

Louisiana Land Use Toolkit

Resiliency and Rejuvenation...
A New Resource for Louisiana



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February 04, 2011

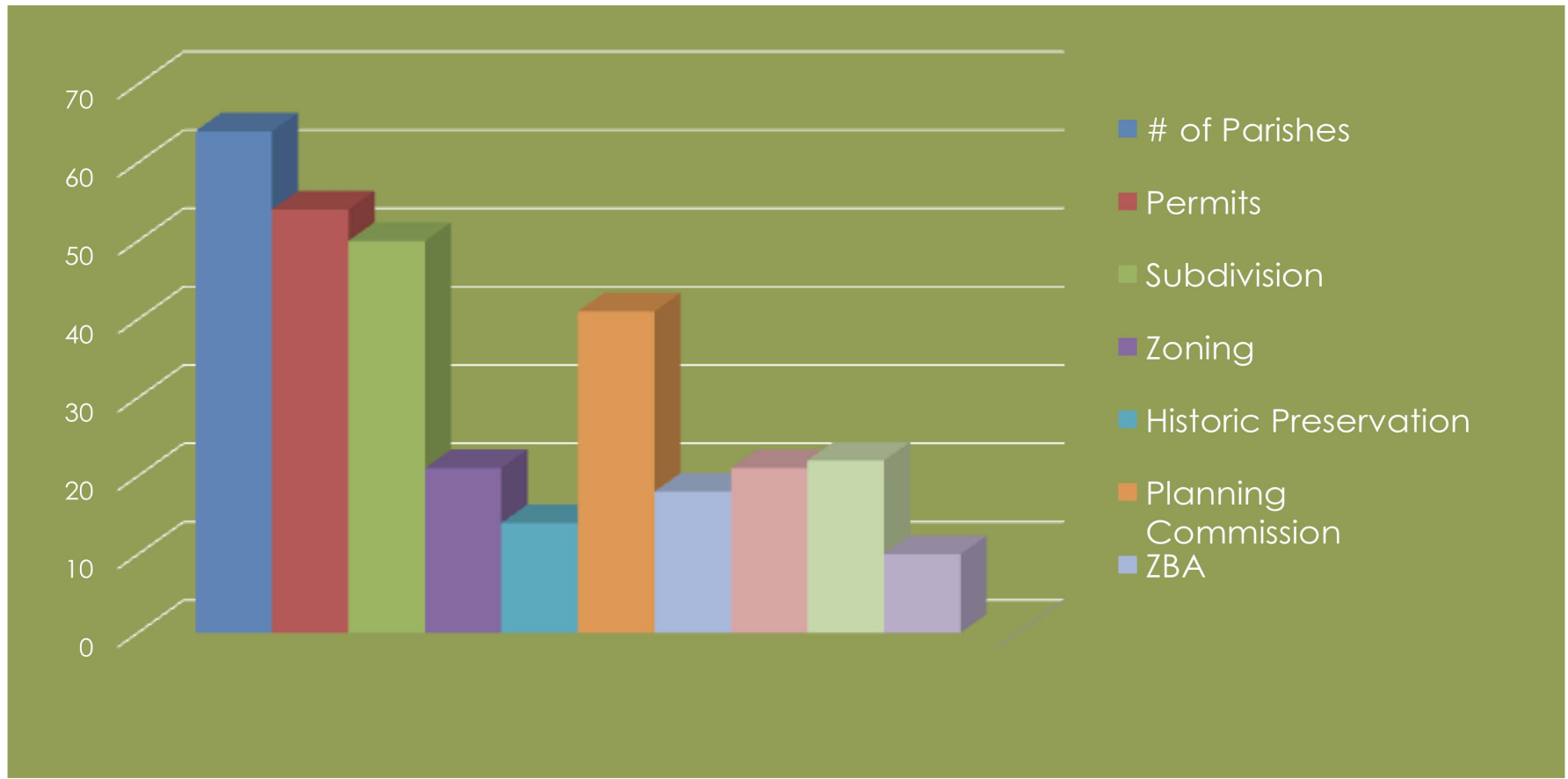


“Each community in Louisiana made extraordinary through planning excellence.”

