

APA National Planning Conference: New Orleans 2010

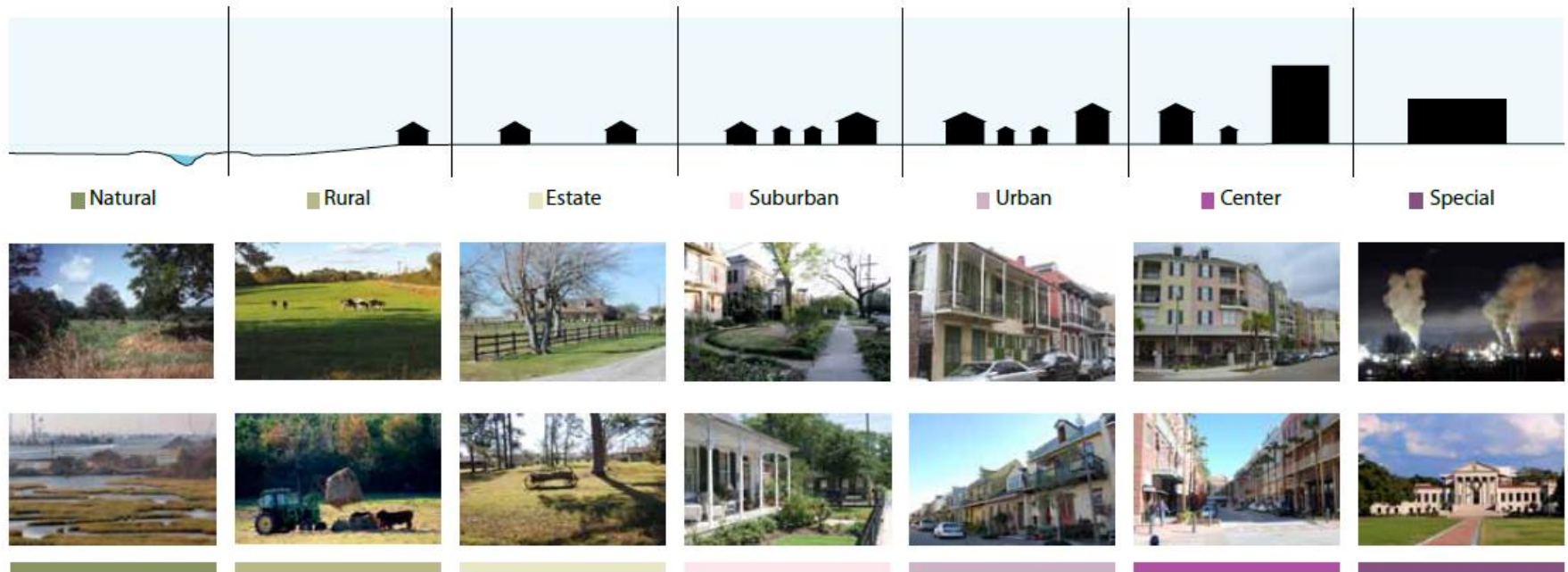
LOUISIANA LAND USE TOOLKIT

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Today's Presentation

- What's In The Toolkit ?
 - A Model "Smart Growth" Development Code
- Toolkit Implementation Lessons
 - Tangipahoa and West Feliciana Parishes
- Next Steps

LOUISIANA LAND USE TOOLKIT



Draft 2.0

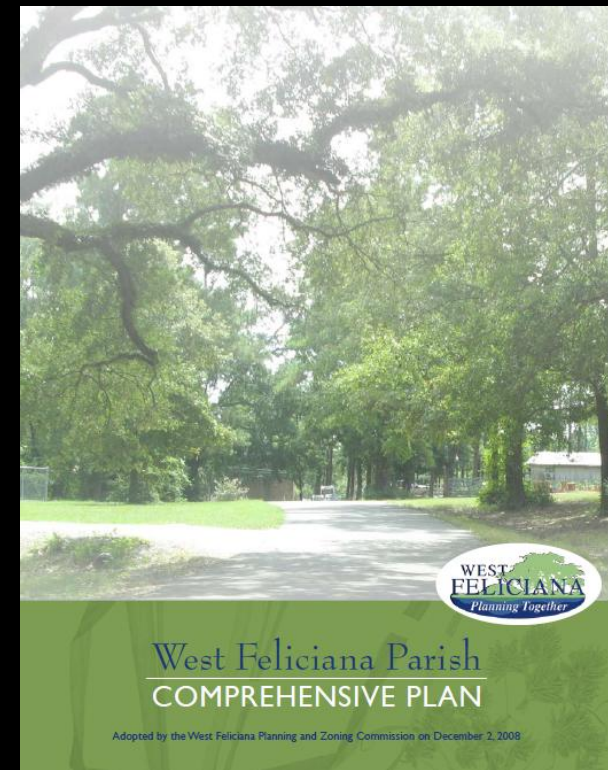
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What's In The Toolkit?

