

DRAFT Bertrand Drive Overlay District

General

Where the Bertrand Drive Zoning and Development Overlay District, hereinafter referred to as the Bertrand Drive Overlay District, and the underlying or base-zoning district have different standards or regulations, the Bertrand Drive Overlay District regulations apply. Where not explicitly addressed, the underlying or base-zoning district regulations apply.

Purpose and Intent

The Bertrand Drive Overlay District is intended to promote innovative, attractive, and efficient use of land; to encourage planned developments; and to permit flexibility and creativity in the design of such planned development. The purpose of this ordinance shall include but not be limited to the following.

1. To encourage and promote the public health, safety and general welfare of the citizens of the City of Lafayette, through the development and coordination of growth and services.
2. To encourage originality, flexibility, and innovation in site planning and development.
3. To discourage monotonous, unsightly, and inharmonious development.
4. To preserve, protect and enhance areas of high visibility.
5. To enhance the appearance and economic viability of the Bertrand Drive Corridor, especially as it relates to the adjacent established areas.
6. To promote the vision of the Bertrand Drive Revitalization Project for potential redevelopment and renewed investment.

Description of the District Area

The area hereby designated, as the Bertrand and Johnston Drive Overlay District is located on the east and west side of Bertrand Drive, from south of the intersection of N College Road and Bertrand to north of Johnston Street and Bertrand. The full area is shown on a map prepared by the Lafayette Consolidated Government Community Development and Planning Department Titled "Appendix A: Bertrand Drive Overlay District," a copy of which is attached hereto and made part hereof.

Applicability

The Bertrand Drive Overlay District regulations shall apply to all buildings or structures redeveloped or established after the effective date of this Ordinance with the exception of nonconformities (as defined in Article 6 of the LDC).

An overlay district is comprised of both Zoning and Development considerations which cannot be separated, and consequently, the Zoning Commission and Board of Zoning Adjustment will address Zoning matters within the overlay district, and the Planning Commission will address Development matters within the overlay district.

Prohibited Uses

The following are uses expressly prohibited in the areas zoned CH within the Bertrand Drive Overlay District:

1. Convenience Stores with Fuel Sales
2. Car Wash
3. Gasoline or Diesel Fuel Sales
4. Pawnshops
5. Bail Bond Services
6. Auto and Truck Repair
7. Manufactured Home Dealers
8. Cemeteries/Mausoleums/Columbarium
9. Adult Businesses
10. Self-Storage Facility
- 10.11. Wholesale Distribution, Warehousing and Storage

The following are uses expressly prohibited in the areas zoned CM within the Bertrand Drive Overlay District:

1. Convenience Stores with Fuel Sales
2. Gasoline or Diesel Fuel Sales
3. Bail Bond Services
4. Building Material Sales and Services
5. Manufacturing Light
6. Self-Storage Facility
7. Cemeteries/Mausoleums/Columbarium

Zoning District Development Type

To advance the intent of this Overlay District, all new development and substantial redevelopment within the Overlay shall comply with **Type A development standards**.

The purpose of mandating Type A development is to reinforce a more urban, walkable, and pedestrian-oriented built environment along the corridor. Type A standards prioritize building placement near the street and along the street frontage, pedestrian access, reduced visual dominance of parking areas, and a cohesive streetscape edge. These characteristics are essential to supporting the sidewalk corridor improvements and creating a consistent walking experience.

By requiring Type A development, the Overlay ensures that private site design aligns with public investments in expanded sidewalks, streetscape enhancements, and traffic-calming measures. This coordinated approach promotes active frontage, improves pedestrian safety, and supports a more compact, connected urban form consistent with the long-term vision for the corridor.

Accessory Storage Areas Including Trash Holding Receptacles

1. Storage and accessory facilities must be constructed with materials compatible with or comparable to the building.
2. Refuse must be kept in a dumpster. An enclosure around the dumpster(s) shall be constructed of materials compatible with or comparable to the building it serves.
3. Dumpsters must be located behind the building. Dumpsters may not be located within building setback areas, landscape strips or buffer areas or servitudes.

