

Bertrand Drive Overlay District

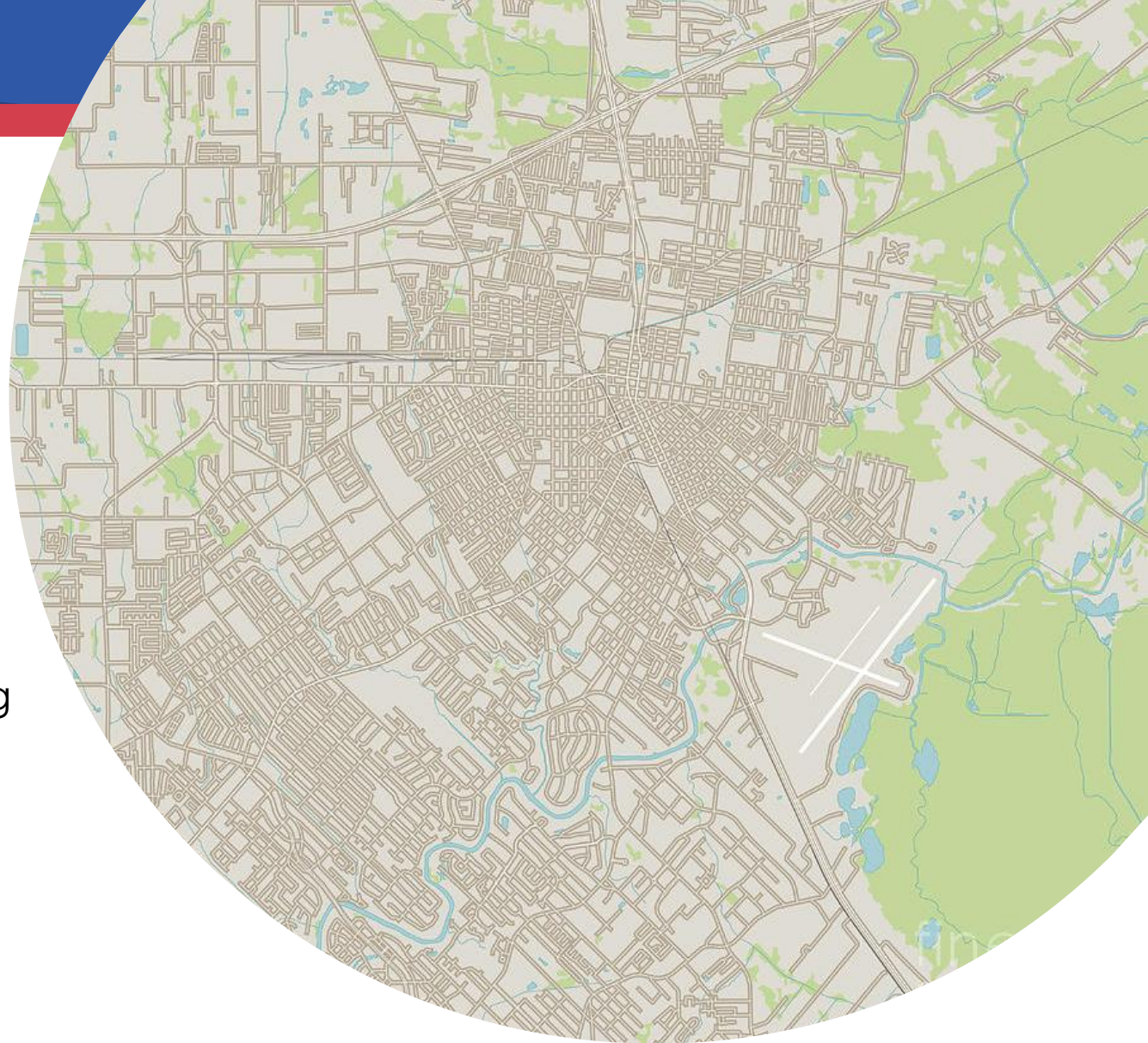
May 20th, 2026



Lafayette
CONSOLIDATED GOVERNMENT

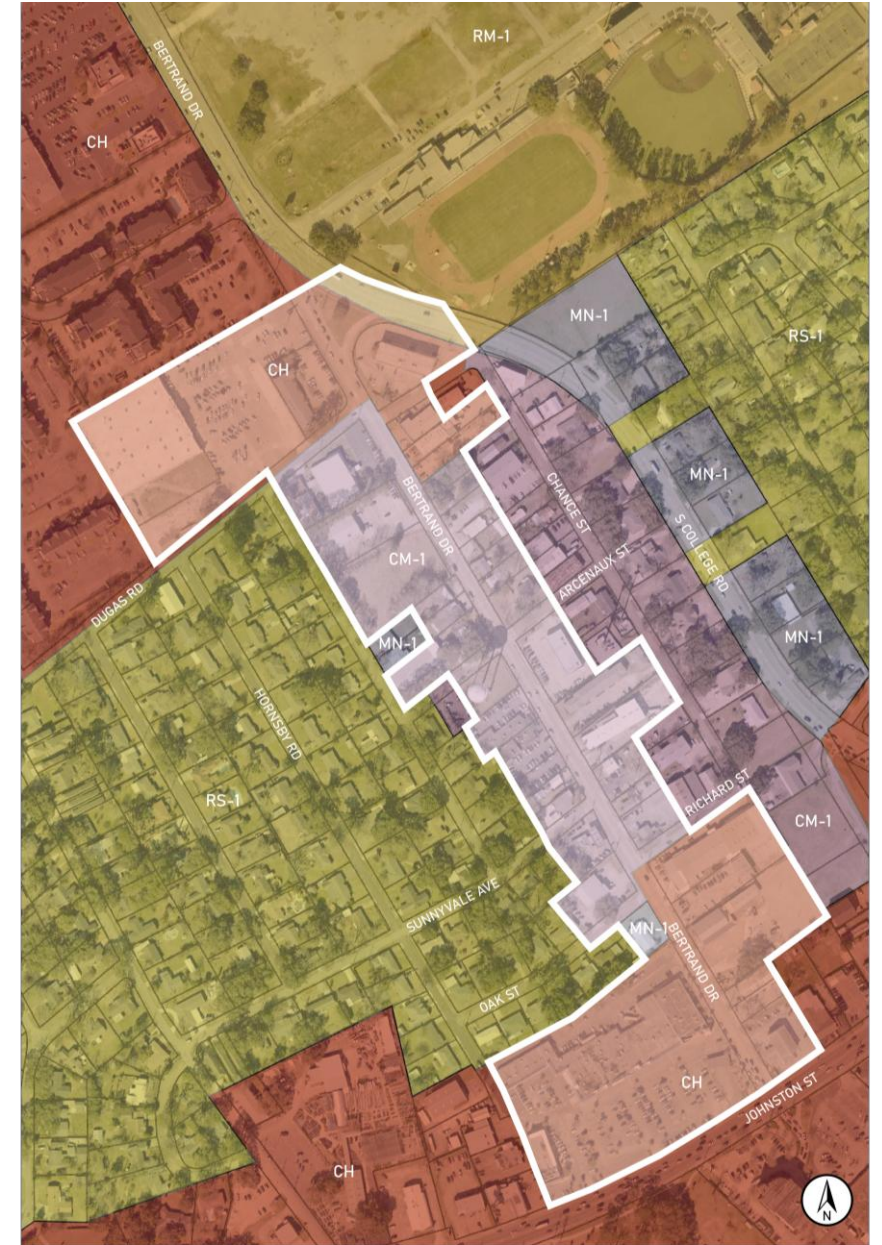
What is an Overlay District?

- An **overlay district** is a layer of regulations applied as additional regulations or standards in addition to the underlying zoning.
- Overlay districts can regulate **building design, land use, density, setbacks, uses** and other development standards.
- The overlay district will only **apply to new** development or redevelopment not to existing businesses.
- **Uses are grandfathered** unless the business closes for a year or more.



