

The following Ordinance was offered by _____ and seconded by _____:

ORDINANCE NO. 498-2025

AN ORDINANCE OF THE CITY OF YOUNGSVILLE, LOUISIANA
AMENDING THE CODE OF ORDINANCES, CHAPTER 155
“TRADITIONAL NEIGHBORHOOD DEVELOPMENT” TO AMEND
DESIGN STANDARDS FOR TRADITIONAL NEIGHBORHOOD
DEVELOPMENTS.

BE IT ORDAINED by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

WHEREAS, Resolution No. 2004-009, adopted September 21, 2004, which directed the Department of Planning, Zoning and Codes of the Lafayette City-Parish Consolidated Government to utilize the following standards when reviewing plats for Traditional Neighborhood Developments in the municipal city limits of the Town of Youngsville; and

WHEREAS, the City Council of the City of Youngsville desires to amend the City of Youngsville Code of Ordinances, Chapter 155 “*Traditional Neighborhood Development*”, setting forth specific development standards for traditional neighborhood developments.

NOW, THEREFORE, BE IT FURTHER ORDANIED, by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana 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 155 “*Traditional Neighborhood Development*” is hereby amended to read as follows:

Sec. 155-1. General provisions.

Except to the extent inconsistent with this document, the mayor shall rely on the parish unified development code.

- (1) *Purpose.* The purpose of a traditional neighborhood development is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A traditional neighborhood development diversifies and integrates land uses within close proximity to each other and provides for the daily recreational and shopping needs of the residents. A traditional neighborhood development is a sustainable, long-term community that provides economic opportunity and environmental and social integration for the residents.
- (2) *Design.* A traditional neighborhood development is characterized by the following design elements:
 - a. Neighborhoods that are limited in size and oriented toward pedestrian activity;

- b. A variety of housing types, shopping, services, and public facilities;
- c. Residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity;
- d. A network of interconnecting streets and blocks that maintains respect for the natural landscape;
- e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood;
- f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;
- g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of the populace;
- h. Civic buildings, open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity;
- i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;
- j. Private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior; and architecture and landscape that are harmonious and respond to the unique character of the region.

(3) *Criteria.* In order to be considered for review and approval as a traditional neighborhood development, the development shall meet the intent of the following minimum standards as determined by the ~~mayor of the city~~:

- a. Development must be at least ~~50-100~~ acres but no more than 1,000 acres. The entire property shall be owned by or be under contract by the developer/subdivider.
- b. The developer/subdivider shall reserve a minimum of 15 percent of the development as open space and shall be provided within each phase.
- c. The streets within the development shall be laid out in a grid network so that there are alternate routes to every destination and shall incorporate the use of alleys.
- d. The development shall provide for a variety of land uses including single- and multi-level residential, commercial, civic, public, workplace, and a town center. The following percentages shall be the maximum allowed percentage of certain land use density:

Multi-Family: 10%

Townhomes: No more than 10 units per acre or 12 units per acre with incentives. One parking spot shall have a closed in garage.

Apartments: No more than 15 units per acre.

Schools: 10%.

Any existing traditional neighborhood development with more than 10% land dedicated to schools will not be allowed additional schools within the traditional neighborhood development.

The following percentages shall be the minimum percentage of certain land use density:

Retail and Commercial Units: 20%

Greens/Parks: 15%

- e. The development shall be pedestrian-friendly and a significant portion of the population shall be within a comfortable walking distance of its town center.
- f. When the development of a traditional neighborhood development is phased, required parking for mixed use shall all be accounted for in each phase.
- g. The developer shall present the limits of the traditional neighborhood development and mixed-use plan at a Public Hearing of the City Council. The Public Hearing shall be on a separate day from the meeting to accept or deny preliminary plat for Phase I of the development.

As of the adoption of this ordinance there are two Traditional Neighborhood Development's within the City of Youngsville: Sugar Mill Pond with a footprint of being bounded on the north by Hwy. 92/E Milton Avenue, on the west side by Chemin Metairie Parkway on the east side by Bonin Road and on the South side by Savoy Road along with the parcels of land on the west of the side of Chemin Metairie that are part of Ascension School for a total of 509 acres and Rosewalk which consists of approximately 36 acres and is bounded on the north by Chemin Metairie Parkway, on the west by Lot 4 of Chemin Metairie Commercial Park Phase 2, on the east by Lot 3 of Chemin Metairie Commercial Park Phase 1 and on the south by property owned by Michael Mouton.

Sec. 155-2. Overview.

