utility easement. In the event the minimum three-foot setback from the edge of any parking lot to the street right-of-way fall within the sidewalk easement, the setback will be measured from the edge of the sidewalk easement on the development side.
 3. Whatever the case, public sidewalk locations must be considered at the time of preliminary design so that the provisions can be made for a smooth pedestrian traffic pattern that avoids obstacles (ditches, trees, utilities, etc.). This will also make the developer aware up front if a sidewalk easement will be necessary.
 - f. Once sidewalks have been constructed and approved by the city in the designated sidewalk location or easement, the city will assume perpetual maintenance of these sidewalks provided they have been constructed to city sidewalk standards.
 - g. When a letter of credit has been granted and is in effect and at least 90 percent of the subdivision lots have sidewalks constructed or under construction, construction of all remaining sidewalks will be installed by the contractor. Notification will be given to the developer by the city that all remaining sidewalks will be constructed prior expiration of the letter of credit. If the developer does not respond to this notification, the city will request the full amount of the letter of credit from the financial institution. The city will use the proceeds for the letter of credit to construct the remaining sidewalks. The developer will be responsible for any additional costs related to the construction of the sidewalks above the value of the letter of credit.
 - h. A minimum six-foot sidewalk between the development and any public street that is adjacent to the development.
- (11) *Perimeter fences.* A perimeter fence is required where a development faces a public street, park, or other public property, and must be:
- a. Approved by the planning administrator or his designee prior to installation.

- b. Continuous and constructed of uniform materials, construction, height, and color.
- c. A neutral and uniform color, including support posts.
- d. Include accent features every 100 feet (maximum). Accent feature can be brick or stucco columns, tree, or other distinguishing feature.
- e. Able to withstand wind loads and other requirements established by the current International Building Code.
- f. Shall not contain any poster, graphics, or advertising of any kind, unless mandated by federal or state law.
- g. Maintained by the homeowner's association.
- h. Perimeter fencing requirement may be waived at the discretion of the Mayor or his designee.

(12) *Utilities.*

- a. Only underground utilities are allowed. No overhead utilities will be approved or allowed.
- b. The development shall tie into municipal utilities if they are available within 1,500 feet of any part of the development. The cost of extending the utilities to the development is the responsibility of the developer.

(13) *Homeowners' association (HOA).*

- a. All residential developments are to be governed by a legally recorded HOA.
- b. HOA documents, covenants, and restrictions are to clearly provide that each lot owner is party to and responsible for each, and must be recorded in the parish clerk of court's office before the first lot is sold.

(14) *Multi-phase developments.*

- a. Multi-phased developments that have some, but not all, phases built out are required to comply with this chapter for the un-built phases, but can appeal to the council for grandfathering.
- b. Whenever possible, the construction entry for later phases must not be thru earlier phases of the development, if the earlier phases are inhabited. If there are no other options and the construction entry for the second or subsequent phase is through the initial or prior phase, the developer of the subsequent phase must warrant the work of the initial phase for the same period as he is required to warrant the subsequent phase. This applies whether or not the developer of the subsequent phase was the developer of the initial phase.

(15) *Residential finished floor elevations.* All finished floor elevations for residential buildings shall be a minimum of one foot above the nearest base flood elevation (as that term is defined in section 115-5) or two feet above the center line of the roadway, whichever is higher. This shall apply to Zone X as well as all areas of special flood hazards as prescribed in section 115-7.

(16) Accessory storage areas including trash holding receptacles.

(a) Applicability: If the development consists of 5 or more units, the following applies:

- (1) Storage and accessory facilities that are attached to the primary building must be constructed of the same materials as the building. Freestanding structures are allowed but must be permitted and must be approved by the city prior to construction and must be constructed of complimentary material.

(2) Refuse must be kept in a dumpster. Dumpsters must be located in the rear of the building and may not be located in building setback areas, landscape strips or buffer areas unless approved by the city.