Center for Planning Excellence will educate and engage Louisiana communities on the best planning practices to build upon our unique traditions. CPEX will guide communities toward their visions by providing models, tools and expertise for inclusive planning practices.



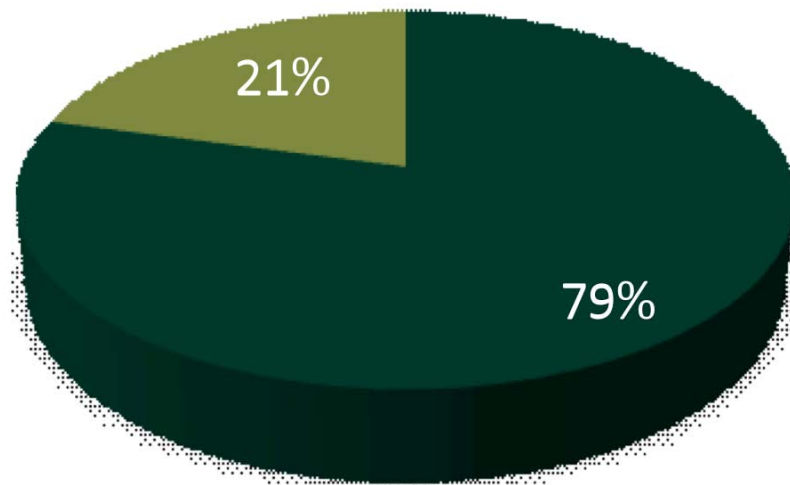
Parish Planning Activities



Source: Maloney-Mújica, Lynn. 2007. Factors associated with the adoption of land use planning in Louisiana parishes prior to the hurricane season of 2005. Master's Thesis, Louisiana State University, Baton Rouge.

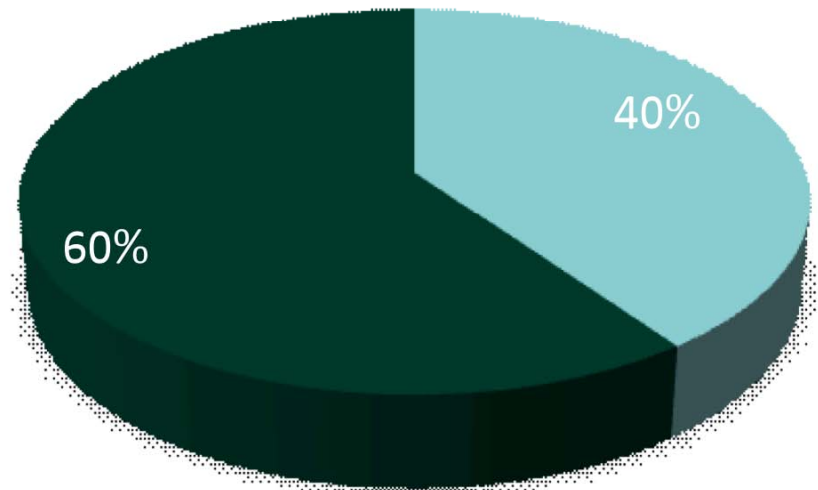
Municipal Capacity

Population of Louisiana Cities, Towns, and Villages



■ < 5,000 Pop. ■ > 5,000 Pop.