- (a) *Size.* A traditional neighborhood development consists of an area of not less than 50 nor more than 1,000 contiguous acres. The property is considered contiguous even if separated by a public roadway. If over 250 acres, the area shall be divided into subdistricts ranging in size from ~~50-100~~ to 150 acres.
- (b) *Areas within the traditional neighborhood development.* A traditional neighborhood development is divided into at least two types of areas. A traditional neighborhood development shall have one neighborhood center area, at least one mixed residential area and one neighborhood edge area.
 - (1) *Neighborhood center area.* A neighborhood center area serves as the focal point of a traditional neighborhood development, containing retail, commercial, civic, and public services, and, to a secondary extent, residential uses, to meet the daily needs of community residents. A neighborhood center is pedestrian-oriented, and is designed to encourage pedestrian movement between a mixed residential area and the neighborhood center area. A square is required in a neighborhood center area. Retail and commercial uses should generally be located adjacent to a square. Neighborhood center area uses

include, but are not limited to, retail shops, restaurants, offices, banks, hotels, post offices, governmental offices, churches, community centers, and attached residential dwellings.

- (2) *Mixed residential area.* A mixed residential area includes a variety of residential land uses including single-family residential, duplex, townhouse, and multi-family. Residential scale retail and limited commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces such as small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. ~~Nixed-Mixed~~ residential area uses include single-family homes, condominiums, townhouses, apartments, offices, restaurants, neighborhood scale retail, and civic uses. Nothing shall preclude the imposition of restrictive covenants to limit or eliminate retail or commercial uses within this area.
- (3) *Neighborhood edge area.* A neighborhood edge area is the least dense portion of a traditional neighborhood development, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to the street is permitted. Only single-family residential dwellings are permitted. A neighborhood edge area is appropriate along the perimeter of the neighborhood. A portion of a traditional neighborhood development that adjoins existing or platted conventional low-density housing shall be designated as a neighborhood edge area.
- (4) *Civic uses.* Civic uses that are oriented to the general public are permitted in a neighborhood center area and mixed residential area. These uses are essential components of the social and physical fabric of a traditional neighborhood development. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses shall be designated on the development plan at the time of approval.
- (5) *Open space.* Open space is a significant part of a traditional neighborhood development design. Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood.
- (6) *Streets and alleys.* A traditional neighborhood development is designed to be pedestrian oriented. To accomplish this goal, street pattern and design is used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets and alleys is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood. All street and alley design, and in particular any proposed variations from the standard design requirements of the parish unified development code, shall be approved by the mayor.

Sec. 155-3. Definitions.

The definition section of the parish unified development code shall apply unless the term is defined below. Except to the extent inconsistent with this document, the mayor shall rely on the parish unified development code for definitions.

Open space means space not utilized for enclosed improvements, including squares, streetscapes, plazas, greens, preserves, parks, and greenbelts, and major private open space improvements, but excluding vehicular use areas. The following lists the types of open space that are allowed in a traditional neighborhood development and their definitions. (Note: for the purpose of traditional neighborhood developments, this is the definition of open space as opposed to the existing definition of open space in the parish unified development code.)

- (1) *Commons* means the general categorization of the following elements: greens, greenbelts, open space, parks, plazas, preserves, and squares.
- (2) *Green* means an open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.
- (3) *Greenbelt* means a series of connected open spaces that may follow natural features such as ravines, creeks, streams, or drainage facilities that are accessible by the public for recreational purposes.
- (4) *Group* means a collection or development of multiple, attached, single-family homes (townhouses) that share common walls and are typically arranged in a row or cluster, often with shared amenities.
- (54) *Major private open space improvement* means manmade non-horticultural improvements to open space and includes swimming pools, tennis courts, basketball courts, sports fields, recreation centers, and community meeting halls.
- (65) *Park* mean an open space, available for recreation, its landscape tending to consist of paths and trails, some open lawn, trees, open shelters, or recreational facilities.
- (76) *Plaza* means an open space at the intersection of important streets, set aside for civic purposes and commercial activity, including parking, its landscape tending to consist of durable pavement and formal tree plantings.
- (87) *Preserve* means open space that preserves or protects endangered species, a critical environmental feature, or other natural feature.
- (98) *Square* means open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscape tending to consist of paved walks, lawns, trees, and civic buildings.
- (109) — *Streetscape* means the area within a street right-of-way that contains sidewalks, street furniture, landscaping, or trees.

Sec. 155-4. Traditional neighborhood development standards.