- Right Rules in the Right Place
 - Context Areas
 - Zoning Districts
 - Building Types
 - Uses
 - Streets
 - Development Standards
(Parking, Landscaping, Signs, Lighting, Storage)
- Coming Soon . . .
 - Hazard Mitigation, Natural Resource Protection

Pre-Requisites

- Must have a Plan!
 - Future Land Use Map
 - Facilities/Infrastructure Plan
 - Growth Area Plan ?
- Willing Governing Body
- Local Advisory Committee
- Staff Planner (at least part time)
- GIS With Parcel Data ?



Sec. 2.2 Context Areas

2.2.1 CONTEXT AREA SUMMARY

Context areas are used to establish the character of existing or proposed neighborhoods. Each context area sets standards for development appropriate to the type of neighborhood anticipated.



Natural consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with some agricultural use. The Natural context may be used in the preservation and restricted growth areas.

Rural consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated centers. The Rural context may be used in the restricted growth areas.

Estate consists of large lot single-family detached housing. Limited retail activity is located in specifically designated centers. Remnant agricultural activity is also present. The Estate context may be used in the restricted growth areas.

Suburban consists of single-family detached housing with some opportunities for attached housing products. Commercial activity is concentrated along major roadways. The Suburban context may be used in the intended growth and infill growth areas.

Urban consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes. The Urban context may be used in the intended growth and infill growth areas.

Center consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. Highest pedestrian and transit activity. A downtown. The Center context may be used in the infill growth areas.

Special consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. In smaller concentrations these uses may occur within other context areas. The Special context may be used in the restricted growth, intended growth and infill growth areas.



Sec. 2.3 Zoning Districts by Context Area

2.3.1 ZONING DISTRICT BY CONTEXT AREA SUMMARY

To carry out the provisions of this code, the following zoning districts have been established and are applied to property as set forth on the Official Zoning Map. Zoning districts are permitted only in the context area that effectively matches the character of the natural or built environment.

CONTEXTS:	NATURAL (N-)	RURAL (R-)	ESTATE (E-)	SUBURBAN (S-)	URBAN (U-)	CENTER (C-)	SPECIAL (SP-)
LARGE LOT RESIDENTIAL DISTRICTS							
Agriculture (-AG-)	N-AG-40	R-AG-40 R-AG-20 R-AG-10					
Estate (-RE-)			E-RE-5 E-RE-2				
RESIDENTIAL DISTRICTS							
Single-Family (-RS-)				S-RS-15 S-RS-10 S-RS-6	U-RS-6 U-RS-3		
Two-Family (-RT-)				S-RT-2	U-RT-2		
Multifamily (-RM-)				S-RM-3	U-RM-3		
Manufactured Home Park (-RMH)				S-RMH			
MIXED USE DISTRICTS							
Rural Services (-SVC-)		R-SVC-2					
Residential Mixed Use (-RMX-)				S-RMX-2 S-RMX-3	U-RMX-2 U-RMX-3	C-RMX-3 C-RMX-5 C-RMX-8	
Mixed Use (-MX-)				S-MX-2 S-MX-3	U-MX-2 U-MX-3	C-MX-3 C-MX-5 C-MX-8	
Main Street (-MS-)				S-MS-2 S-MS-3	U-MS-2 U-MS-3	C-MS-3 C-MS-5 C-MS-8	
COMMERCIAL DISTRICTS							
Commercial Corridor-2				S-CC-2	U-CC-2		
Commercial Corridor-3				S-CC-3	U-CC-3		
Light Industrial		R-IL		S-IL	U-IL	C-IL	
SPECIAL PURPOSE DISTRICTS							
Community		R-CD	E-CD	S-CD	U-CD	C-CD	SP-CD
Conservation	N-CON	R-CON	E-CON	S-CON	U-CON	C-CON	SP-CON
Heavy Industrial		R-IH		S-IH	U-IH		SP-IH
Planned Development		R-PD	E-PD	S-PD	U-PD	C-PD	SP-PD

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CONTEXTS:	NATURAL (N-)	RURAL (R-)	ESTATE (E-)	SUBURBAN (S-)
LARGE LOT RESIDENTIAL DISTRICTS				
Agriculture (-AG-)	N-AG-40	R-AG-40 R-AG-20 R-AG-10		
Estate (-RE-)			E-RE-5 E-RE-2	
RESIDENTIAL DISTRICTS				
Single-Family (-RS-)				S-RS-15 S-RS-10 S-RS-6
Two-Family (-RT-)				S-RT-2
Multifamily (-RM-)				S-RM-3