Population Loss Between 1990 - 2000



■ Lost Population ■ Did Not Lose Population



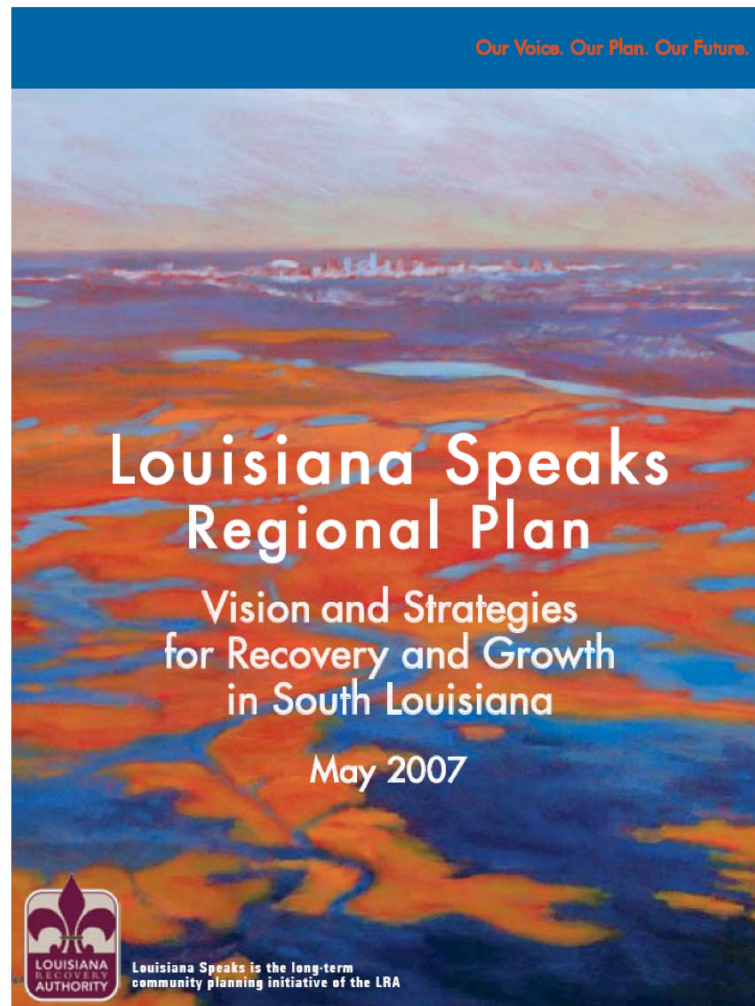
Louisiana Speaks Regional Plan

- 50-year guide for growth and development
- 35 coastal parishes
- Largest community outreach effort in U.S. History (*27,000 citizens*)
 - Surveys – 2,500+
 - Workshops – 1,000+
 - Regional Polling – 23,000+
- Engaged people in choices and consequences

CPEX Community Planning

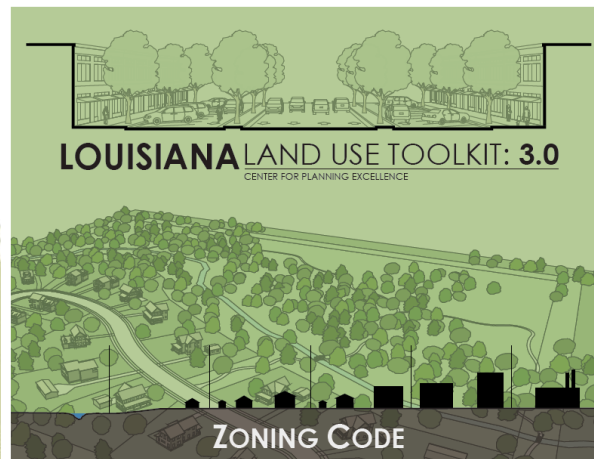
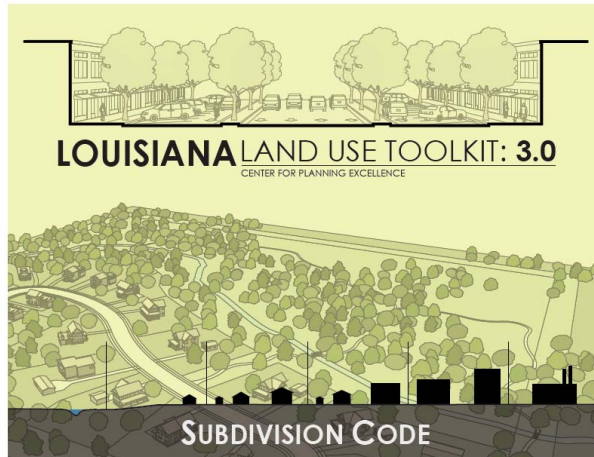


Louisiana Speaks Recommendation



- *“Develop Model Codes for Community Development”*

What is the Toolkit?