The chapters and sections below correspond to the parish subdivision regulation chapters.

- (1) Chapter 1: Application (no revisions).

- (2) Chapter 2: Administration procedures—Requirements.
 - a. The subdivision procedures in the parish unified development code apply to the traditional neighborhood development, except as detailed below:
 - 1. Property within a traditional neighborhood development shall be subdivided. A previously approved final subdivision plat must be vacated, and a previously approved preliminary subdivision plan must be withdrawn.
 - 2. A master plan must be submitted for a traditional neighborhood development. The master plan shall include, but not be limited to, the items listed in the criteria section of this document. The master plan shall be submitted to and approved by the council prior to the use of these regulations. The master plan may be separated into phases for purposes of construction plan submittal and final plat approval. The master plan is intended to reflect the overall development concept, and in particular, the communication of traffic, utilities and other improvements between phases.
 - 3. Subsequent to a traditional neighborhood development designation, the development review process will proceed as detailed in the parish unified development code.
 - b. Section 201: Plat submittal requirements (preliminary) (no revisions).
 - c. Section 202: Plat recordation procedures—Requirements (final).
 - 1. 202.1: Plat drawing and reproductions (no revisions).
 - 2. 202.2: Final plat (no revisions).
 - 3. 202.3: Private easement holders consent (no revisions).
 - 4. 202.3A: Property owner's association. Conditions, covenants, and restrictions for the property within a traditional neighborhood development must be filed in the office of the parish clerk of court by the owners before or at the same time a final subdivision plat may be approved, a lot sold, or a building permit issued.
- (3) Chapter 3: Commission general procedures—Policies.
 - a. Section 301: Commission meetings (no revisions).
 - b. Section 302: Expiration of plat approval (no revisions).
 - c. Section 303: Variances. All persons desiring to secure a variance to the provisions of this manual must submit a written request to the mayor.
- (4) Chapter 4: Plat graphic requirements.
- (5) Chapter 5: Design standards.
 - a. Section 501: Streets—General intent (no revisions).
 - b. Section 502: Public streets.
 - 1. 502.1: General arrangement and layout.

- (e) Relationship to street system. Streets of new subdivisions shall be aligned with existing streets on adjoining property unless the mayor determines that the topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment.
- 2. 502.2: Major thoroughfares (no revisions).
- 3. 502.3: Local streets.
 - (i) Location and alignment (no revisions).
 - (ii) Right-of-way width, widening. The minimum right-of-way widths shall be 30 feet without street parking and 45 feet with street parking.
 - (iii) Right-of-way radius. In traditional neighborhood developments, the right-of-way radius may be less than required by typical design standards. In order to facilitate an appropriate turning radius for emergency vehicles, the construction plans shall be reviewed by the mayor with input from the city fire department. In addition, sight easements may be required on the final plat.
 - (iv) Curves and intersections (no revisions).
 - (v) Cul-de-sac right-of-way radii and pavement width (no revisions).
 - (vi) Dead-end streets. Dead-end streets are prohibited ~~unless the mayor determines that the most desirable plan requires a dead-end street.~~ A dead-end street shall terminate in a cul-de-sac or in a traffic design approved by ~~the mayor with input from the~~ the city engineer and city fire department.
 - (vii) Landscaping. ~~The mayor shall have the right to dictate~~ All types of trees that may be planted in the public right-of-way shall be approved by the City. Impacts/damages to any public infrastructure or private development from the installation or growth, including but not limited to, limbs and roots, shall be the responsibility of the developer and/or Home Owners Association.
- c. Section 503: Public street paving. Street pavements may be less than 27-foot wide where curb and storm sewer drainage is provided.
- d. Section 504: Private streets (no revisions).
- e. Section 505: Private alleys.
 - 1. 505.1: General arrangement and layout.
 - (i) Access to alleys. Direct vehicular access from a lot to an alley in the traditional neighborhood development is permitted and preferred. Direct vehicular access from a lot to a street is not permitted, except as provided in this section.
 - (ii) Exception. Direct vehicular access from a lot to a street is permitted in situations where there exists topographical conditions and/or

insufficient lot depth to permit the use of an alley, or where the mayor otherwise deems it appropriate.

(iii) Joint access driveways. If adjacent lots have direct vehicular access to a street, the mayor may require that the access be through a common or joint driveway.

(iv) All alleys in traditional neighborhood developments shall be private.