Sec. 4.3 Building Types



Single-Family House



Side Yard House



Attached House



Apartment House



Row House



Apartment



General



Single-Story Shopfront



Shopfront



Workshop



Civic



Open Lot

RURAL

LARGE LOT RESIDENTIAL

Agriculture-40 (R-AG-40)

■

■

■

Agriculture-20 (R-AG-20)

■

■

■

Agriculture-10 (R-AG-10)

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CLUSTER PROJECTS

Agriculture-40 (R-AG-40)

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Agriculture-20 (R-AG-20)

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Agriculture-10 (R-AG-10)

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MIXED USE

Rural Services (R-SVC-2)

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COMMERCIAL

Light Industrial (R-IL)

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■

SPECIAL PURPOSE

Community (R-CD)

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Conservation (R-CON)

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Heavy Industrial (R-IH)

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■

Planned Development (R-PD)

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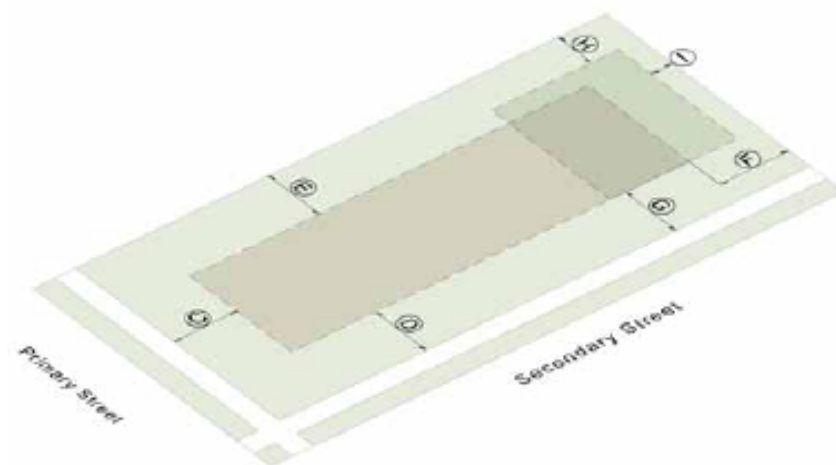
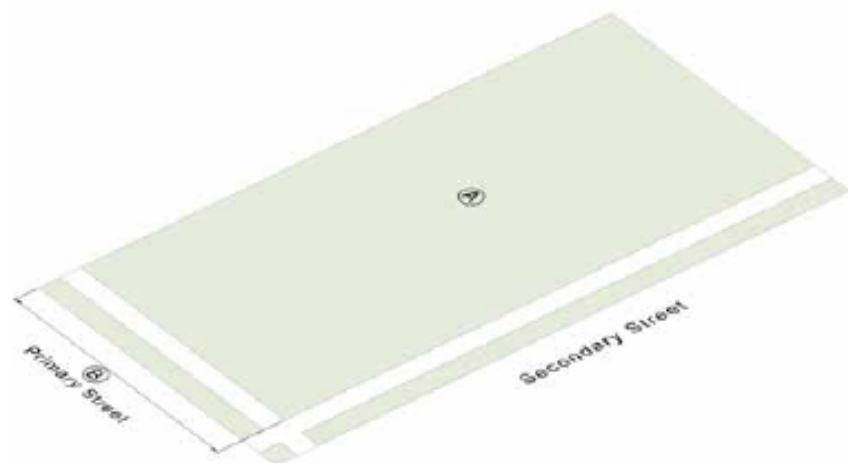
■ Permitted by right