- Zoning- use, lot area
- Subdivision- streets, access
- Development Standards- parking, landscaping, lighting, outdoor storage, signs

Toolkit Goals

- **Free resource**
- **Easy and affordable** to administer
- Adopt completely or cafeteria-style
- **Flexible** for multiple locations and contexts
- Consists of clear, concise, graphically-oriented, **user-friendly** rules



Desired Outcomes

- More efficient and affordable infrastructure
- Housing options
- Diverse, attractive and walkable communities
- Mix of land uses and destinations
- Protection of natural and open space areas
- Fair and predictable development decisions
- Protection of property values
- Viable transportation choices



Context Area Mapping

Sec. 2.3 Context Areas | ARTICLE 2. CODE COMPONENTS
2.3.1 Context Areas Established

Sec. 2.3 Context Areas

Context areas are primarily used to ensure that the right subdivision standards are applied in the right places. Context areas are distinguished from one another by the current and anticipated physical and environmental characteristics of the [Jurisdiction] as identified in the [Name of Plan Document].

2.3.1 Context Areas Established

This subdivision code is organized around the six context areas established below.



A. Natural (N-) ■

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



B. Rural (R-) ■

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



C. Suburban (S-) ■

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



D. Urban (U-) ■

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



E. Center (C-) ■

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

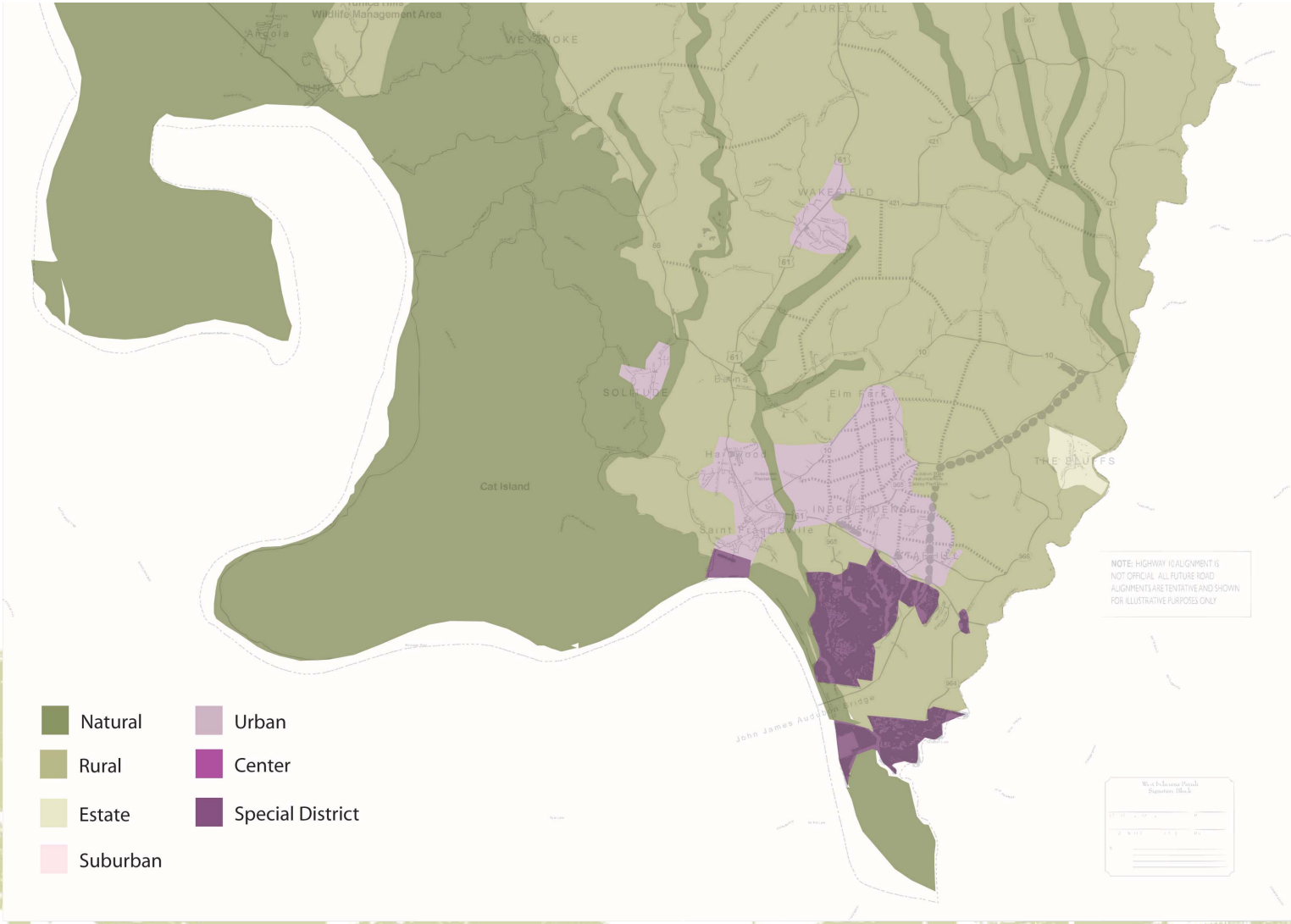


F. Special (SP-) ■

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




Context Area Mapping



District Mapping