2. 505.2: Right-of-passage width, intersections, curves. The alley right-of-passage width must be a minimum of 24 feet.
 3. 505.3: Private alley paving width. The pavement width of the alley must be a minimum of 11 feet. All alleys must be hard-surfaced.
 4. 505.4: Dead-end alleys (no revisions).
- f. Section 506: Street names and municipal numbers (no revisions).
- g. Section 507: Block lengths.
1. 507.1: Measurement criteria (no revisions).
 2. 507.2: Block lengths for major thoroughfares (no revisions).
 3. 507.3: Block lengths for local streets. Block length may not exceed 700 feet. Block width may not exceed 400 feet. The mayor may approve a block width of not more than 500 feet or a block length of not more than 1,000 feet if required because of topography or existing street layout, but a block longer than 800 feet must be traversed by a pedestrian path near the midpoint.
 4. 507.4: Block lengths for private streets (no revisions).
- h. Section 508: One-foot reserves (no revisions).
- i. Section 509: Partial or half streets (no revisions).
- j. Section 510: Utility improvements.
1. 510.1: Water system (no revisions).
 2. 510.2: Sewer system. No individual treatment plants or septic tanks will be permitted.
 3. 510.3: Stormwater. Drainage planning and engineering for a traditional neighborhood development shall be for the phase being platted or for the development as a whole.
 4. 510.4: Wiring improvements (no revisions).
 5. 510.5: Easements (no revisions).
- k. Section 511. Easements.
1. 511.1: Public utility easements.
 - (i) Location. Easements for public utilities and drainageways shall be provided in the widths and locations deemed necessary. To the extent practical, the easements for water lines, wastewater lines, and

storm sewers shall be located in the street rights-of-way, and the easements for other utilities shall be located in the alley rights-of-way. The easements shall be dedicated to the city for its use and benefit, as well as for the benefit of such utility providers as the mayor may authorize to utilize same.

(ii) Public utility easements, dead-ends (no revisions).

2. 511.2: Drainage easements. Easements for public utilities and drainageways shall be provided in the widths and locations deemed necessary. When it is determined that easements in areas adjoining a proposed subdivision are necessary to provide adequate drainage or to serve the subdivision with utilities, the subdivider shall obtain the easements.
3. 511.3: Private easements, fee strips (no revisions).
1. Section 512: Building setback and corner lot restrictions.
 1. 512.1: Major thoroughfares (no revisions).
 2. 512.2: Local streets.

Setback Type	Single-Family/Duplex	Townhouse	Condominium or Commercial*
Front yard setback	20 feet (max.)	Zero feet (min.)	Zero feet (min.)
Street side setback	Five feet (min.)	Five feet (min.)	Zero feet (min.)
Interior side setback	Three feet (min.) (zero feet/six feet acceptable)	Zero feet (min.)	Zero feet (min.)
Rear setback	Five feet (min.)	Five feet (min.)	Zero feet (min.)
*Notwithstanding, the setbacks indicated above where a commercial lot abuts a residential lot, five-foot setbacks shall be provided.			

3. 512.3: Corner lot restrictions (no revisions).
4. 512.4: Building setback line off-sets and transitions (no revisions).
5. 512.5: Pipelines, railroad right-of-way (no revisions).
6. 512.6: Substandard public right-of-way (no revisions).
- m. Section 513: Reserve tracts (no revisions).
- n. Section 514: Lots—General provisions.

Minimum lot width	<i>Single-family/Duplex</i>	<i>Townhouse</i>	<i>Condominium or Commercial</i>
	30 feet	20 feet	40 feet
	35 feet on corner	25 feet on corner	45 feet on corner

1. *Lots abut alleys.* Except in a neighborhood edge area, each lot shall abut an alley unless the mayor determines that good cause exists to provide otherwise.

2. *Lots abut streets.* Each lot, except a lot that fronts on a plaza, green, park, court, and abuts an alley, shall abut a public or private street.
3. *Townhouse lots.* Townhouse lots may be created where each townhouse lot is to be served by a public sewage system or a collection system as approved by the board of health, subject to the following conditions:
 - (i) Common areas shall be clearly identified on the plat and adequate provisions made for maintenance and assessment.
 - (ii) There may be not less than two and not more than ten units in a townhouse group.
 - (iii) Not more than one townhouse may be located on a lot.

4. *Condominium development.* Developments under the provisions of the state condominium statutes governing same shall be permitted. In addition to the requirements of state law, the following requirements shall apply:

Common areas shall be clearly identified on the plat and adequate provisions made for maintenance and assessment. There may not be less than two nor more than 50 units in a condominium group.