* May be permitted by the governing body as part of an approved concept plan

□ Permitted by special use permit

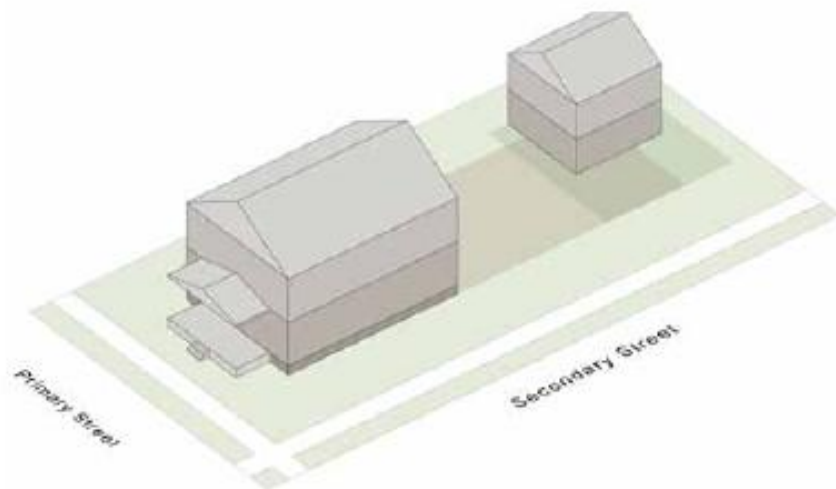
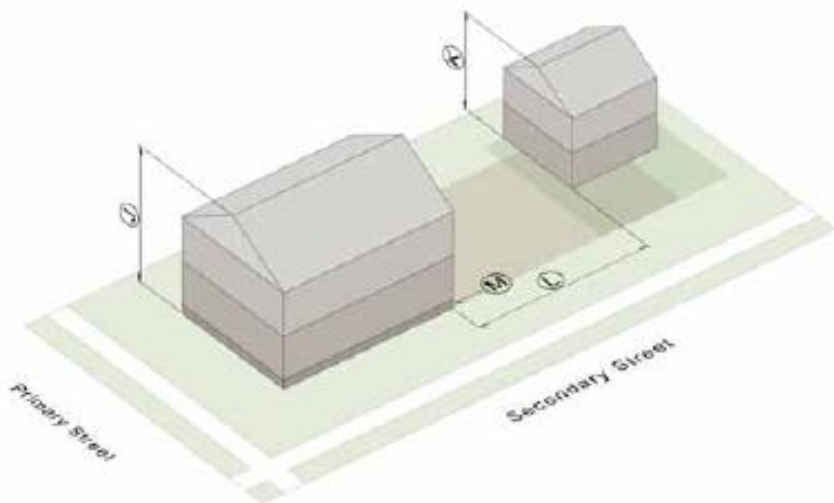
6.3.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides.



SITE	CONVENTIONAL					CLUSTER		
	S-RS-15	S-RS-10	S-RS-6	S-RT-2	S-RM-3	S-RS-15	S-RS-10	S-RS-6
Project								
Area (min)	n/a	n/a	n/a	n/a	n/a	10 ac.	10 ac.	10 ac.
Open Space (min)	n/a	n/a	n/a	n/a	n/a	40%	35%	30%
Gross Density (max)	n/a	n/a	n/a	n/a	n/a	3 u/a	4 u/a	7.5 u/a
Lot								
(A) Area (min sf)	15,000	10,000	6,000	4,000	4,000	10,000	8,000	4,000
(B) Width (min)	100'	70'	45'	35'	35'	70'	60'	35'

PLACEMENT	CONVENTIONAL					CLUSTER		
	S-RS-15	S-RS-10	S-RS-6	S-RT-2	S-RM-3	S-RS-15	S-RS-10	S-RS-6
Principal Structure Setbacks								
(C) Front (min)	30'	20'	20'	15'	15'	20'	20'	15'
(D) Side, interior (min)	10'	5'	5'	3'	3'	5'	5'	3'
(E) Side, street (min)	15'	10'	10'	10'	10'	10'	10'	10'
(F) Rear (min)	30'	20'	20'	15'	15'	20'	20'	15'
Accessory Structure Setbacks								
(G) Side, interior (min)	10'	5'	5'	3'	3'	10'	5'	3'
(H) Side, street (min)	15'	10'	10'	10'	10'	10'	10'	10'
(I) Rear, common lot line (min)	10'	5'	5'	5'	5'	5'	5'	5'
(J) Rear, alley (min)	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'
Open Space								
(K) Building coverage (max)	55%	55%	55%	60%	60%	55%	55%	60%



HEIGHT	CONVENTIONAL					CLUSTER		
	S-RS-15	S-RS-10	S-RS-6	S-RT-2	S-RM-3	S-RS-15	S-RS-10	S-RS-6
Principal Structure								
⌚ Stories (max)	2	2	2	2	3	2	2	2
⌚ Feet (max)	40'	40'	40'	40'	50'	40'	40'	40'
Ⓜ Ground story elevation (min)	18"	18"	18"	18"	18"	18"	18"	18"
Accessory Structures								
Ⓜ Stories (max)	2	2	2	2	2	2	2	2
Ⓜ Feet (max)	24'	24'	24'	24'	24'	24'	24'	24'