Sec. 2.2 Zoning Districts by Context

Zoning districts are permitted only in the context area that effectively matches the character of the natural or built environment.



DISTRICT	NATURAL	RURAL	ESTATE	SUBURBAN	URBAN	CENTER	SPECIAL
LARGE LOT RESIDENTIAL							
AG-40 Agriculture-40	■	■					
AG-20 Agriculture-20		■					
AG-10 Agriculture-10		■					
RE-5 Estate-5			■				
RE-2 Estate-2			■				
RESIDENTIAL							
RS-15 Single-Family-15				■			
RS-10 Single-Family-10				■			
RS-6 Single-Family-6				■	■		
RS-3 Single-Family-3				■	■		
RT-2 Two-Family-2				■	■		
RM-3 Multifamily-3				■	■	■	
RM-5 Multifamily-5						■	
MIXED USE							
RMX-2 Residential Mixed Use-2		■	■	■	■	■	
RMX-3 Residential Mixed Use-3				■	■	■	
RMX-5 Residential Mixed Use-5						■	
RMX-8 Residential Mixed Use-8						■	
MX-2 Mixed Use-2		■	■	■	■	■	
MX-3 Mixed Use-3				■	■	■	
MX-5 Mixed Use-5						■	
MX-8 Mixed Use-8						■	
MS-2 Main Street-2		■	■	■	■	■	
MS-3 Main Street-3				■	■	■	
MS-5 Main Street-5						■	
MS-8 Main Street-8						■	
COMMERCIAL							
CC-2 Commercial Corridor-2				■	■		
CC-3 Commercial Corridor-3				■	■		
IL Industrial Light		■		■	■	■	
SPECIAL PURPOSE							
CD Community		■	■	■	■	■	■
CON Conservation	■	■	■	■	■	■	■
RC Residential Conservation		■	■	■	■		
RM-H Manufactured Home Park				■	■		
IH Industrial Heavy		■		■	■		■

Application of Building Types

Sec. 2.4 Building Types

2.4.1 DEFINED

The following building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



Single-Family House

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



Side Yard House

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house is located on one side lot line, with the equivalent of the two side yards of a single-family house located on the other side. Also called a zero lot line house.



Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its entrance on a separate side, or be called a duplex.



Row House

A building type with three or more attached dwelling units consolidated into a single structure. Each unit

Sec. 7.2 Building Types

URBAN

RESIDENTIAL

Single-Family -6 (RS-6)
 Single-Family-3 (RS-3)
 Two-Family-2 (RT-2)
 Multifamily-3 (RM-3)

MIXED USE

Residential Mixed Use-2 (RMX-2)
 Residential Mixed Use-3 (RMX-3)
 Mixed Use-2 (MX-2)
 Mixed Use-3 (MX-3)
 Main Street-2 (MS-2)
 Main Street-3 (MS-3)

COMMERCIAL

Commercial Corridor-2 (CC-2)
 Commercial Corridor-3 (CC-3)
 Industrial Light (IL)

SPECIAL PURPOSE

Community (CD)
 Conservation (CON)
 Manufactured Home Park (RM-H)
 Industrial Heavy (IH)



	Single-Family House	Side Yard House	Attached House	Row House	Apartment House	Apartment	General	Single-Story Shopfront	Shopfront	Workshop	Civic	Open Lot
Single-Family -6 (RS-6)	■	■									■	■
Single-Family-3 (RS-3)	■	■	■								■	■
Two-Family-2 (RT-2)	■	■	■								■	■
Multifamily-3 (RM-3)	■	■	■	■	■	■					■	■
Residential Mixed Use-2 (RMX-2)				■	■	■			■		■	■
Residential Mixed Use-3 (RMX-3)				■	■	■			■		■	■
Mixed Use-2 (MX-2)				■	■	■	■	■	■		■	■
Mixed Use-3 (MX-3)				■	■	■	■	■	■		■	■
Main Street-2 (MS-2)				■	■	■	■	■	■		■	■
Main Street-3 (MS-3)				■	■	■	■	■	■		■	■
Commercial Corridor-2 (CC-2)				■	■	■	■	■	■		■	■
Commercial Corridor-3 (CC-3)				■	■	■	■	■	■		■	■
Industrial Light (IL)							■			■	■	■
Community (CD)												
Conservation (CON)												
Manufactured Home Park (RM-H)												
Industrial Heavy (IH)												