Architecture

In order to ensure compliance with the following section, applicants are required to submit color renderings, color elevation drawings and/or color photographs of any proposed building with the site plan at the time of application for Commercial Plan Review.

All buildings on the same site shall be architecturally unified, meaning that each building on the site shall relate in architectural style, color scheme and building materials. Variances of architectural requirements may be granted by the City Planning Commission at the time of preliminary plat approval or the Board of Zoning Adjustment if the final plat has been obtained.

Building Materials:

1. Corrugated metal siding, aluminum siding, or vinyl siding are prohibited.
2. No exposed metal wall panels are allowed on the exterior wall.
3. ~~Building and roof colors shall consist of natural earth tones, white, black or shades of gray. Primary colors or other bright colors shall be limited to trim and signage.~~
4. For developments larger than 8,000 square feet, the following architectural requirements shall apply:

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- a. Facades greater than 100 feet in length measured horizontally shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
 - b. Building facades must include a repeating pattern that shall include no less than three of the following elements: color change, texture change, material change, and expression of architectural or structural bay through a change in plane no less than 24 inches in width. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
 - c. Rooflines must incorporate a change in elevation at the roofline no less than 25% of the height of the wall for no less than 20% of the length of the wall.
5. Prefabricated metal outbuildings are prohibited.
 6. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows on frontages.
 7. Primary building entrance(s) shall face Bertrand Drive.

Setbacks:

The maximum is 10 feet.

Encroachment: Any wing walls, stoops, landings, balconies, patios, and decks have a required maximum encroachment of 12 inches into setback with at least 10 feet of clearance over any utility or utility servitude.

Utilities Requirements

All utilities must be underground.

Lighting Standards

General

1. All lighting shall be directed downward and shielded so that the light source is not visible from off-site.
2. The operation of searchlights for advertising purposes is prohibited.

Parking Lot Lighting

1. Parking lot lighting poles shall not exceed 35 feet in height.
2. Pole lighting shall be located no closer than 15 feet to a property line

Parking

1. Developments with frontage at designed transit stops must provide a pedestrian connection from the transit stop to the primary building within the development.
2. Parcels with a designated bus stop shall provide designated space of up to 12 feet by 7 feet, depending on the right-of-way availability, for a covered bus shelter, as provided by LCG.
3. All parking lots and driveways shall be hard surfaced.

Landscaping Standards

Refer to Lafayette Development Code, Section 89-36.

Screening of Parking Lots

Edges of parking lots in the overlay that are adjacent to Bertrand Drive must be landscaped. Plantings must be 36-48 inches tall at planting and spaced appropriately to screen the parking areas from the street. Landscaped Parking Screenings shall be set back a minimum of 2 feet from the sidewalk.

Alternative Compliance

The landscape requirements are intended to encourage development which is economically viable and environmentally sensitive. The standards are not intended to be so specific as to inhibit creative development. Project conditions associated with individual sites may justify approval of alternative methods of compliance. Conditions may arise where normal compliance is impractical or impossible, or where maximum achievement of purpose and intent of this ordinance can only be obtained through alternative compliance, See LDC section 89-36(i) Alternative Compliance for additional information.

Sign Standards

Purpose: To replace existing signs with pedestrian and streetscape-scaled signs that improve aesthetics, reduce visual clutter and preserve sight lines for multimodal users. This section applies to all properties within the Overlay District where existing signs are being replaced or where new freestanding signage is proposed.