FORM	CONVENTIONAL					CLUSTER		
	S-RS-15	S-RS-10	S-RS-6	S-RT-2	S-RM-3	S-RS-15	S-RS-10	S-RS-6
Building Entrance								
Ⓜ Street facing entrance required	yes	yes	yes	yes	yes	yes	yes	yes
Building Elements Allowed								
Gallery, awning								
Arcade								
Porch, stoop	■	■	■	■	■	■	■	■
Balcony	■	■	■	■	■	■	■	■

*See Sec. XX for specific building element requirements

Sec. 5.5 Uses

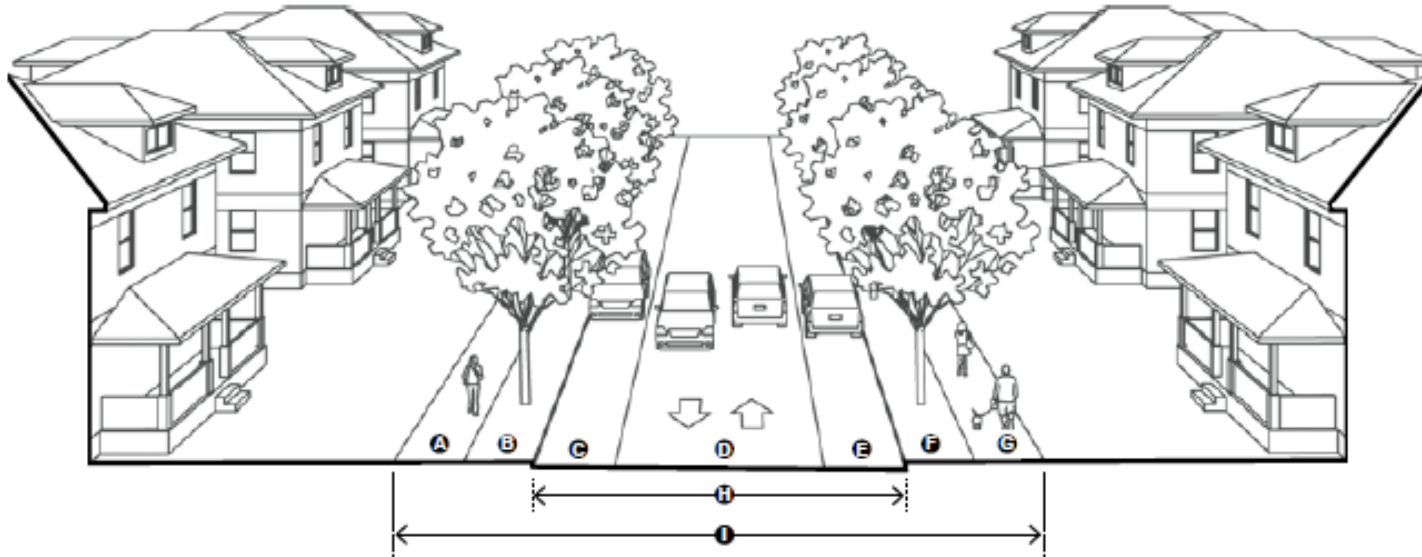
		E-RE-5	E-RE-2	E-CD	E-CON	E-PD	Use Standard
RESIDENTIAL	All household living, except as listed below:	■	■			*	Add
	Attached living	□	□			*	
	Multifamily dwelling						
	Upper-story residential					*	
	Live-work					*	Add
	Mobile home	■	■				Add
	Group living						Add
	Mobile home park						Add
	Social service						Add
CIVIC	Civic	□	□	□		*	Add
	Parks & open space	■	■	■	■	*	
	Minor utilities	■	■	■	■	*	Add
	Major utilities	□	□	□	□	*	Add
COMMERCE	Commercial parking						
	Day care	□	□			*	Add
	All indoor recreation except as listed below:					*	
	Adult entertainment						Add
	Medical						
	Office					*	
	All outdoor recreation, except as listed below:						
	Campground, travel trailer park, RV park	□	□		□		Add
	Horse stable, riding academy equestrian center	■	■		□	*	
	Hunting and fishing preserve	□	□		■	*	
	All overnight lodging except as listed below:					*	
	Bed and Breakfast	□	□			*	Add
	Passenger terminal						
	All personal service, except as listed below:					*	
	Animal care					*	
	Restaurant/Bar					*	Add
	All retail sales except as listed below:					*	Add
	Art studio/gallery	□	□			*	Add
	Convenience store w/ gas					*	Add
	Convenience store w/o gas					*	Add
	Dry cleaning					*	Add
	Vehicle sales					*	Add
	Water-oriented				□	*	