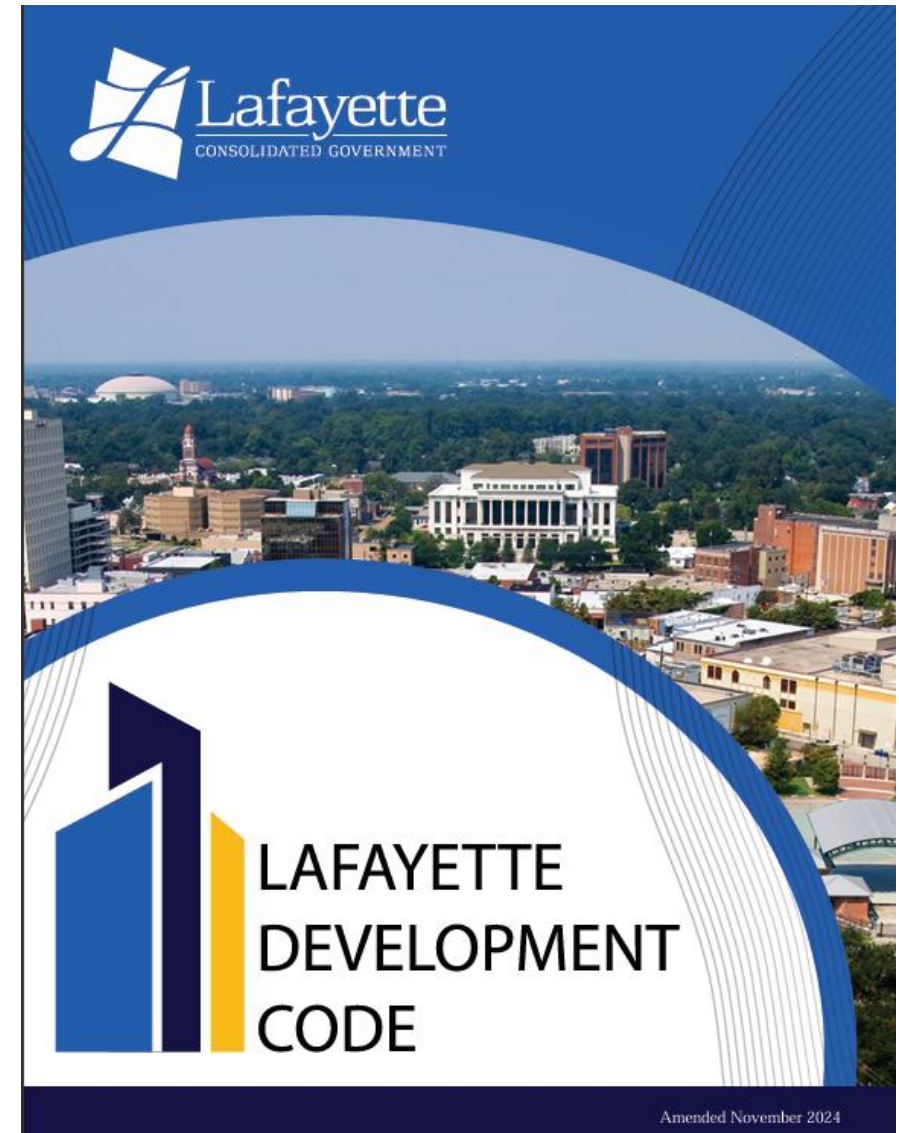
Overlay Boundary

- The boundary of the **Bertrand Drive Overlay District** includes the parcels located directly on the east and west side of Bertrand Drive, from the intersection of N College Road and Bertrand Drive to the intersection of Johnston Street and Bertrand Drive.
- The zoning within the overlay district includes **Commercial Heavy, Commercial Mixed, and Mixed Use Neighborhood.**
- The intent of the overlay is to curate future development that both **attracts pedestrian users and compliments the new shared path.**
- **In 2023, staff led an administrative rezoning** to rezone many properties in the district from Commercial Heavy to Commercial Mixed.



Overview

- Additional **uses prohibited** that are currently allowed in both Commercial Mixed and Commercial Heavy.
- Requirement of **Development Type A**
- Standards for **signage**
- Limited **architecture and building material** requirements
- Additional standards for **lighting, parking, and garbage/accessory buildings**
- **Utilities** must be **underground**



Prohibited Uses (CH)

Prohibited uses in the overlay district that are zoned **Commercial Heavy**:

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

Prohibited Used (CM)

Prohibited uses in the overlay district that are zoned **Commercial Mixed**:

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



Development Type

- All new development and substantial redevelopment within the Overlay shall comply with **Type A development standards**.
- The purpose of this is to reinforce a more **urban, walkable, and pedestrian-oriented** built environment along the corridor.
- Type A Development provides for **urban-type development**, with reduced **landscaping and parking** requirements but increased frontage buildout requirements.



Accessory Storage/Trash Receptacles

- Storage and accessory facilities must be constructed with **materials compatible** with or comparable to the building.
- 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.
- Dumpsters must be located **behind the building**. Dumpsters may not be located within building setback areas, landscape strips or buffer areas or servitudes.



