

URBAN REGULATION INSTRUCTIONS – GUIDELINES - Acadia Plantation TND, Phase I of Village One, Projects A, B, C & D

*Variances from the following guidelines will only be valid if approved by Acadia Plantation TND Design Review Board in advance and in writing.

		Village Zones								
		Village Center			Village General			Village Edge		
		VCI	VCII	VCIII	VGI	VGII	VGIII	VEI	VEII	VEIII
Pertains to Project(s) as shown		A,C	C	B	A,C	C	C	C		D
General Instructions	Building Use	All types shall permit commercial use at the first story level and residential or office use – at all stories above.			All types shall permit residential use at all stories of the principal structure.					
	Corner Lots	Buildings occurring on corner lots shall show primary facades to both frontages.								
	Outbuilding	Allowed only at townhouses, outbuilding shall permit living and limited office use (maximum size 500 sf).			Outbuilding shall permit living and limited office use (maximum size 500 sf).					
	Parking	Automobile storage of adequate size and access shall be provided within the lot in accordance with the City of Thibodaux Planning and zoning Ordinance.			Automobile storage of adequate size and access shall be provided within the lot at the minimum ratio of 1 place per dwelling but not more than 3 covered spaces. Access to parking off primary streets may be frontal or side. Additional uncovered parking on alleys may be constructed of brick, grasscrete, or similar.				Horseshoe drives are allowed only on the lot frontages of estate lots which are non-alley loaded.	
Horizontal Placement Instructions	Facade	The placement of the facade at the principal frontage shall be mandatory unless otherwise shown, showing no more than 2 corners to the frontage			The placement of the facade at the front setback shall be mandatory unless otherwise shown. Buildings should show no more than 3 corners to the frontage. Buildings on corner lots shall present primary facades to both streets. <u>*In Project A a J-drive front garage may be located at the front setback</u>				The placement of the facade at the front setback shall be mandatory unless otherwise shown. . Buildings should show no more than 4 corners to the frontage. Buildings on corner lots shall present primary facades to both streets. <u>*In Project D, the 4 corner limit shall not apply.</u>	
	Fences and Garden Walls	In the absence of building, garden walls and gates shall be built on the frontage line.			Where provided, fences and gates shall be built on the primary frontage line only. Garden walls and gates shall not be built on the frontage line but may be built on the front setback line. Buildings on corner lots may build a garden wall and gates at only one of its frontage lines when approved by the DRB in advance in writing.					

	Corner Lots	Buildings on corner lots, if adjacent to one or more streets with parallel parking, shall hold a clear view triangle formed by two points 30 ft from the intersection of the traffic lanes extended.	Buildings on corner lots shall hold clear a view triangle defined by two points 30 feet from the intersection of the curb extended.	
	Parking	It is preferred, but not required that parking should be located in the center of the block. It is preferred that the parking and sidewalk system shall be landscaped to provide shade and shelter and a street wall buffer. Designs will attempt to incorporate through block connectors to provide accessibility between parking and building frontages preferably at intervals not to exceed 150 feet.	Garages shall be entered from the rear alley or lane, if provided. <u>*In Project A a J-drive front garage may be located at the front setback</u>	Garages shall be entered from the rear alley or lane, if provided. Where lots are not alley loaded, parking placement shall be a minimum of 30 feet behind the facade with a maximum of a single width driveway not exceeding 12 feet from the frontage to the facade line.
Vertical Placement Instructions	Main Floor	The first floor level shall be elevated above the sidewalk grade a minimum of 2'6" except that commercial uses shall be near sidewalk grade. <u>*In Project A, non commercial, the first floor level shall be elevated a minimum of 18" above the nearest manhole.</u>	The first floor level shall be elevated above the leading edge of the sidewalk grade at the R/W a minimum of 2'6". <u>*In Project A and Project D the first floor level shall be elevated a minimum of 18" above the nearest manhole.</u>	
	Main Floor Height	The first story interior clear height shall be no less than 12' nor more than 14'.	The first story interior clear height shall be no less than 10' nor more than 12'.	
	Maximum Building Height	3 stories	2 ½ stories	