DISTRICT REGULATING STANDARDS

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OPPORTUNITY & CONSTRAINTS
PATH OF KNOWLEDGE
LAND ACQUISITION STRATEGY
STREET HIERARCHY

University of Louisiana at Lafayette
MASTER PLAN AND GUIDING PRINCIPLES
### District Regulating Instructions

**Building Use**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>District Center</th>
<th>District General</th>
<th>District Edge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>DC1</td>
<td>DC1</td>
<td>DC1</td>
</tr>
<tr>
<td>Residential</td>
<td>DC1</td>
<td>DC1</td>
<td>DC1</td>
</tr>
<tr>
<td>Institutional</td>
<td>DC1</td>
<td>DC1</td>
<td>DC1</td>
</tr>
</tbody>
</table>

#### District Connect Zones

<table>
<thead>
<tr>
<th>Building Type</th>
<th>DC1</th>
<th>DC2</th>
<th>DC3</th>
<th>DC4</th>
<th>DC5</th>
<th>DEI</th>
<th>DEB</th>
<th>DEH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courtyard</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>15</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

#### Civic Uses

- **Reserve**: Buildings designed specifically for civic uses, such as museums and art galleries, identified as "RESERVE" in the building classification. These buildings are not subject to the requirements described in the district regulating instructions. The Park of Culture is an example of a reserve building designed to be open and welcoming to the public. It is an exceptional park and cultural resource that is located in the Park of Culture, LaFayette, LA 70503.

#### General Instructions

- **Corner Lot**: Buildings occupying the corner of two or more streets shall be developed in accordance with the corner lot provisions of the district regulating instructions. Buildings occupying the corner of two or more streets shall be developed in accordance with the corner lot provisions of the district regulating instructions.

#### Vertical Placement Instructions

- **Main Floor Level**: Buildings shall be constructed as specified in the "Main Floor Level" section of this document. The minimum number of stories for structures constructed as specified in the "Main Floor Level" section of this document is 2.

#### District Regulating Standards

- **District Regulating Standards**

### Notes

- These notes include additional information and requirements for specific districts or uses.

### References

- Reference to the "University of Louisiana at Lafayette: Master Plan & Guiding Principles" for further details on land use classifications and regulations.

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**UNIVERSITY OF LOUISIANA AT LAFAYETTE**

**DISTRICT REGULATING INSTRUCTIONS**

**Land Use Classifications**

- District Center (DC1): The District Center (DC1) is the core of the district, serving as the central hub for commercial, cultural, and institutional activities. Buildings in this district shall conform to the general standards set forth in the district regulating instructions.

**Horizontal Placement (MLD, Backsides)**

- The district regulating instructions describe the horizontal placement of buildings within the district, with considerations for setbacks, building heights, and the relationship between adjacent buildings.

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**DISTRICT REGULATING STANDARDS**

**District Regulating Standards**

- These standards provide detailed requirements for specific districts or uses, ensuring consistency and compatibility with the overall character of the district.

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**Notes**

- Additional notes and requirements are included to provide guidance or exceptions to the general standards set forth in the district regulating instructions.

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**References**

- Reference to the "University of Louisiana at Lafayette: Master Plan & Guiding Principles" for further details on land use classifications and regulations.
The Master Plan and Guiding Principles for the University of Louisiana at Lafayette is developed around the Transect, a system of land classifications described in The Lexicon of the New Urbanism, which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic development district and serve to create the structure of the community of the UL Lafayette Campus. This structure is expressed as three urban sectors: District Center, District General, and District Edge.

These Master Plan and Guiding Principles create an additional refinement of divisions within each of the individual described zones. For example, in the District General is DGI and DGII. These further serve to support an additional device, which alters the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the Urban Regulating Instructions in this document for further clarification.

In addition, The Master Plan and Guiding Principles for the University of Louisiana at Lafayette outlines three types of building types, which describe the massing of proposed buildings. The building types are expressed as: Courtyard Buildings (CY), Rearyard Buildings (RY), and Edgeyard Buildings (EY).

These Master Plan and Guiding Principles create an additional refinement of building types within each of the individual described types. For example, in the Courtyard Buildings are further broken down into CYI, CYII, CYIII, and CYIV. These further serve to define building setbacks, heights, lot size, etc. Reference is made to the Urban Regulating Instructions in this document for further clarification.
Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district.
DISTRICT REGULATING PLAN

Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district.
The Urban Fabric of all great “Places” is generally defined by several factors. The most critical and broadest factor embraces the district’s regional context. The more fine-grained structure of the block is defined by the connective “tissue”, the street. The most important element, it can be argued, is how the building engages with the street through the creation of the Building Type. For centuries, the building has given scale and life to the street, particularly when it engages the street properly. There are several building types which help define all the greatest places in the world. In the Guiding Principles for the University of Louisiana at Lafayette, three building types are utilized.