		E-RE-5	E-RE-2	E-CD	E-CON	E-PD	Use Standard
INDUSTRIAL	Heavy industrial						Add
	Light industrial						Add
	Research & development						
	Self-service storage						
	Vehicle service						
	Warehouse & distribution						
	All waste-related service except as listed below:						Add
	Landfill						
	Recycling facility						
	Wholesale trade						
OPEN	Agriculture	■	■		■	*	
	Agricultural airstrip						
	Resource Extraction						
	Retreat	□			□	*	Add

- Permitted by right
- * May be permitted by the governing body as part of an approved concept plan
- Permitted as part of an approved cluster project
- Permitted by special use permit

B. Neighborhood Local

Neighborhood Local



	Pedestrian Zone A	Planting Zone B	Parking Zone + Curb & Gutter C	Travel Zone D	Parking Zone + Curb & Gutter E	Planting Zone F	Pedestrian Zone G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Rural*	6 ft.	6 ft.	7 ft.	17 to 19 ft.	7 ft.	6 ft.	6 ft.	31 to 33 ft.	55 to 57 ft.	15 ft.
Estate*	6 ft.	6 ft.	7 ft.	17 to 19 ft.	7 ft.	6 ft.	6 ft.	31 to 33 ft.	55 to 57 ft.	15 ft.
Suburban	6 ft.	6 ft.	7 ft.	17 to 19 ft.	7 ft.	6 ft.	6 ft.	31 to 33 ft.	55 to 57 ft.	15 ft.
Urban	6 ft.	6 ft.	8 ft.	17 to 19 ft.	8 ft.	6 ft.	6 ft.	33 to 35 ft.	57 to 59 ft.	10 ft.
Center	7 ft.	6 ft.	8 ft.	17 to 18 ft.	8 ft.	6 ft.	7 ft.	33 to 34 ft.	59 to 60 ft.	10 ft.

* Cluster development only

Development Standards

- Parking
- Access Management
- Landscaping
- Outdoor Lighting
- Outdoor Storage
- Signs

Toolkit Implementation

- Two Parishes
 - Tangipahoa
 - West Feliciana
- Both Have Pre-Requisites
 - Comprehensive Plan (Supported by CPEX)
 - Political Will
 - Planner on Staff
 - Parcel Data

Steps to Implementing the Toolkit

Getting the Right Rules in the Right Places

STEPS & TIMELINE

1 IDENTIFY GROWTH AREAS	2 MAP CONTEXT AREAS	3 MAP ZONING DISTRICTS	4 CUSTOMIZE THE TOOLKIT	5 ADOPT THE TOOLKIT	6 ADMINISTER THE TOOLKIT
<ul style="list-style-type: none"> - Preservation Areas - Restricted Growth Areas - Anticipated Growth Areas - Infill Areas 	<ul style="list-style-type: none"> - Natural Context - Rural Context - Estate Context - Suburban Context - Urban Context - Center Context - Special Context 	<ul style="list-style-type: none"> - Large Lot Residential Districts - Residential Districts - Mixed Use Districts - Commercial Districts - Special Purpose Districts 	<ul style="list-style-type: none"> - Select the Context Areas Used - Select the Zoning Districts Used - Customize the Building Type Standards - Customize the Block Standards - Customize the Street Standards - Customize the Permitted Uses - Customize the Development Standards 	<ul style="list-style-type: none"> - Advisory Committee - Public Workshops - Planning Commission - Legislative Body 	<ul style="list-style-type: none"> - Stakeholder Education - Code Enforcement - Planning Staff - Planning Commission - Legislative Body
<p>(1) What level of detail?</p> <p>(2) Infrastructure and sewer service?</p> <p>(3) Environmental constraints?</p>	<p>(1) Why do we need a context map?</p> <p>(2) What is the effect of the context map?</p> <p>(3) What is the difference between the context areas?</p> <p>(4) How do we create a context map?</p> <p>(5) Do we map the current contexts or what we want them to be?</p> <p>(6) What pattern should the context map take?</p> <p>(7) Do we have to use all the context areas?</p>	<p>(1) What is the difference between context areas and zoning districts?</p> <p>(2) Why do we need districts too?</p> <p>(3) What is the difference between the zoning districts?</p> <p>(4) How do we create a zoning map?</p> <p>(5) Do we map the current zoning or what we want in the future?</p> <p>(6) How far in the future do we zone?</p> <p>(7) How do we map the districts to get the kind of results we want?</p>	<p>(1) Do we need all of this?</p> <p>(2) What parts of the Toolkit can we change?</p> <p>(3) What are the effects of the changes?</p>	<p>(1) Why do we need an Advisory Committee?</p> <p>(2) What is the role of the general public?</p> <p>(3) How do we deal with questions of property rights?</p> <p>(4) What are the effects of the changes?</p> <p>(5) What happens to existing buildings and uses that don't meet the rules?</p>	<p>(1) Who is in charge of enforcing the Toolkit?</p> <p>(2) When should the new Toolkit take effect?</p> <p>(3) What happens if we want to change it later?</p>