Architecture and Building Materials

- All buildings on the same site shall be architecturally unified. Same **architectural style, color scheme, and building materials.**
- Building materials:
 - Corrugated metal siding, aluminum siding, or vinyl siding are **prohibited.**
 - No exposed **metal wall panels** are allowed on the exterior wall
 - Building **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.**
 - Prefabricated **metal outbuildings** are prohibited
 - **Darkly tinted windows**, mirrored windows that block two-way visibility, are prohibited as ground floor windows on street frontages.
 - Primary building **entrance(s)** shall face Bertrand Drive.



Building Materials (continued)

For developments larger than 8,000 square feet:

- **Facades greater than 100 feet** in length 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.
- 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.
- **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.

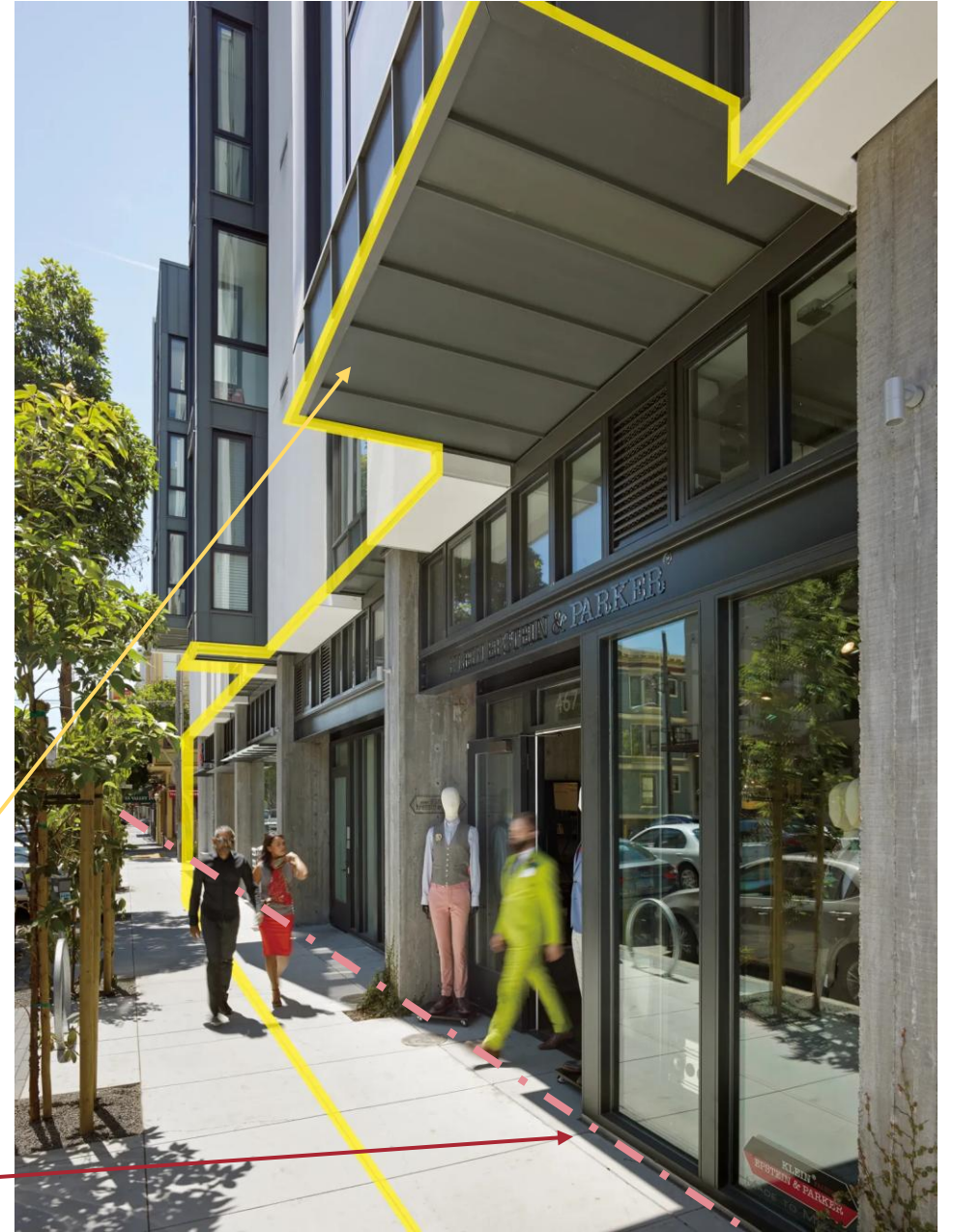


Setbacks and Encroachments

- **Setback:** The **maximum** setback from the street R.O.W. is **10 feet**.
- **Encroachments:** Wing walls, stoops, 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.