(3) If, due to the absence of screening, the dumpster would be clearly visible off-site, an enclosure around the dumpster/s shall be constructed of resilient materials of complimentary color to the main building.

III. Multi-Family Developments (High Density).

(a) *Incentives.*

- (1) In addition to providing minimum design standards, this chapter establishes an objective method for developers to be creative while assuring that each development has a positive impact on the community.
- (2) The methodology is to assign either a positive or negative number of points for each variation from the code; the total number of points earned by the development must be two or greater.
 - a. Positive points are earned by enhancements that are greater than the minimum required, as listed below.
 - b. Negative points are earned by variances from the minimum required, as listed below.
- (3) In order to be considered as "positive points," the enhancements must be shown on the preliminary plat, and must be completed before the first lot is sold. A letter of credit will be required if the enhancements are not completed before the first residence is occupied.
 - a. The letter of credit will be for 1.25 times the value of the improvement, and will be callable by the city after one year.
 - b. See section 110-5(f) for more requirements regarding letters of credit.
- (4) Positive points menu.
 - a. *Common open space.* The following enhancements to common open space will earn positive points:
 1. Swimming pools (minimum 1,000 square feet): two positive points per 500 square feet of water area and one additional positive point for each additional 500 square feet. A minimum ten-foot concrete (or approved hard-surface material) apron is required.
 2. Tennis courts: one positive point per court. Only regulation courts will be considered.
 3. Children's playground (minimum of four apparatus): one positive point per four apparatus.
 4. Dog park: one positive point.
 5. Community garden/organic farm (minimum of one-half acre): one positive point per half-acre.
 6. Providing more common open space than the ten percent minimum: one positive point for every two percent over the ten percent minimum, with a maximum of five positive points that can be earned this way.
 7. Trees: One positive point if one tree is provided on every lot within the development.
 8. Attached Two Car Garage: One positive point for providing one for each lot within the development.

- b. *Sidewalks/bike paths.* Adding benches and/or work-out stations along the path adds one positive point if bench or station occurs every 250 feet, or less.
 - c. *Buildings.* The following facilities earn positive points:
 - 1. Gazebo or open-air pavilion (minimum 100 square feet): one-half positive point per 100 square feet.
 - 2. Air-conditioned clubhouse (minimum 2,000 square feet): four positive points for first 2,000 square feet, and one credit for each additional 1,000 square feet.
 - 3. Public restroom facilities (adjacent to a pool or other amenity; minimum of one unisex restroom): one positive point.
 - d. *Landscaping.*
 - 1. Along streets.
 - (i) One Type “A” tree every 40 feet of frontage earns two positive points. Trees may be clustered, and need not be evenly spaced.
 - (ii) One Type “B” tree every 20 feet of frontage earns two positive points. Trees may be clustered, and need not be evenly spaced.
 - 2. Perimeter of development.
 - (i) Perimeter landscaping is in addition to the required fence.
 - (ii) One Type “A” tree every 50 feet or one Type “B” tree every 25 feet earn two incentive points.
 - (iii) Continuous shrubs earn one incentive point.
 - 3. Landscaping must be maintained by the homeowner's association.
 - 4. Type “A” trees are trees that normally grow to an overall height of approximately 50 feet, shall be a minimum two-inch caliper and minimum height of ten feet when planted, and include, but are not limited to, the following: southern magnolia, pine, live oak, willow oak, bald cypress, and elm. Other species may be considered.
 - 5. Type “B” trees are trees that normally grow to an overall height of approximately 25 feet, shall be a minimum of 1½-inch caliper and minimum height of eight feet when planted, and include, but are not limited to, the following: river birch, cedar, redbud, dogwood, mayhaw, silver bell, crape myrtle, sweetbay magnolia, wax myrtle, and sweet olive. Other species may be considered.
 - 6. Shrubs are defined as low, usually multi-stemmed, self-supporting, woody plant species. Approved shrubs include azaleas, gardenia, sago palms, holly, palmetto, ligustrum, bottlebrush, ginger, and bananas. Other species may be considered.
- (b) *Design standards.*
- (1) *Density.*
 - a. For preliminary plat approval of multi-family high density or development of multi-family high density residential developments on previously approved preliminary plats or final platted developments, the density shall be a maximum of twenty (20) dwelling units per gross acre without incentives.
 - 1. For densities of higher than twenty (20) dwelling units per gross acre:
 - (i) 21.0- 22.5 dwelling units per gross acre earn one negative point.