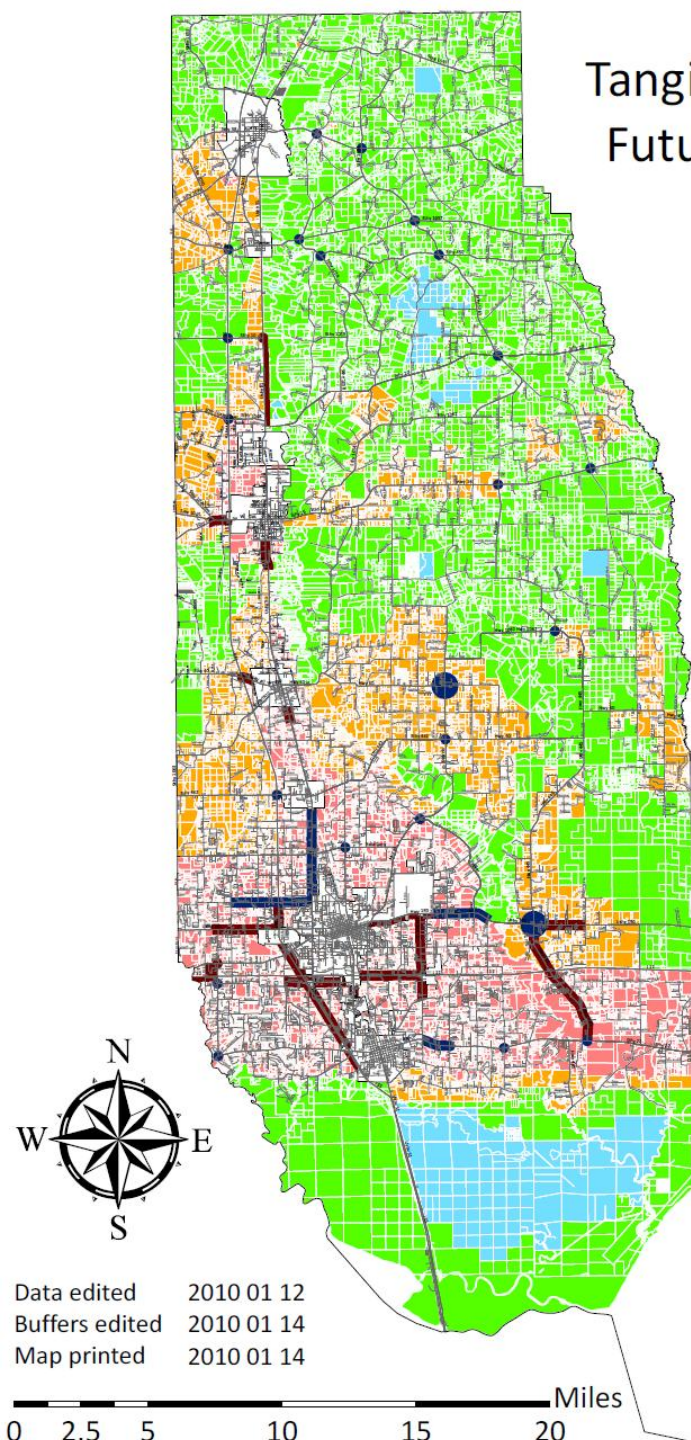
Lessons Learned

- Version 1.1 (Beta) Toolkit Available
 - www.landusetoolkit.com
- Two Implementation Projects
 - Tangipahoa/West Feliciana Parishes
 - Inform the Toolkit Revision Process
 - Provide Reality Check

Lessons Learned

- Application of Zoning Becomes Planning
 - Plan Refinement Needed
 - Parcel Level Decisions
- Timeline
 - How Much Land Do We “Pre-Zone”
- Dealing With Landowner Expectations
 - Those That “Missed the Plan”