Encroachment

Setback



Lighting and Parking Lot Lighting

- **Lighting** should be **directed downward** and **shielded** so that the light source is not visible from off-site.
- The operation of **searchlights** for advertising purposes is **prohibited**.
- **Parking lot lighting poles** shall not exceed **35 feet**.
- Pole lighting shall be located **no closer than 15 feet to a property line**.



Parking

- Developments with frontage at designed future transit stops **must provide a pedestrian connection** from the **transit stop** to the primary building within the development.
- **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.
- All **parking lots** and **driveways** shall be **hard surfaced (no gravel, dirt, sand, etc.)**



Landscaping Standards

- [Idc-amended-november-2024.pdf](#)
- 89-36 Landscaping, Buffers & Screening
 - Requirement for buffering between CH/CM/MN to RS zoning is 10 ft buffer with 1 Class A tree, 2 Class B trees, and 16 various size bushes and fence.
- See sign requirements



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** when they are planted 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.**



Sign Standards

- This section only applies to properties within the overlay where existing signs are being replaced or where new signage is proposed.



Freestanding Signs

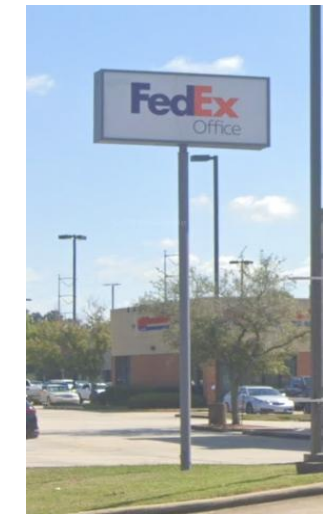
- A freestanding sign – A sign permanently attached to the ground and independent of a building.
- Current types of freestanding signs on Bertrand are categorized below:
 - Monument Sign: An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance 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.
 - Pole Sign: A freestanding sign attached to a pole or pole(s) erected directly into the ground.



Monument Sign



Pole Sign (2 structural poles)



Pole Sign (1 structural pole)

Freestanding Signs

New Freestanding Sign Standards in the Overlay

- Pole signs will be the only sign type allowed in the overlay. Pole signs must have two **(2) vertical structural poles**.
- Only one (1) freestanding sign is allowed per property.



Freestanding Signs

Sign pieces and parts

- **Sign Height:** Max. **5 ft** (measured from finished grade to highest point of structure)
- **Sign Area:** Max. **36 sq ft** (only sign face measured)
- **Sign Area Calculation:** One **(1) linear foot** of lot frontage along the street = one **(1) square foot** of sign area allowed
- **Setbacks:** Signs should be set back min. **1 foot** from the utility easement/setback.
- Placement: **Perpendicular** to the roadway
- **Void Spaces:** From grade level to bottom of sign face should be **1/3 the area** of the sign face area. On the side of the sign face should be **6 inches** of space **between face and supports**.



Freestanding Signs

- **Materials:** Architecturally consistent with **building palette**.
- **Landscaping:** Required **50%** of area around the base should be landscaped.
- **Lighting:** Shall be directed **downward** and shielded from adjacent properties and public sidewalks.
- **Readerboards** are **not** allowed.
- **Nonconforming signs:** Must be brought into compliance when **sign is altered, replaced**, or when the property undergoes **change of use**.
- All **new signs** must have a **permit** submitted, and include **renderings, elevation, colors, materials, lighting specs., structural calculations if required, and landscape and site plan**.

Attached Signs

- **Wall Signs:** A sign affixed flat against the wall of a building and which is no more than 15 inches in thickness.
- **Projecting Signs:** 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.