- (ii) 22.6-24.9 dwelling units per gross acre earn two negative points.
 - (iii) no more than 25 dwelling units per gross acre will be allowed.
 - 2. Any portion of a development that is identified and/or set aside with the intention of being used for industrial or commercial endeavors shall be so marked on the preliminary and final plat, and shall not be included in the calculations of the residential density.
 - 3. All variances from the density requirements will be considered on a case by case basis by the city council.
- (2) *Setbacks.* Refer to the parish subdivision regulations.
- (3) *Common open space.* A minimum of ten percent common open space is required for all residential developments where lots are available for sale or re-sale to the general public, if no incentives are provided. If incentives are provided, then an absolute minimum of five percent is required, and the following negative points apply:
- a. Nine to 9.9 percent common open space earns one negative point.
 - b. Eight to 8.9 percent common open space earns two negative points.
 - c. Seven to 7.9 percent common open space earns three negative points.
 - d. Six to 6.9 percent common open space earns four negative points.
 - e. Five to 5.9 percent common open space earns five negative points.
- (4) *Amenities.*
- a. All amenities are to be maintained by homeowners' association.
 - b. A sign and landscaping are required at the main entrance of the development.
 - 1. One permanent subdivision sign is required at each entrance to a subdivision, with the following requirements:
 - (i) Such sign shall contain only the name of the subdivision and motto, if any. It shall not contain promotional material.
 - (ii) The sign shall not create a physical or visual hazard for motorists entering or leaving the subdivision.
 - (iii) An acceptable legal entity shall be provided to assure the maintenance of the subdivision sign.
 - (iv) The sign shall not exceed seven feet in height.
 - (v) The sign shall not exceed 50 square feet in area.
 - 2. Providing the following landscaping earns one positive point:
 - (i) A fence that is a minimum of 20 feet wider than the sign, on both sides of the entrance drive.
 - A. Fence is to be built of brick or other permanent, pre-approved material.
 - B. Fence is to be a minimum of five feet and maximum of eight feet tall, except end-posts (if any) may extend another 12 inches.
 - C. The fence shall not create a physical or visual hazard for motorists entering or leaving the subdivision.

- (ii) Provide a landscaped area at least five feet wide between the sign and the fence, and five feet beyond the sign on the sign side of the entrance drive, and an equal area on the non-sign side of the entrance drive.
 - A. A minimum of two native shade trees with a minimum caliper of 2½ inches at the time of planting is required on each side of the entrance drive.
 - B. Native grasses, shrubs, vines, or other flowering plants are required to fill the landscape area.
 - C. Recreation amenities (swimming pools, tennis courts, children's playgrounds, etc.) count as part of the required common open space.
- (5) *Streets.*
 - a. Street parking shall not reduce the width of the two lanes of travel.
 - b. Streets that exceed 1,500 feet in length must be interrupted by a traffic calming device or an urban event.
 - c. Developments of 50 dwellings or more that have its main entry on a major arterial road, as defined in the land use ordinance, must provide a traffic impact analysis and is responsible to construct the recommended.
 - d. Streets shall be designed with inlet capacity of a five-year storm with no more than two thirds (2/3) of lane of spread. Inlet spread calculations must be submitted.
 - e. Streets shall not provide detention capacity for any required detention volume.
- (6) *Alleys.*
 - a. All alleys are to be constructed of concrete.
 - b. Sub-surface drainage is required in all alleys.
 - c. Alleys will have a minimum 27-foot right-of-passage (not right-of-way), with minimum ten feet paving width. Parking is not allowed on the ten-foot paving width.
- (7) *Parking.*
 - a. Refer to the Lafayette Parish regulations.
- (8) *Retention ponds.* The following is required:
 - a. Retention ponds shall not exceed the design depth as determined by the parish subdivision regulations by more than 50 percent. Any pond exceeding the design depth by more than 50 percent shall be considered a borrow pit, and will be governed by the Youngsville Performance Land Use Ordinance.
 - b. The digging of the retention pond must occur in concert with the installation of other infrastructure of the development.
 - c. The retention pond must be maintained continuously, either by the developer or by the homeowner's association.
 - d. To count as common open space, ponds are to be visible and accessible by the public along public roads.
 - e. Ponds are to be aerated to count as common open space.
 - f. Children's playgrounds are not allowed next to ponds.
 - g. Detention ponds can only account for 50 percent of common open space.