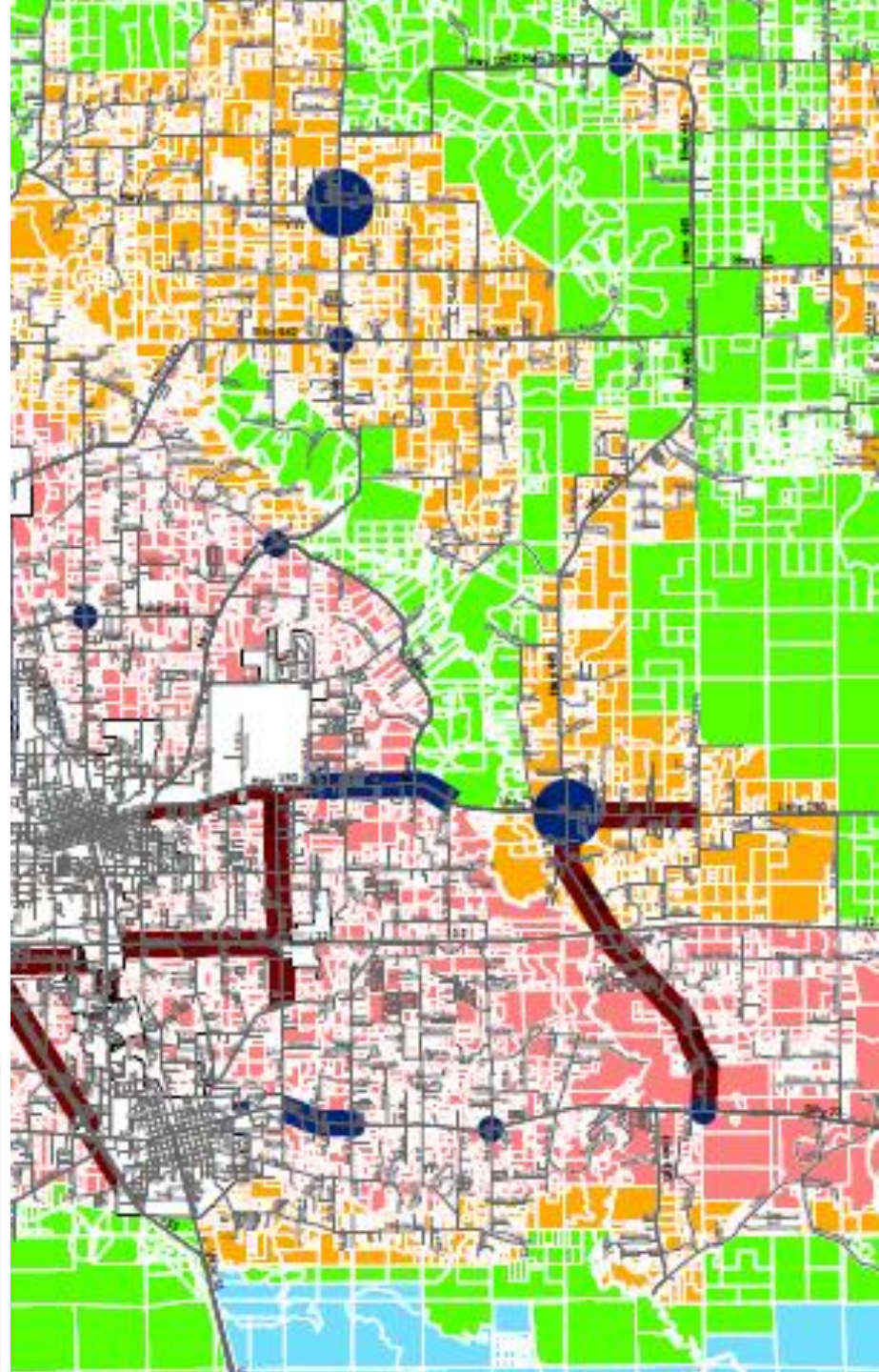
Tangipahoa Parish Future Land Use



Buffer zones are a 1000-ft radius, except for 443 at 40 in Loranger and 445 at 190 east of Hammond, which are a half-mile radius.

Land Use Designations

- Commercial
- Commercial or IL
- Heavy Industrial
- Suburban
- Estate
- Rural
- Conservation



Data edited 2010 01 12
 Buffers edited 2010 01 14
 Map printed 2010 01 14

0 2.5 5 10 15 20 Miles

Reality Check

- Cluster Subdivision
 - Preferred Pattern for Rural, Estate, Suburban
- Manufactured Housing
 - Need to Accommodate as Single-Family Detached
- Minor Divisions
 - A “Deal-Breaker” in Both Communities
 - Cultural Response

Next Steps . . .

- Toolkit Version 2.0 Posted By May
- Coastal Area Project
 - How is the Coast Unique?
 - Implement Coastal “Best Practices Manual”
- Extend Toolkit to Cover:
 - Hazard Mitigation, Risk Reduction
 - Natural Resource Protection

Questions ?

- More Information:

www.landusetoolkit.com

www.planningexcellence.org