

ORDINANCE NO. 373.2-2021

**AN ORDINANCE AMENDING ORDINANCE NO. 373-2014 TO AMEND CHAPTER
110 “DESIGN STANDARDS,” SECTION NUMBER 110-2 “DEFINITIONS” AND
CHAPTER 110-4 “DESIGN STANDARDS AND INCENTIVES”**

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 110-2 and 110-4 setting forth specific design standards for construction;

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 110-2 “Definitions” is hereby amended and supplemented by amending the definition of “Common open space” as follows:

Common open space means those areas of a development that are owned and maintained by the homeowner’s association and are for the use of all residents of the development. Common open spaces include, but are not limited to, squares, plazas, greens, preserves, parks, ponds, golf courses, and greenbelts. Common open space that is encumbered by gas pipeline easements or overhead electrical easements may not exceed more than 25% of the required common open space.

SECTION 3: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” subsection (a) “*Incentives*,” subsection (4) “*Positive points menu*,” subsection (a) “*Common open space*” is hereby amended and supplemented by amending subsection (a)(4)(a)(1) and adding subsection (a)(4)(a)(7) as follows:

1. Swimming pools (minimum 1,000 square feet): two points and one positive point per 500 additional ~~1,000~~ square feet of water area. A minimum ten-foot concrete (or approved hard-surface material) apron is required.

* * *

7. Basketball Court: one positive point per court.

SECTION 4: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” subsection (a) “*Incentives*,” subsection (4) “*Positive*

points menu,” subsection (b) “*Sidewalks/bike paths*” is hereby amended and supplemented by amending subsection (a)(4)(b) as follows:

- b. *Sidewalks/bike paths.* A minimum 5’ wide sidewalk path (minimum 300’) with benches and/or work-out stations every 250 feet, or less: one positive point. ~~along the path adds one positive point if bench or station occurs~~

SECTION 5: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” subsection (a) “*Incentives*,” subsection (4) “*Positive points menu*,” subsection (c) “*Buildings*” is hereby amended and supplemented by amending subsection (a)(4)(c)(1) as follows:

1. ~~Gazebo or open~~ Open-air pavilion and connected to a sidewalk network (minimum 200 ~~400~~ square feet): One ~~one-half~~ positive point per ~~400 square feet~~.

SECTION 64: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” subsection (a) “*Incentives*,” subsection (4) “*Positive points menu*,” subsection (d) “*Traffic calming devices*” is hereby amended and supplemented by amending subsection (a)(4)(d) as follows:

- d. *Traffic calming devices.* (A maximum of one point per development may come from Traffic calming devices)

SECTION 7: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” subsection (a) “*Incentives*,” subsection (4) “*Positive points menu*,” subsection (e) “*Landscaping*” is hereby amended and supplemented by amending subsection (a)(4)(e)(1)(i)-(ii), (a)(4)(e)(2)(i)-(iii), (a)(4)(e)(4), (a)(4)(e)(5) and (a)(4)(e)(6) as follows:

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.~~
 - (i ~~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.~~
 - (i ~~ii~~) One Type “A” tree every 50 feet or one Type “B” tree every 25 feet earn two incentive points.
 - (ii ~~iii~~) Continuous shrubs earn one incentive point.

* * *

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 twelve ~~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 ten ~~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, and holly. ~~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, and ~~ligustrum, bottlebrush, ginger, and bananas.~~ Other species may be considered.