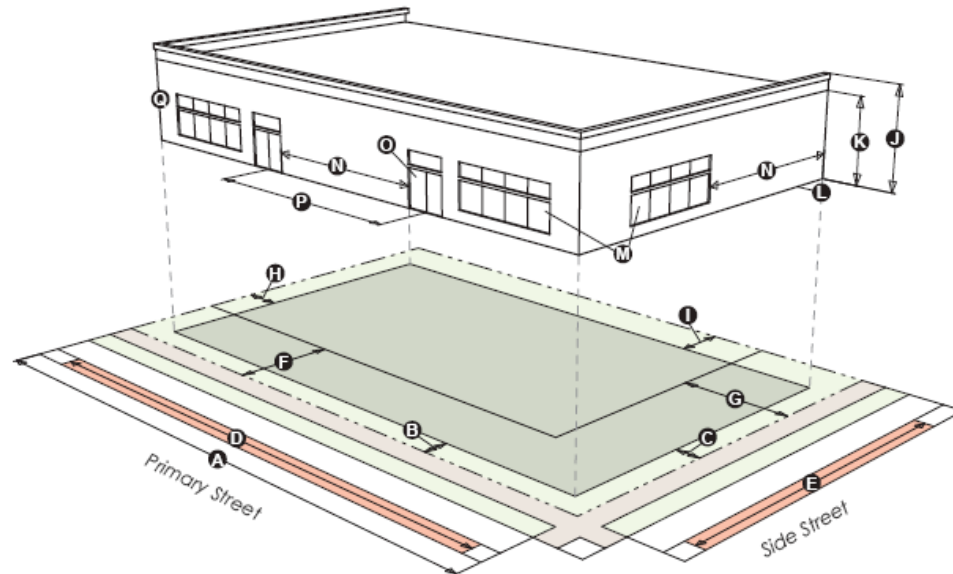
SEE ARTICLE 9

Toolkit...Building Types

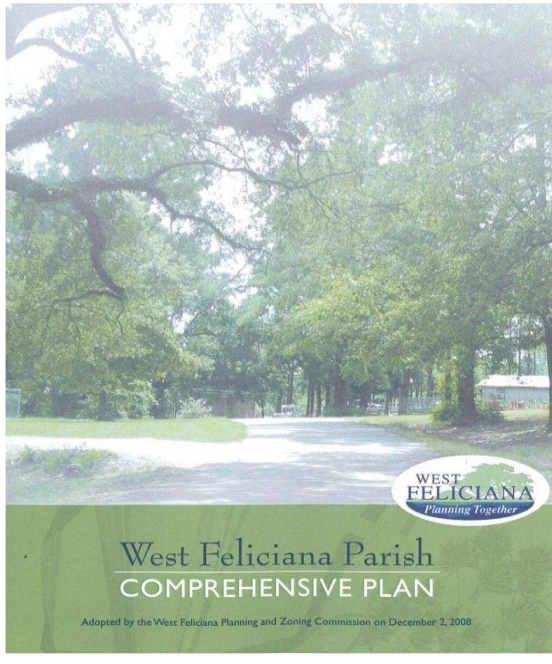
6.2.8 SINGLE STORY SHOPFRONT

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

	MX-2	MS-2	CC-2
	MX-3	MS-3	CC-3
LOT			
Area (min)	7,500 ft ²	5,000 ft ²	7,500 ft ²
A Width (min)	75 ft.	50 ft.	75 ft.
Building length (max) MX-2, MS-2, CC-2	na	150 ft.	150 ft.
Building coverage (max)	60%	80%	60%
FRONT SETBACK AREA			
B Primary street (min/max)	0/10 ft.	0/5 ft.	0/75 ft.
C Side street (min/max)	0/10 ft.	0/5 ft.	0/75 ft.
REQUIRED STREET FAÇADE			
D Primary street (min)	65%	85%	65%
E Side street (min)	30%	40%	30%
PARKING SETBACK			
F Primary street (min)	30 ft.	30 ft.	5 ft.
G Side street (min)	10 ft.	5 ft.	5 ft.
SIDE/REAR SETBACKS			
H Side, interior (min)	5 ft.	5 ft.	5 ft.
I Rear (min)	3 or 20+ ft.	3 or 20+ ft.	3 or 20+ ft.
HEIGHT			
J Stories (max)	1	1	1
K Feet (max)	30 ft.	30 ft.	30 ft.
L Ground story height (min)	15 ft.	15 ft.	15 ft.
M Ground story elevation (min)	0 in.	0 in.	0 in.
BUILDING FAÇADE			
N Ground story transparency (min)	35%	65%	35%
O Blank wall area (max)	50 ft.	20 ft.	50 ft.
P Street facing entrance required	yes	yes	yes
Q Street entrance spacing (min)	na	50 ft.	na
ALLOWED USE			
R Ground story	Civic, Commerce (see Sec. 6.4)		