- h. Feature (non-detention) ponds (e.g., the pond in Sugar Mill Pond) can account for 100 percent of common open space.

(9) *Sidewalks.*

- a. Sidewalks are required on both sides of all streets. If a development borders an existing or proposed street on one side only, it will be required to provide sidewalks on that side of the street only. If a development borders an existing or proposed street on both sides, it will be required to provide sidewalks on both sides of the street. If a lot within the development has access to a street in front and back of the lot, it will be required to provide sidewalks on both streets. If a development borders an intersection of two streets, it will be required to provide sidewalks on both streets.
- b. Sidewalk requirements are not retroactive, and are not required in subdivisions that received approval prior to the effective date of the ordinance from which this chapter is derived.
- c. Sidewalks are not required in alleys where the purpose of the alley is to serve as driveways for the lots.
- d. The sidewalk is required to be a minimum of four feet wide, meet ADA requirements, and the following minimum standards:
 - 1. Constructed of a minimum of 2,500 psi Portland cement concrete and a minimum of four inches thick;
 - 2. Have a minimum of three-quarter inch thick redwood expansion joints installed at a maximum of every 28 feet;
 - 3. Have scored contraction joints at a maximum of seven feet;
 - 4. Sidewalks across driveways or that will be crossed by vehicles are to be a minimum of six inches thick;
 - 5. The soil beneath the sidewalk will either be natural undisturbed soil, or if it has been disturbed or filled, will be compacted to 90 percent standard proctor;
 - 6. The sidewalk will be given a smooth finish then lightly scored by brush or broom to produce a surface texture that minimizes pedestrian slippage in wet weather;
 - 7. The sidewalks will be continuous throughout the development;
 - 8. The sidewalk may be sloped for terrain and drainage, but not to exceed a slope of one on 20;
 - 9. The sidewalk must be without an obstacle or bump that will impede, trip or present a safety hazard for pedestrians;
 - 10. At street corners the sidewalk in both directions will extend to the pavement edge. If a ditch culvert is required to accomplish this, it will be considered part of the sidewalk requirement. The size and grade of the culvert will be determined by the development engineer, subject to the approval of the city's engineer;
 - 11. Handicapped ramps will be constructed by the developer as required by law to meet ADA requirements; and
 - 12. Sidewalks shall not be less than two feet from the back of curb or edge of pavement.
- e. The developer must construct sidewalks either in public street rights-of-way or in a sidewalk easement on the development property.