- o. Section 515: Open space requirements. Not less than 15 percent of the gross land area of the traditional neighborhood development shall be open space. All open space areas, except streetscapes, must be platted as separate open space lots.
- p. Section 516: Building layout, fire hydrant location (no revisions).
- q. Section 517: Building design, fire walkways (no revisions).
- r. Section 518: Off-street parking requirements.

~~1. The mayor shall determine the parking requirement for any use not listed in this subsection.~~

~~21. On street parking shall be allowed and shall count toward the minimum parking requirements. On street parking in single family residential areas shall be allowed but shall be limited and designated to one side of the street and is not counted towards parking requirements. Parking in any other type of use is not allowed on the street unless it has a designated carved-out parking spot with striping on the right of way with a minimum 35' road right of way.~~

~~2. Commercial vehicles with trailers, semi-truck cabs, or large commercial vans are not permitted to park overnight within a traditional neighborhood development.~~

~~3. Designated fire lanes are required in order to allow for fire department access for fire protection~~

~~34. Residential.~~

- (i) ~~Except as approved by the mayor, P~~parking in alleys is prohibited.

- (ii) For ~~Single~~single-family residential, a minimum of two parking spots shall be designated.
- (iii) A townhouse, single-family residential, duplex, group home, or family home use must provide a minimum of two parking spaces for each dwelling unit.
- (iv) A condominium, multi-family, group residential, or retirement housing use must provide a minimum of one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom. All multi-family complexes including townhomes, apartments, group residential, duplexes, retirement housing and condominiums shall not park on public streets nor in commercial parking spaces. Developers shall designate two (2) public parking spots per unit for the residents and one (1) additional spot for guest parking at the rear and/or interior of the development. All vehicles shall be given a parking permit sticker to be identified by the developer/Home Owners Association. No existing layout shall be grandfathered, requirements are retroactive.

45. Commercial.

- (i) Accept as provided in this subsection all parking requirements shall refer to Lafayette UDC based on the type of commercial development.
- (ii) Clearly marked handicapped parking spots shall be provided and shall follow ADA guidelines, which shall be retroactive.
- (iii) Except as otherwise provided in this subsection, a commercial use must provide a minimum of one front parking space and one space either in the rear, interior or shared with another commercial for every 500 square feet of gross building area.
- (~~iiiv~~) A commercial use parking lot or garage must provide a minimum of one bicycle parking space for every ten motor vehicle parking spaces.
- (~~iiiv~~) A convalescent services or congregate living use must provide a minimum of one parking space for every four beds.
- (~~ivvi~~) Daycare services, primary educational facilities, or secondary educational facilities use must provide a minimum of one parking space for each employee.
- (vii) As it pertains to subsection (4) Commercial, subsections (i), (ii) and (iv), all designated commercial spots shall be clearly marked for business use. All businesses shall have signage either painted or a sign not taller than 2.5 feet submitted by the Home Owners Association and is permitted or approved by the City of Youngsville, which shall be retroactive.

(viii) A parking lot shall be located at the rear or side of a building for commercial overflow parking. If located at the side, screening shall be provided at the lot line by landscaping or decorative walls or fences.

~~(vii) Except as approved by the mayor, parking in alleys is prohibited.~~

6. Government Facilities.

(i) All front parking for federal and government facilities (including mail rooms) shall be clearly marked with signage to be made available for residents of the development, which shall be retroactive.

(ii) One front handicap parking spot with ramp shall be provided and follow ADA guidelines, which shall be retroactive.

- s. 518.1: Drive-through facilities. Drive-through facilities and other facilities that allow people to remain in vehicles while receiving products or services shall be minimized.
- t. Section 519: Mobile home developments. Mobile home developments are not permitted in a traditional neighborhood.
- u. Section 520: Federal Flood Insurance Program (no revisions).
- v. Section 521: Dedication (no revisions).
- (6) Chapter 6: Administration and amendment (no revisions).
- (7) Chapter 7: Violation and penalty (no revisions).
- (8) Chapter 11: When effective (no revisions).
- (9) Chapter 12: Validity (no revisions).
- (10) Chapter 13: Abandonments (no revisions).
- (11) Chapter 14: Appeal procedure (no revisions).

SECTION 3: All Ordinances, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall be in full effect as permitted by law.

This Ordinance having been introduced on April 10, 2025, and published by title only giving Notice of a Public Hearing on May 8, 2025, was submitted to a vote and the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

This Ordinance was declared adopted on this 8th day of May, 2025.

Ken Ritter, Mayor

Nicole Guidry, City Clerk