SECTION 8: The City of Youngsville Code of Ordinances, Chapter 110 “*Design Standards*,” Section Number 110-4 “*Design standards and incentives*,” subsection (b) “*Design standards*,” subsection (1) “*Lot sizes*” is hereby amended and supplemented by amending subsection (b)(1)(a)(1)-(b)(1)(a)(2), (b)(2)(a)-(b)(2)(b), (b)(9)(d), (b)(9)(e), (b)(9)(g), (b)(10)(d)(1), (b)(10)(h), (b)(11)(d) and (b)(15) as follows:

(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 7,000 ~~6,000~~ square feet for front-loaded lots, and 6,000 ~~5,000~~ square feet for back-loaded lots.
 1. For front-loaded lots, the minimum without incentives is 7,000 ~~6,000~~ square feet, but if incentives are provided, the absolute minimum is 6,400 ~~5,400~~ square feet, and the following negative points apply:
 - (i) 6,900 ~~5,900~~ to 6,999 ~~5,999~~ square feet lots earn one negative point.
 - (ii) 6,800 ~~5,800~~ to 6,899 ~~5,899~~ square feet lots earn two negative points.
 - (iii) 6,700 ~~5,700~~ to 6,799 ~~5,799~~ square feet lots earn three negative points.
 - (iv) 6,600 ~~5,600~~ to 6,699 ~~5,699~~ square feet lots earn four negative points.
 - (v) 6,500 ~~5,500~~ to 6,599 ~~5,599~~ square feet lots earn five negative points.
 - (vi) 6,400 ~~5,400~~ to 6,499 ~~5,499~~ square feet lots earn six negative points.
 2. For back-loaded lots, the minimum without incentives is 6,000 ~~5,000~~ square feet, but if incentives are provided, the absolute minimum is 5,500 ~~4,500~~ square feet, and the following negative points apply:
 - (i) 5,900 ~~4,900~~ to 5,999 ~~4,999~~ square feet lots earn one negative point.
 - (ii) 5,800 ~~4,800~~ to 5,899 ~~4,899~~ square feet lots earn two negative points.
 - (iii) 5,700 ~~4,700~~ to 5,799 ~~4,799~~ square feet lots earn three negative points.
 - (iv) 5,600 ~~4,600~~ to 5,699 ~~4,699~~ square feet lots earn four negative points.
 - (v) 5,500 ~~4,500~~ to 5,599 ~~4,599~~ square feet lots earn five negative points.

- (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 65 ~~55~~ feet for front-loaded lots and 55 ~~45~~ feet for back-loaded lots.

- a. For front-loaded lots, the minimum lot width without incentives is 65 ~~55~~ feet, but if incentives are provided, the absolute minimum is 60 ~~50~~ feet, and the following negative points apply:

1. 62.5 ~~52.5~~ to 64.9 ~~54.9~~ feet lots earn two negative points.
2. 60.0 ~~50.0~~ to 62.4 ~~52.4~~ feet lots earn four negative points.

- b. For back-loaded lots, the minimum lot width without incentives is 55 ~~45~~ feet, but if incentives are provided, the absolute minimum is 50 ~~40~~ feet, and the following negative points apply:

1. 52.5 ~~42.5~~ to 54.9 ~~44.9~~ feet lots earn two negative points.
2. 50.0 ~~40.0~~ to 52.4 ~~42.4~~ feet lots earn four negative points.

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

- d. To count as common open space, ponds are to be visible and accessible by the public along public roads with a minimum access width of 50'.
- e. Ponds are to ~~be aerated to count as~~ feature a fountain with a minimum of 2 HP pump to count as common open space.
* * *
- g. Detention ponds can only account for 50 percent of the required common open space.

(10) *Sidewalks.*

- 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 3,000 ~~2,500~~ psi Portland cement concrete and a minimum of four inches thick;
* * *
- h. A minimum six ~~eight~~-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:

- d. Include accent features every 100 feet (maximum). Accent feature must ~~can~~ be brick or stucco columns, ~~tree~~, or other distinguishing feature that is approved by the City of Youngsville.

(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, if the street is curb and gutter, whichever is higher. This shall apply to Zone X as well as all areas of special flood hazards as prescribed in section 115-7.

SECTION 9: 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 ____ day of _____, 2021.

/s/ Ken Ritter

Ken Ritter - Mayor

/s/ Sally M. Angers

Sally M. Angers, City Clerk