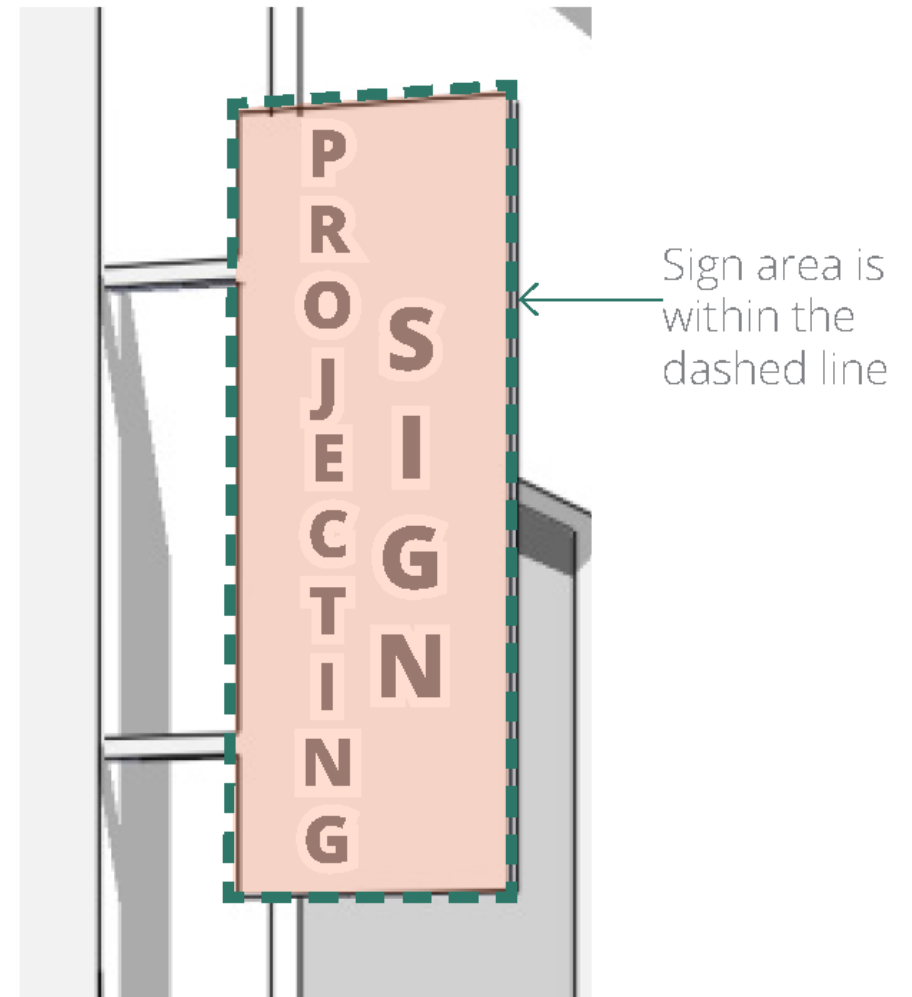
Attached Signs – Wall Signs

- Only one **(1) attached sign** is allowed per one **(1) building frontage**.
- Maximum Area: Max. **65 sq ft** (only sign face measured)
- **Sign Area Calculation:** Two **(2) linear foot** of building frontage = one **(1) square foot** of wall sign area allowed.
- Wall signs must be **installed flat against the building**.
- **Materials:** Architecturally consistent with **building palette**.
- **Lighting:** Shall be directed **downward** and shielded from adjacent properties and public sidewalks.



Attached Signs – Projecting Signs

- Only one **(1) attached sign** is allowed per one **(1) building frontage**.
- Maximum Area: Max. **24 sq ft** (only sign face measured)
- **Sign Area Calculation:** Two **(2) linear foot** of building frontage = one **(1) square foot** of wall sign area allowed.
- Projecting signs can **project out** from the building and may not exceed **12 inches**.
- **Location:** Within an **approved encroachment** area (patio, plaza, sidewalk café etc.)
 - Sign cannot obstruct visibility, pedestrian flow, or required accessibility clearance.
 - Must maintain a ten (10) foot minimum vertical clearance from the sidewalk or public way.
 - Sign length may not extend out further than 12 inches.
- **Materials:** Architecturally consistent with **building palette**.
- **Lighting:** Shall be directed **downward** and shielded from adjacent properties and public sidewalks.



Next Steps

- Briefing – May 20th
- Zoning Commission Briefing – Clifton Chenier Center, Town Hall Auditorium, June 15th , 5:30 pm
- Zoning Commission Case – Clifton Chenier Center, Town Hall Auditorium, June 15th , 5:30 pm
- Council – August

Comments:

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