1. Where possible, the sidewalk is to be built in the public right-of-way, such that the development side edge of the sidewalk is on the right-of-way line and the four-foot sidewalk width is in public right-of-way.
 2. If the situation of the street right-of-way width, utilities, topography, existing ditches, etc., prevent the construction of the sidewalks in the public right-of-way, the sidewalk will be constructed in a minimum four-foot wide sidewalk easement that is so designated on the preliminary and final plat. The sidewalk easement may be located within the utility easement. In the event the minimum three-foot setback from the edge of any parking lot to the street right-of-way fall within the sidewalk easement, the setback will be measured from the edge of the sidewalk easement on the development side.
 3. Whatever the case, public sidewalk locations must be considered at the time of preliminary design so that the provisions can be made for a smooth pedestrian traffic pattern that avoids obstacles (ditches, trees, utilities, etc.). This will also make the developer aware up front if a sidewalk easement will be necessary.
- f. Once sidewalks have been constructed and approved by the city in the designated sidewalk location or easement, the city will assume perpetual maintenance of these sidewalks provided they have been constructed to city sidewalk standards.
 - g. When a letter of credit has been granted and is in effect and at least 90 percent of the subdivision lots have sidewalks constructed or under construction, construction of all remaining sidewalks will be installed by the contractor. Notification will be given to the developer by the city that all remaining sidewalks will be constructed prior expiration of the letter of credit. If the developer does not respond to this notification, the city will request the full amount of the letter of credit from the financial institution. The city will use the proceeds for the letter of credit to construct the remaining sidewalks. The developer will be responsible for any additional costs related to the construction of the sidewalks above the value of the letter of credit.
 - h. A minimum eight-foot sidewalk between the development and any public street that is adjacent to the development.
- (10) *Perimeter fences.* A perimeter fence is required where a development faces a public street, park, or other public property, and must be:
- a. Approved by the planning administrator or his designee prior to installation.
 - b. Continuous and constructed of uniform materials, construction, height, and color.
 - c. A neutral and uniform color, including support posts.
 - d. Include accent features every 100 feet (maximum). Accent feature can be brick or stucco columns, tree, or other distinguishing feature.
 - e. Able to withstand wind loads and other requirements established by the current International Building Code.
 - f. Shall not contain any poster, graphics, or advertising of any kind, unless mandated by federal or state law.
 - g. Maintained by the homeowner's association.
 - h. Perimeter fencing requirement may be waived at the discretion of the Mayor or his designee.

- (11) *Utilities.*
- a. Only underground utilities are allowed. No overhead utilities will be approved or allowed.
 - b. The development shall tie into municipal utilities if they are available within 1,500 feet of any part of the development. The cost of extending the utilities to the development is the responsibility of the developer.
- (12) *Homeowners' association (HOA).*
- a. All residential developments are to be governed by a legally recorded HOA.
 - b. HOA documents, covenants, and restrictions are to clearly provide that each lot owner is party to and responsible for each, and must be recorded in the parish clerk of court's office before the first lot is sold.
- (13) *Multi-phase developments.*
- a. Multi-phased developments that have some, but not all, phases built out are required to comply with this chapter for the un-built phases, but can appeal to the council for grandfathering.
 - b. Whenever possible, the construction entry for later phases must not be thru earlier phases of the development, if the earlier phases are inhabited. If there are no other options and the construction entry for the second or subsequent phase is through the initial or prior phase, the developer of the subsequent phase must warrant the work of the initial phase for the same period as he is required to warrant the subsequent phase. This applies whether or not the developer of the subsequent phase was the developer of the initial phase.
- (14) *Residential finished floor elevations.* All finished floor elevations for residential buildings shall be a minimum of one foot above the nearest base flood elevation (as that term is defined in section 115-5) or two feet above the center line of the roadway, whichever is higher. This shall apply to Zone X as well as all areas of special flood hazards as prescribed in section 115-7.
- (15) Accessory storage areas including trash holding receptacles.
- a. Storage and accessory facilities that are attached to the primary building must be constructed of the same materials as the building. Freestanding structures are allowed but must be permitted and must be approved by the city prior to construction and must be constructed of complimentary material.
 - b. Refuse must be kept in a dumpster. Dumpsters must be located in the rear of the building and may not be located in building setback areas, landscape strips or buffer areas unless approved by the city.
 - c. If, due to the absence of screening, the dumpster would be clearly visible off-site, an enclosure around the dumpster/s shall be constructed of resilient materials of complimentary color to the main building.