Standards for Permanent Signs in Overlay District

Standards for Permanent Signs in Overlay District	
Freestanding Signs	
General	Comply with all Lafayette Sign Regulations Art. 5 89-90 Signs for zone CM unless otherwise stated below
Sign Type Definition	<p>Pole Sign - A freestanding sign attached to a pole or pole(s) erected directly into the ground.</p> <p>Monument Sign - <u>An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign. The width of any portion of the base of a monument sign is at least 80% of the width of the sign.</u></p>
Minimum Support Poles	The pole sign support poles, within the overlay, shall consist of two (2) vertical support poles.
Maximum Height	<p>Pole Sign - The sign shall not exceed 5 feet in height. Measured from finished grade at the base of the sign to the highest point of the sign structure.</p> <p>Monument Sign - <u>The sign shall not exceed 4 feet in height. Measured from finished grade at the base of the sign to the highest point of the sign structure.</u></p>
Maximum Sign Area	Maximum sign area 36 square feet per sign surface area.
Void Spaces: <i>(To promote pedestrian safety and maintain clear sightlines behind pylon signs)</i> <u><i>(This section does not apply to monument signs)</i></u>	<ol style="list-style-type: none"> Open space spanning from grade level to the most bottom portion of the sign face shall have a square footage no smaller than 1/3 of area of the sign face. Sign supports (e.g., poles, braces, or columns) shall be spaced or designed in a way that does not create a solid visual barrier. Minimum of 6 inches of space between the sign face and sign supports. Landscaping or decorative elements shall not block the void areas.
Sign Area Calculation	<ol style="list-style-type: none"> For every one (1) linear foot of lot frontage along the street, one (1) square foot of sign area is allowed The sign area is included within vertical and horizontal line projections of the furthestmost points of any logos, letters or other symbols, composed of the total area of the message. The sign structure shall not be included in the sign area unless there is a sign displayed thereon.
Setbacks	The sign shall be set back a minimum of 1 foot from each property line and not in a utility easement unless permitted in 89-38(e) and/or approved pursuant to 89-90(e)(4)(b).
Placement	Place sign in an orientation that is perpendicular to roadway. Signs are prohibited within sight triangles at driveways and intersections. The city's standard line of site diagram applies. See Art. 3 § 89-44.
Materials	Sign surface area, structural supports, and materials shall be architecturally consistent with the building's palette.
Landscaping	A landscaped area with plantings and groundcover shall be provided when the sign is located in a non-paved area. Landscaped area shall be around the base of the- pylon sign covering at least 50% of the sign footprint, with a minimum planted area of 10 square feet .
Illuminations	External illumination shall be directed downwards and shielded from adjacent properties and public sidewalks.
Readerboards	Readerboards are prohibited.
Nonconforming Signs	All nonconforming signs must be brought into compliance when the sign is altered, replaced or when the property undergoes a change of use as defined in the Overlay regulations. Abandoned or damaged signs (more than 50% repair cost) shall be removed.
Permit and plan submittal requirements	A freestanding sign permit is required. Submittal must include a rendering of the proposed sign, elevations, colors/materials, lighting specifications, structural calculations (if required), a site plan showing setbacks and sight triangles and a landscape plan for the sign base.

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Attached Signs	
Sign Type Definitions	<p>Wall Sign: A sign affixed flat against the wall of a building and which is no more than 15 inches in thickness.</p> <p>Projecting Sign: A sign attached to the wall of a building and extending out between 15 and 72 inches. This includes a sign hanging from a projecting roof for a distance of up to 72 inches and within the bounds of the roof projection.</p>
Maximum Number	One (1) attached sign is allowed per one (1) building frontage.
Maximum Sign Area	Maximum sign area 65 square feet per sign surface area.
Sign Area Calculation	For every one (1±) linear foot of building frontage, two (2±) square foot of sign area is allowed for both street facing signs and interior lot facing signs.
Installation	The sign may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 48 inches and must be over private property.
Projecting signs	<p>A projecting sign may be located within an approved encroachment area, such as a patio, plaza, sidewalk café or other streetscape feature, provided that:</p> <ol style="list-style-type: none"> 1. The sign does not obstruct visibility, pedestrian flow, or required accessibility clearance. 2. Projecting signs must maintain a ten (10) foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign. 3. Maximum sign length extending out from the building shall not exceed 12 inches.
Materials	Sign surface area and materials shall be architecturally consistent with the building's palette.
Illuminations	External illumination shall be directed downwards and shielded from adjacent properties and public sidewalks.
Permit and plan submittal requirements.	A wall sign permit is required. Submittal must include a rendering of the proposed sign, elevations, colors/materials, lighting specifications and structural calculations (if required).

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