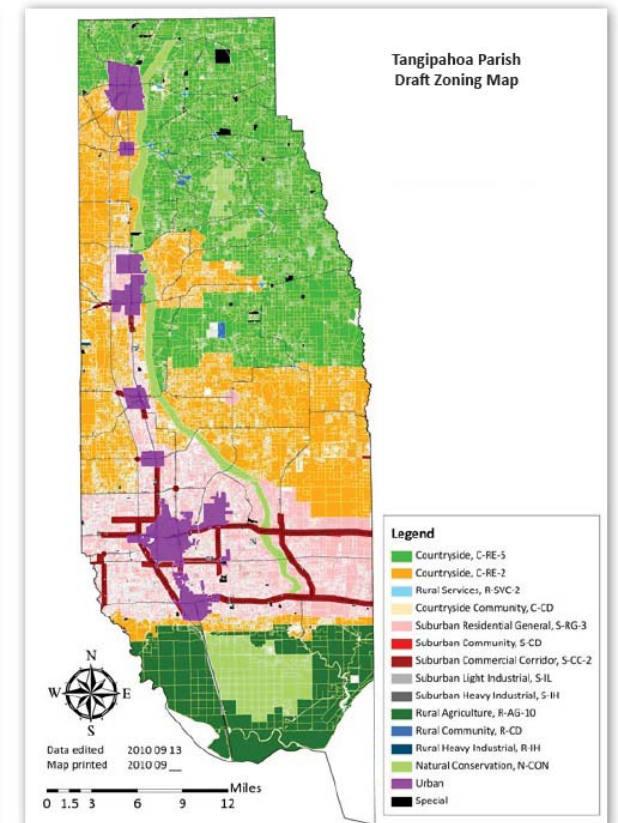
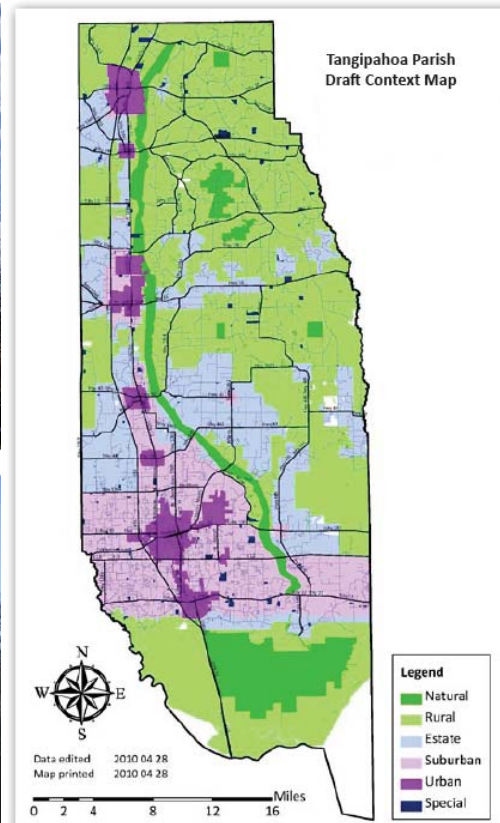


Model Parish Implementation



- Hurricanes Katrina and Rita's effects
- Two 'Pilot' Communities: Tangipahoa and West Feliciana Parishes
- Began with Comprehensive Plans and Future Land Use Maps
- Similar implementation challenges in each

Tangipahoa Toolkit Implementation



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

Traditional Development Patterns



Toolkit...Development Decisions

	Administrator	Board of Adjustment	Planning Commission	Governing Body
Zoning Permit	Decision			
Administrative Adjustment	Decision			
Variance	Recommend	Decision*		
Appeal of Administrative Decision		Decision*		
Subdivision				
Minor Plat	Decision		---	
Major Subdivision Preliminary Plat	Recommend		Decision	
Final Plat	Decision		---	
Site Plan Review				
Minor	Decision		---	
Major	Recommend		Decision	
Special Use Permit	Recommend			Decision*
Zoning Map Amendment	Recommend		Recommend*	Decision*
Planned Unit Development (PUD)	Recommend		Recommend*	Decision*
Text Amendment	Recommend			Decision*
Development Agreement	Recommend			Decision*

* = Public Hearing required

Toolkit Next Steps

- **Coastal Communities Addition**
 - Coastal Best Practices Manual
 - Resource Protection
 - Hazard Mitigation Guidelines
 - Coastal Addition to Toolkit



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