SECTION 4: The City of Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*," Section Number 130-4 "*Land use types*" is hereby amended and supplemented by amending subsections 130-4(b)(2) and 130-4(b)(8) as follows:

- (2) *Low density multi-family residential land use (R-2)*. The primary intended land use is low density multi-family residential units, including dwellings intended for two or more families, boarding houses, college or university dormitories, fraternity or sorority houses, condominiums, townhouses, bed and breakfasts (with three or more guest rooms), and zero lot line homes.

* * *

- (8) *Industrial land use (ID)*. The primary intended land use is industrial in nature, including electric substations, pipeline or electric transmission lines, railroad rights-of way, railroad facilities, sewer pumping stations, telephone exchanges, warehousing, water pumping stations, and water storage facilities, airports and/or dusting services, archery ranges, armories, bakeries (wholesale), battery manufacturing, beverage manufacturing, gasoline or diesel bulk plants (petroleum), canvas products manufacturing, carting (including express, crating, hauling, and storage), clothing manufacturing, bulk coffee roasting, cold storage plants, contractors (including storage yards for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creameries, dairy equipment sales, dog pounds, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating stations, electroplating, elevator maintenance and service, farm equipment supplies and sales, feed stores, feed locker plants, food manufacturing, food wholesale and storage, freight depots (railway and truck), frozen food plants, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage and wholesale), hatcheries, hosiery mills, ice cream manufacturing, lumber yards and building materials, machine shops, machinery tools (construction equipment sales and service), mattress factories, metal sharpening, millinery manufacturing, mill work and woodwork manufacturing, novelty retail or manufacturing, oil companies (drilling and exploration), oil field service companies, oil field supplies and machinery, packing, painting and decorating contractors, paper product manufacturing, paper supplies (wholesale) passenger depots, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, riding academies, roofing and sheet metal shops, rug cleaning, sand and gravel storage yards, seed and feed stores, sewer pumping stations, shoe wholesale and manufacturing, sporting goods (wholesale), stone cutting, toy manufacturing, trade schools, transit vehicle storage and servicing, truck stops, venetian blind and metal awning (fabrication and cleaning), water distillation, welding shops, and well drilling companies (water).

SECTION 5: The City of Youngsville Code of Ordinances, Chapter 130 “*Land Use Regulations*,” Section Number 130-5 “*Requirements, restrictions, and responses*” is hereby amended and supplemented by amending subsections 130-5(a) and 130-5(h)-(m) as follows:

- (a) All buildings and developments shall comply with all of the requirements of this chapter to include any existing building where the proposed land use is changing from the existing land use.

SECTION 6: The City of Youngsville Code of Ordinances, Chapter 130 “*Land Use Regulations*,” Section Number 130-5 “*Requirements, restrictions, and responses*” is further amended and supplemented by deleting subsection 130-5(h), re-numbering subsections 130-5(i)-(m) to 130-5(h)-(l) and adding a new subsection 130-5(m) as follows:

- ~~(h) The conflict level of any strip center shall be increased by one.~~

(h) Compliance with this chapter does not negate the requirements of subdivision or development covenants or regulations. It is the responsibility of the developer to meet these covenants or regulations; it is not the city's responsibility to enforce these covenants or regulations.

(i) A conflict level of zero will be assigned to any land use except obnoxious (OB) adjacent to agricultural (AG) land.

(j) A visual barrier will be required whenever multi-story (more than two) buildings are located adjacent to a residential land use.

(k) It is the developer's responsibility to avoid and/or mitigate light pollution.

(l) All major arterial districts shall reserve a minimum depth of 200 feet for commercial development.

(m) For proposed commercial businesses in existing buildings that do not meet the conflict level requirements, the owner may request a variance from the City Council.

SECTION 7: EFFECTIVE DATE OF ORDINANCE:

This ordinance shall take effect immediately upon adoption.

This ordinance having been introduced on _____, 2021 was submitted for a vote and the vote therein was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

The ordinance was adopted on this the 9th day of November, 2021.

Ken Ritter - Mayor

Sally M. Angers, City Clerk