The first building type is the “Courtyard Building”. The courtyard building is characterized by the placement of building walls, assembled to create an internal courtyard within the confines of its walls on at least three sides. The courtyards are often further expressed by their uses. Uses can range from formal to informal and public to private.

The second building type is the “Rear-yard Building”. The rear-yard building is characterized by the placement of the building’s primary mass at the front of the lot. The resulting building configuration, places activity areas, such as parking, courtyards or even equipment in the rear of the lot. This building type is very urban and serves well in creating a block structure, which allows parking fields and services to be internalized, thereby enhancing the District’s urban fabric and pedestrian life.

The third building type is the “Edge-yard Building”. The edge-yard building is characterized by the building’s walls being set back from it lot edges in accordance with the outlined urban regulating instructions. This form is the most suburban of building types and would be found more often in the district edges. More often then not the parking field is located in the front yard. (See Building Type Guidelines.)

Successfully adapting various building types can accommodate mixed uses, while maintaining compatibility and even interjecting excitement!

Building Types are not to be confused with Architectural Typologies. Architectural Typologies, as used in these Guiding Principles, are meant to introduce yet another level of building diversity which complements the whole of the District. See Architectural Standards for more discussion on this subject.

Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district.
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**Building Usage Plan**

- Research Park
- National Wetlands Research Center
- Estuarine Habitat & Coastal Fisheries Center
- Civic Library
- Maintenance
- Mixed Use
- Hotel (Existing and Proposed)
- University Facilities (Existing and Proposed)
- LEDA (Existing and Proposed)
- Lafayette Primary Care Building
- Picard Center for Child Development
- Lab School K-5
- Lite Center
- Parking Deck
- Performing Arts Center
- Grocery
- Convention Center (Existing and Proposed)
- Pan-Hellenic Houses
- Single Family Detached Housing
- Attached Housing
- University Owned Student Housing
- Student Mansion Condos
- Live/Work

**District Regulating Standards**

- **Building Usage Plan**
  - Live/Work
  - Student Mansion Condos
  - Student Housing
  - Attached Housing
  - Single Family Detached Housing
  - Pan-Hellenic Houses
  - Performing Arts Center
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  - Lafayette Primary Care Building
  - Picard Center for Child Development
  - National Wetlands Research Center
  - Estuarine Habitat & Coastal Fisheries Center
  - Research Park

**Location Map**

- W. Congress St.
- University Ave.
- Eraste Landry Rd.
- Cajundome Blvd.
- St. Landry St.
- St. Mary Blvd.
- Coliseum Rd.
- Souvenir Gate
- Coliseum Rd.
- St. Julien Ave.
- E Lewis St.
- Rex St.
- Boucher Dr.
- Girard Park Dr.
- UPA Dr.
- S. Campus Dr.
- E. Devalcourt St.
In the development of any master plan, the design process will surface elements, both positive and negative, which are not fully developed within the scope of a comprehensive plan. These are referred to here as “Opportunities and Constraints.”

These are highlighted here to make plan implementation by others adhere to the vision of the original participants of the plans creation.
The "Path of Knowledge" is a figurative and physical greenway that links University Common through the St. Landry Corridor to the Main Campus. It serves to define and connect the University. The Path of Knowledge extends through the property along an existing drainage lateral linking to the St. Mary thoroughfare at Brooks Street, where a new commuter parking facility and/or transit stop will terminate.
The University should endeavor to acquire as many adjacent properties as possible to accommodate future growth and to form a better connection between the University's campuses. This drawing identifies those properties.

The most immediate needs have been identified as those properties along University and Tulane to accommodate new parking for housing. As well as the area around the LSt. Landry Corridor to further complete the connection to University Common.
DISTRICT REGULATING STANDARDS

STREET HIERARCHY

A hierarchy of streets has been established, which creates a structure that helps to determine the most appropriate way to distribute uses and articulate the formality of the architecture.

Buildings and infrastructure on 'A' streets are intended to be the most formal. For example, an 'A' street mandates an architectural typology of I, II, or III; Types IV and V are not allowed. National chain stores interested in locating on University property must accommodate the mandates identified in these Guiding Principles including landscape, architecture, and signage. Failure to adhere to these principles shall require that the user locate only on 'C' streets unless special dispensation is formally granted by the Design Review Board.

Buildings and infrastructure on 'B' streets are intended to adhere to architectural typologies I, II, III, and IV; but not V.

Buildings and infrastructure on 'C' streets are intended to be the least formal of all street types and allow all architectural typologies.